

FOR LEASE

1.12 AC EXISTING OIL CHANGE BUILDING IN FRONT OF MEIJER

530 E SAGINAW HWY, GRAND LEDGE, MI 48837



PROPERTY DETAILS

CONTACT BROKER

ABSOLUTE NET

RENT

NNN

LOCATION:	530 E. Saginaw Hwy, Grand Ledge, MI 48837
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
NNN EXPENSE:	Absolute Net
PROPERTY TAXES:	\$17,129.00
BUILDING SIZE:	2,752 SF
LOT SIZE:	1.12 AC
ZONING:	B-1
TRAFFIC COUNT:	W Saginaw Hwy (21,399 CPD) S Clinton St (12,775 CPD)



HIGHLIGHTS

- 1.12 AC opportunity in front of Meijer
- The site is surrounded by many national retailers
- Ground lease and Build-to-Suit opportunities are available
- High traffic corridor with over 21,000 CPD
- Existing oil change facility (2 drive-thru bays and lower level for oil change services)
- 2 additional bays for car repair services
- Pylon signage available

EXCLUSIVELY LISTED BY:

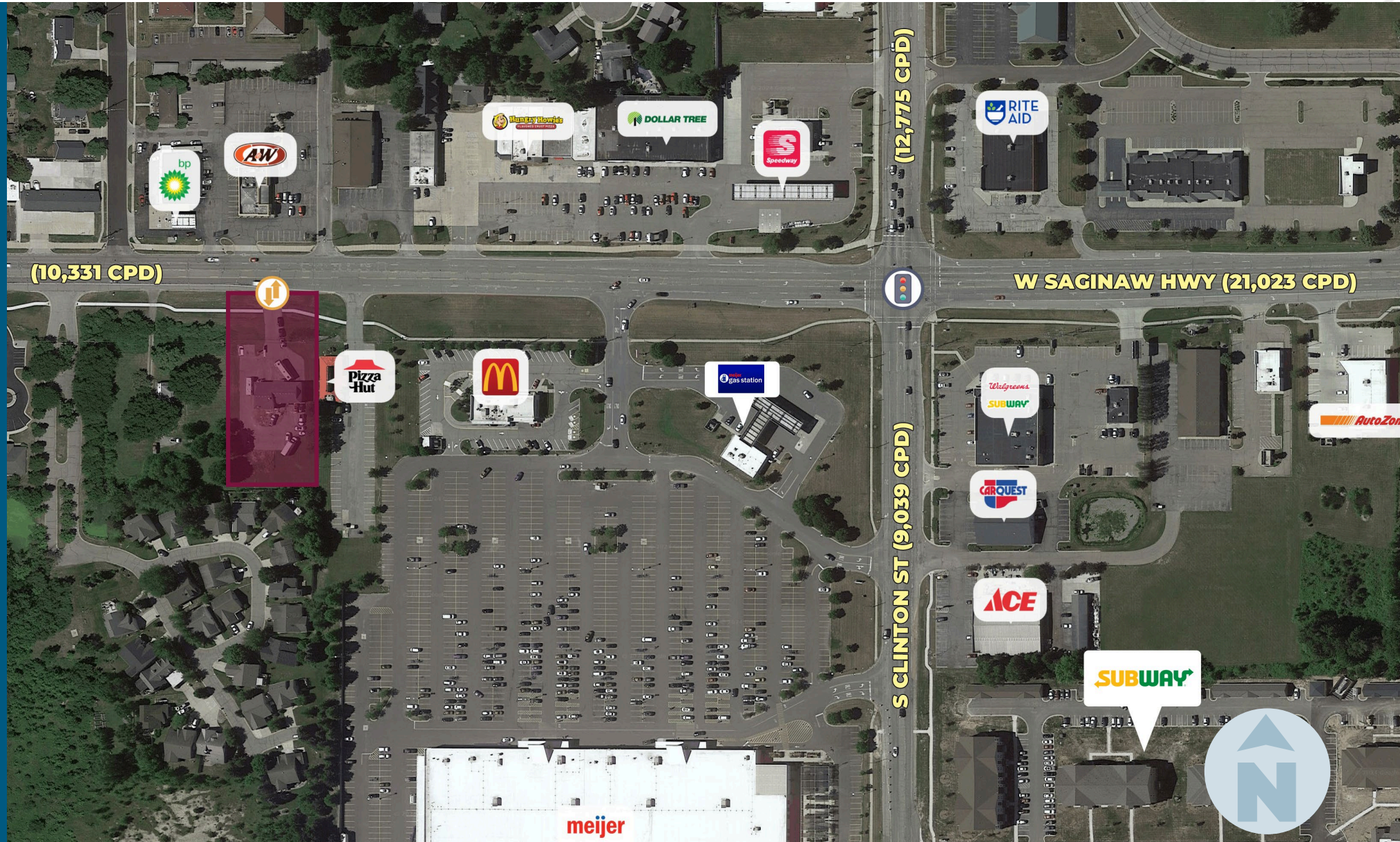


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MICRO AERIAL



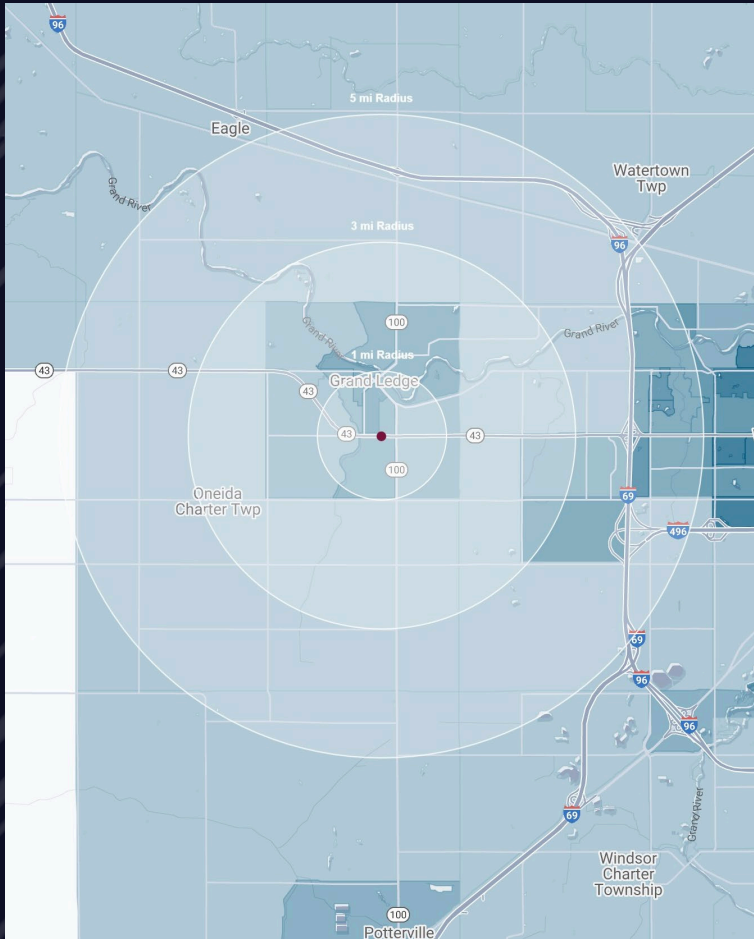
MACRO AERIAL



EXISTING BUILDING



DEMOGRAPHICS



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530 E. Saginaw Hwy, Grand Ledge, MI

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,426	15,732	28,851
2028 Projected Population	5,403	16,010	29,591
2020 Census Population	5,365	15,505	28,074
2010 Census Population	5,328	14,855	26,950
Projected Annual Growth 2023 to 2028	-	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.1%	0.5%	0.5%

HOUSEHOLDS

2023 Estimated Households	2,434	6,502	12,635
2028 Projected Households	2,422	6,583	12,875
2020 Census Households	2,336	6,331	12,118
2010 Census Households	2,296	5,985	11,502
Projected Annual Growth 2023 to 2028	-	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.7%	0.8%

RACE

2023 Est. White	91.1%	88.8%	85.2%
2023 Est. Black	1.9%	3.0%	5.3%
2023 Est. Asian or Pacific Islander	1.2%	2.2%	3.3%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	5.5%	5.7%	6.0%

INCOME

2023 Est. Average Household Income	\$121,261	\$129,854	\$123,152
2023 Est. Median Household Income	\$74,576	\$86,813	\$87,927
2023 Est. Per Capita Income	\$54,654	\$53,788	\$54,049

BUSINESS

2023 Est. Total Businesses	218	393	828
2023 Est. Total Employees	1,627	3,502	10,280

CONTACT US



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