



## Retail For Lease

### Property Name:

**Location:** 8474 Mason Drive  
**City, State:** Newaygo, MI  
**Cross Streets:** Edgewood Drive  
**County:** Newaygo  
**Zoning:** Commercial  
**Year Built:** 1970 (Retrofit: 2019)

<b>Total Building Sq. Ft.:</b>	2,220	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	2,220	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,220	<b>Total Acreage:</b>	0.46
<b>Max Cont. Sq. Ft.:</b>	2,220	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	Metal
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2024	<b>Count:</b> 11,265	Mason Dr. S. of Frederick St. 2-Way
<b>1 Mile:</b> 1,668	<b>1 Mile:</b> \$53,179	<b>Yr:</b> 2024	<b>Count:</b> 13,800		Mason Dr. N. of Frederick St. 2-Way
<b>3 Miles:</b> 6,462	<b>3 Miles:</b> \$64,701	<b>Yr:</b> 2024	<b>Count:</b> 6,490		82nd St. E. of Mason Dr. 2-Way
<b>5 Miles:</b> 11,408	<b>5 Miles:</b> \$65,688	<b>Yr:</b>	<b>Count:</b>		
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> N/A				

<b>Lease Rate:</b>	\$10.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$5,606.43 (2024)
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	19-30-160-025	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

<b>Tenant Responsibilities:</b>	N/A
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**Comments:** Freestanding building. Building completely renovated in 2019. Ample parking.

**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

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