

FOR LEASE
NEW DEVELOPMENT PAD SITE
1040 S LAPEER RD, LAPEER, MI 48446



PROPERTY DETAILS

\$100,000/YR

UP TO 2,400 SF

GROUND LEASE

BLDG SIZE

LOCATION:	1040 S Lapeer Rd, Lapeer, MI 48446
PROPERTY TYPE:	Vacant Land (Pad Site)
RENT:	\$100,000/YR – Ground Lease
NNN EXPENSE:	TBD
PROPERTY TAXES:	TBD
BUILDING SIZE:	Up to 2,400 SF
LOT SIZE:	Pad Site: ±1.50 AC Total: 8.34 AC
ZONING:	B-2 General Commercial
TRAFFIC COUNT:	S Lapeer Rd (M-24) (25,496 CPD) I-69 (29,457 CPD)

AREA TENANTS



HIGHLIGHTS

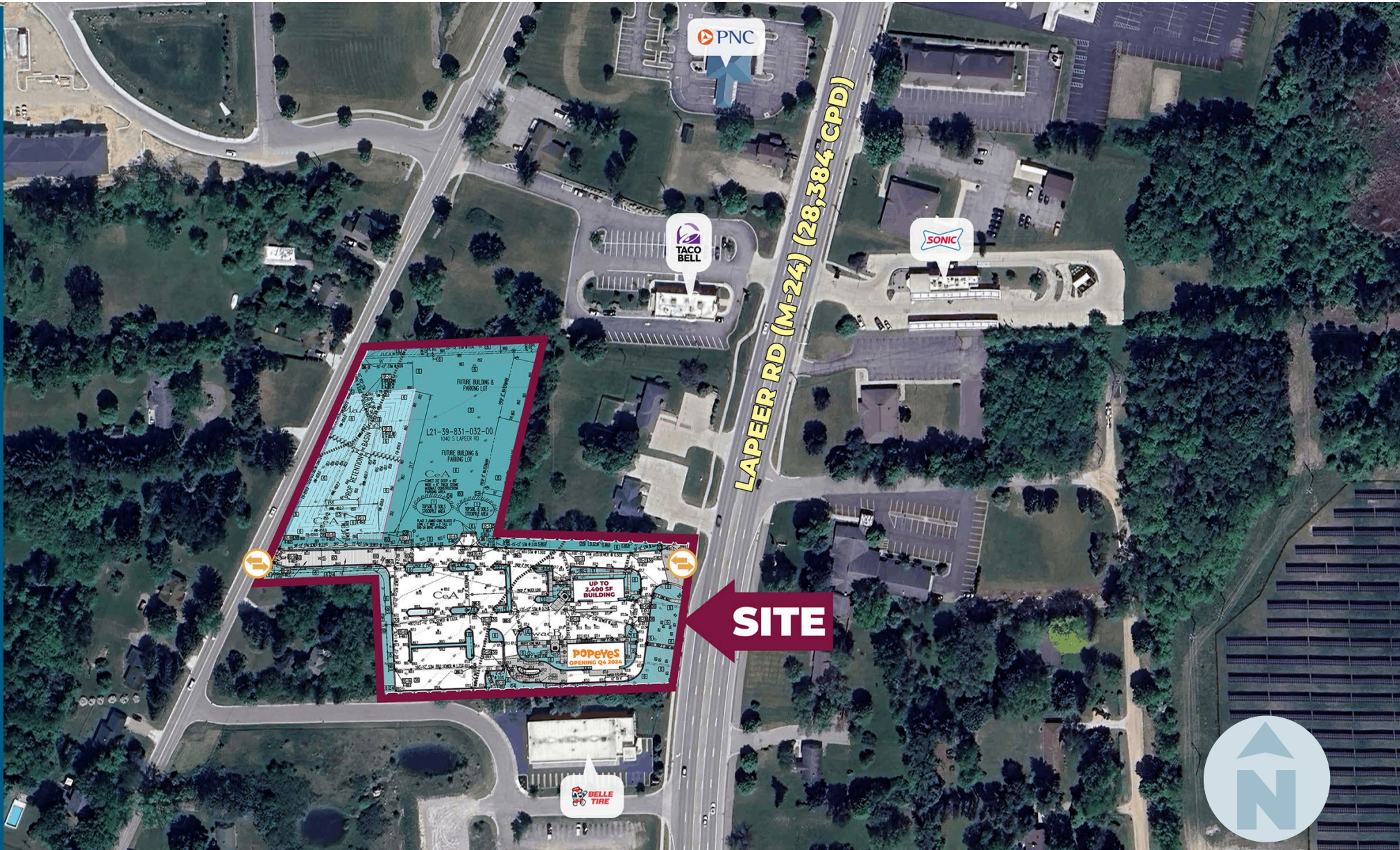
- New Development along Lapeer Road, just north of I-69
- Growing Community with heavy traffic
- Adjacent Pad-Site to Popeye's Chicken (Opening Q4 2024)
- Drive-Thru Available
- Up to 2,400 SF Building & ±1.5 AC

EXCLUSIVELY LISTED BY:



**LOUIS J.
CIOTTI**
Managing Director
lcotti@landmarkcres.com
248 488 2620

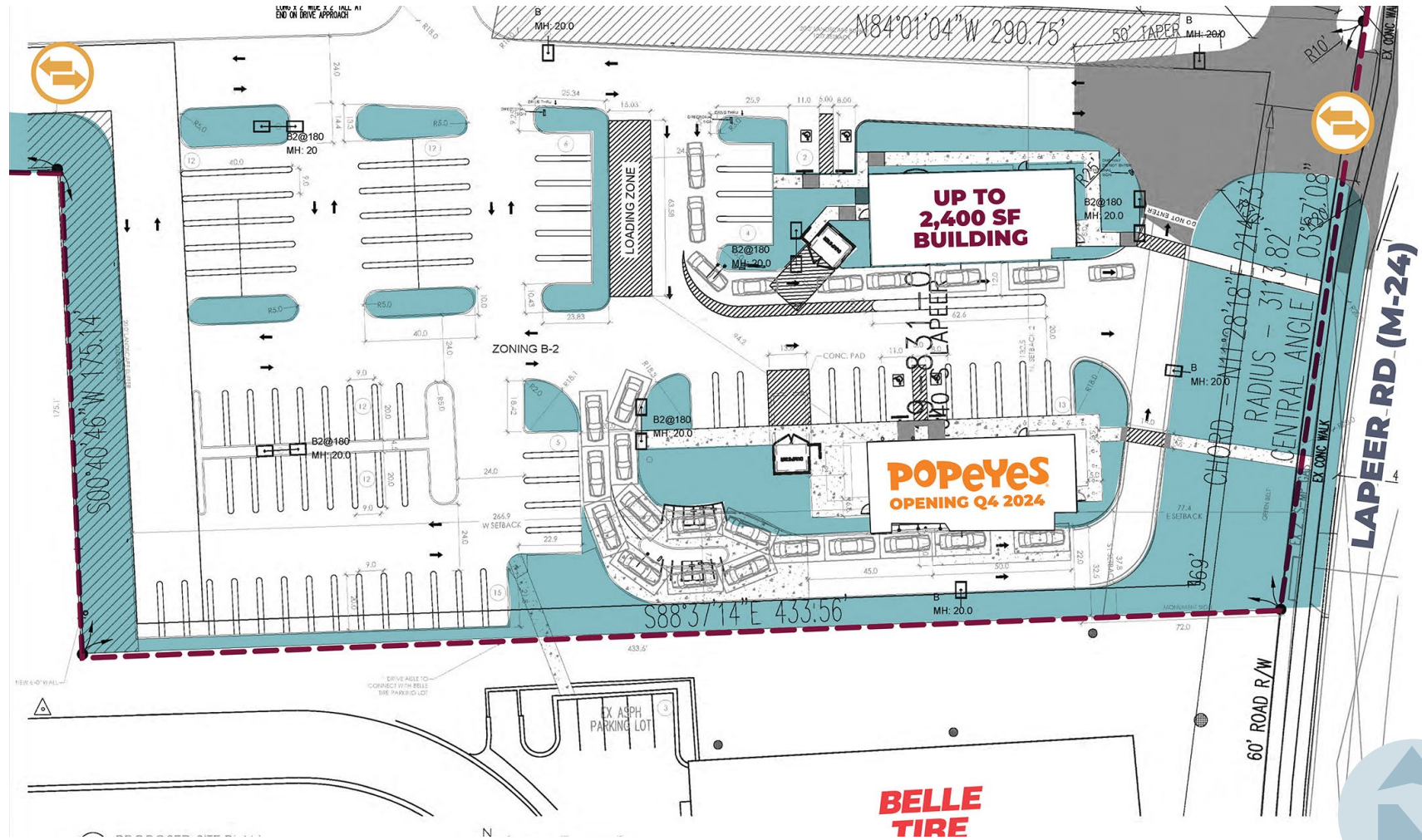
MICRO AERIAL



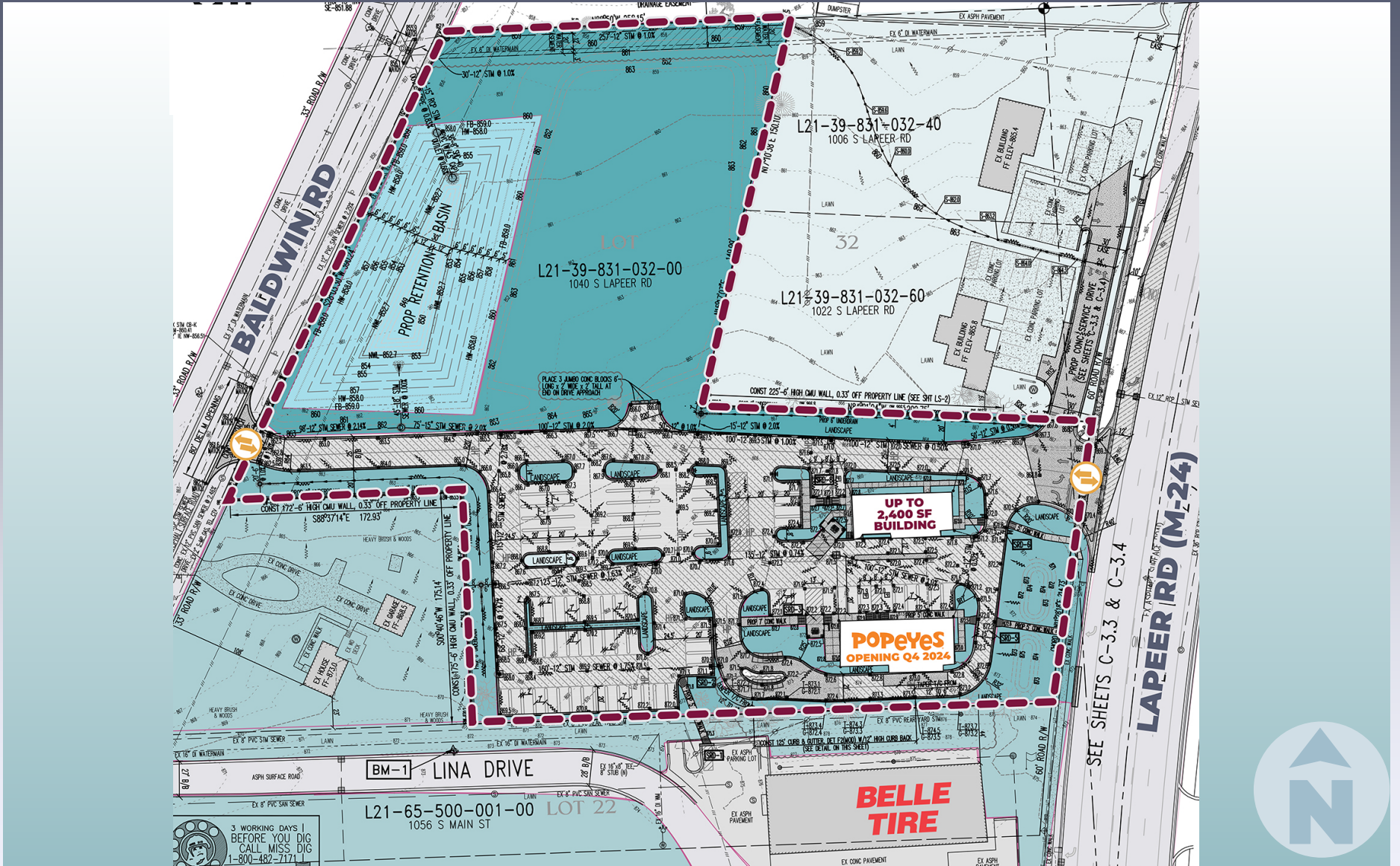
MACRO AERIAL



PROPOSED SITE PLAN



SURVEY



DEMOGRAPHICS



NEW DEVELOPMENT PAD-SITE

1040 S Lapeer Rd, Lapeer, MI 48446

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	2,429	15,192	23,418
2028 Projected Population	2,202	14,115	22,064
2020 Census Population	2,421	15,239	23,303
2010 Census Population	2,337	15,045	23,092
Projected Annual Growth 2023 to 2028	-1.9%	-1.4%	-1.2%
Historical Annual Growth 2010 to 2023	0.3%	-	0.1%
HOUSEHOLDS			
2023 Estimated Households	989	5,956	9,095
2028 Projected Households	889	5,471	8,495
2020 Census Households	1,018	6,150	9,272
2010 Census Households	916	5,813	8,810
Projected Annual Growth 2023 to 2028	-2.0%	-1.6%	-1.3%
Historical Annual Growth 2010 to 2023	0.6%	0.2%	0.2%
RACE			
2023 Est. White	92.1%	86.8%	89.1%
2023 Est. Black	1.0%	7.2%	4.8%
2023 Est. Asian or Pacific Islander	1.3%	1.0%	1.0%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	5.3%	4.6%	4.8%
INCOME			
2023 Est. Average Household Income	\$94,982	\$90,392	\$100,451
2023 Est. Median Household Income	\$70,555	\$60,735	\$68,133
2023 Est. Per Capita Income	\$39,081	\$36,844	\$39,964
BUSINESS			
2023 Est. Total Businesses	225	826	999
2023 Est. Total Employees	3,150	10,522	12,165

CONTACT US



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LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

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