

INTERCHANGE SITE AT M-52 AND I-69

POSITIONED BETWEEN THE LANSING AND FLINT MARKETS, PERRY, MI



FOR SALE

Lansing Rd.,
Perry, MI

AVAILABLE:
± 6.65 ACRES

SITE SOURCE
RETAIL BROKER NETWORK

SAMANTHA LE

Senior Associate, Retail Advisor

Direct: 517 319-9279

samantha.le@martincommercial.com

CARSON PATTEN, CCIM

Vice President, Retail Advisor

Direct: 517 319-9230

carson.patten@martincommercial.com


Martin
martincommercial.com



PROPERTY FEATURES



ACREAGE:
±6.65



ZONED:
B-1 Commercial Business



RETAIL:
Near Numerous
Natl. Retailers



LOCATION:
Along Lansing Rd.,
<0.5 miles to I-69

LOW COST REGIONAL ACCESS DEVELOPMENT SITE

Highly visible interchange of I-69 and M-52 at Perry, Michigan, this 6.6-acre development site offers a compelling opportunity for investors and developers seeking regional connectivity, strong traffic exposure, and cost-effective land acquisition. Positioned at one of Shiawassee County's most important transportation crossroads, the property benefits from consistent commuter traffic traveling between the Lansing and Flint metropolitan areas while also serving residents and businesses throughout the surrounding region.

The site's generous acreage provides flexibility for a variety of development concepts, including retail, service-oriented commercial uses, hospitality, automotive, convenience retail or light industrial. Established interchange corridor includes several national retailers, for both local consumers and regional travelers.

Just minutes from downtown Perry and approximately 16 minutes south of Owosso, the location offers easy access to the broader Shiawassee County market while maintaining significantly lower development and acquisition costs than comparable sites within larger metropolitan areas.

This site represents a rare opportunity to secure a strategically positioned interchange property with regional reach, development flexibility, and attractive cost advantages. As growth continues along key transportation corridors connecting Lansing, Flint, and surrounding communities, the Perry I-69/M-52 interchange is well-positioned to support new commercial investment and deliver long-term value for forward-thinking development projects.

SALE PRICE:

\$399,000

CASH OR NEW MORTGAGE



AREA INFORMATION

<1 Mile

to Downtown Perry &
Perry Middle/High School

<20 Minutes

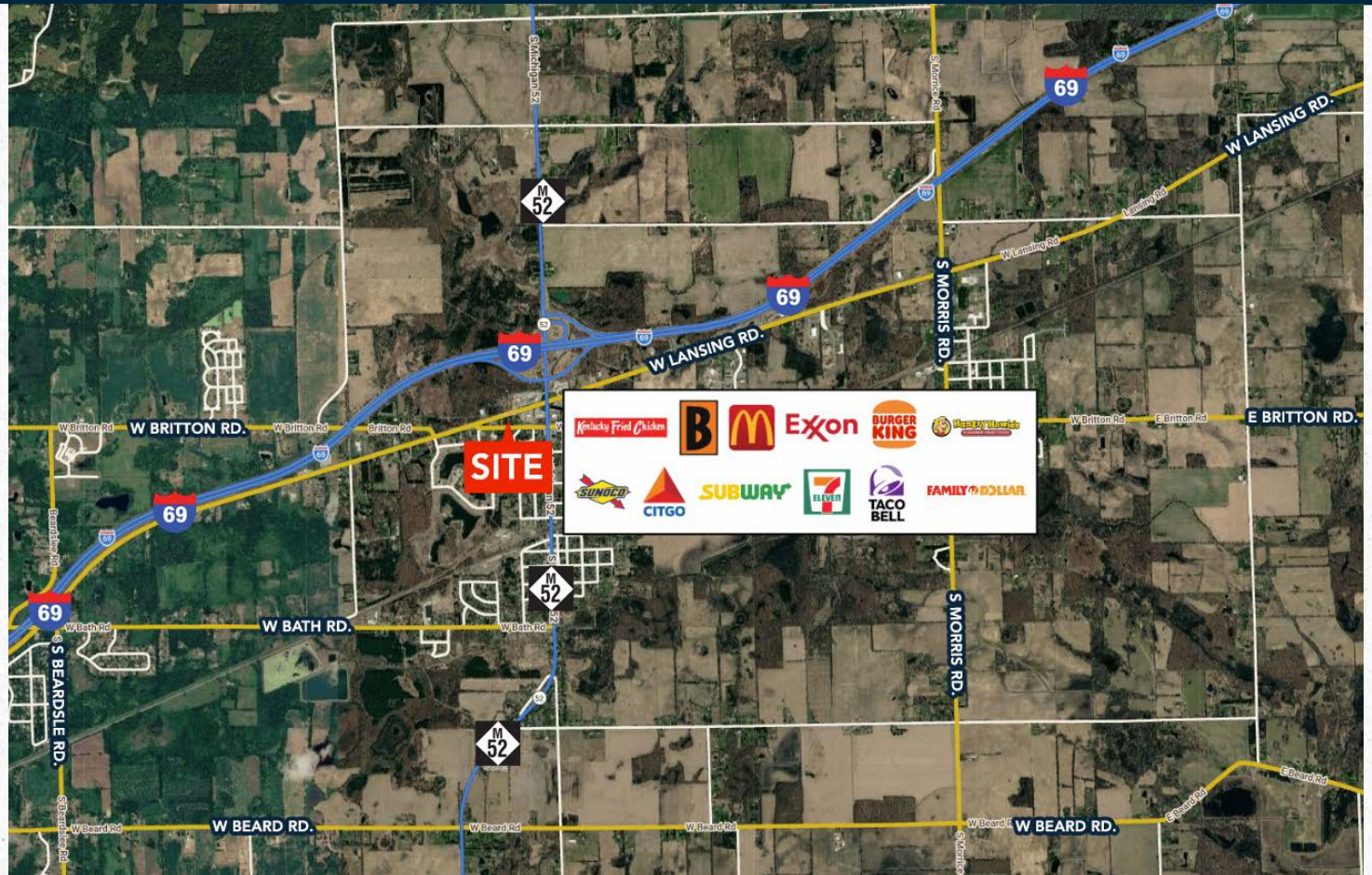
to the communities of Owosso,
East Lansing and Durand

33 Minutes

to Flint

Convenient to

numerous national tenants like
McDonalds, Burger King, Taco
Bell, Subway, and more



CITY OF PERRY TAX DATA

Parcel Number	024-58-002-000
2026 SEV	\$166,300
2026 Taxable Value	\$127,330
2025 Taxes	±\$7,608

DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	1,946	5,729	10,196
Households	786	2,278	4,041
Average HH Income	\$86,751	\$93,731	\$101,154

TRAFFIC COUNTS - VPD

I-69	31,015
M-52	10,068
West Lansing Rd.	5,800

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