

# FOR LEASE



**1850 & 1870 W Grand River Ave, Okemos, MI**  
2,000 to 5,740 SF Retail / Light Industrial Space Available



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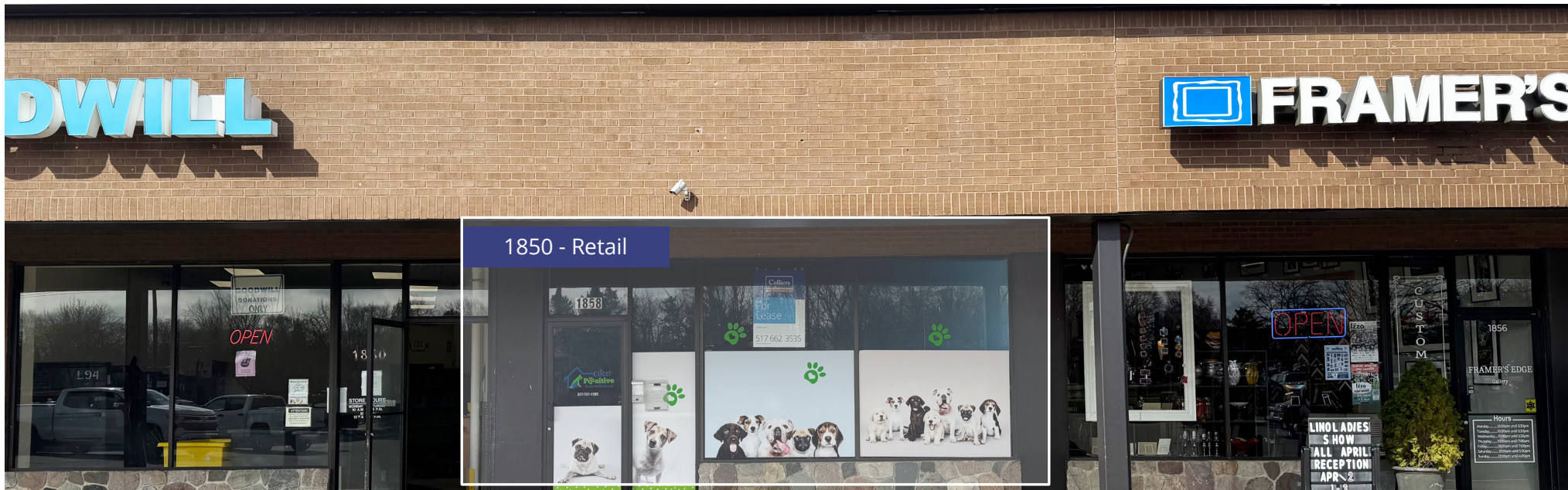
**FOR LEASE**

Retail/Light Industrial Space Available

# PROPERTY HIGHLIGHTS

- 1850 W Grand River:
  - 2,000 SF Retail
  - \$17.00/SF NNN
- 1870 W Grand River:
  - 2,362 – 5,740 SF Retail / Light Industrial
  - \$9.00/SF NNN
- Located in Prominent Grand Center Shopping Center, Immediately East of Meridian Mall
- Excellent Frontage
- 15,965 AADT on W Grand River Avenue
- Pylon Signage and Ample Parking
- Heavy Foot Traffic with Anchor Tenants Sherwin Williams and Goodwill
- Additional Tenants Include Jersey Giant, Mert's Meat Market and More

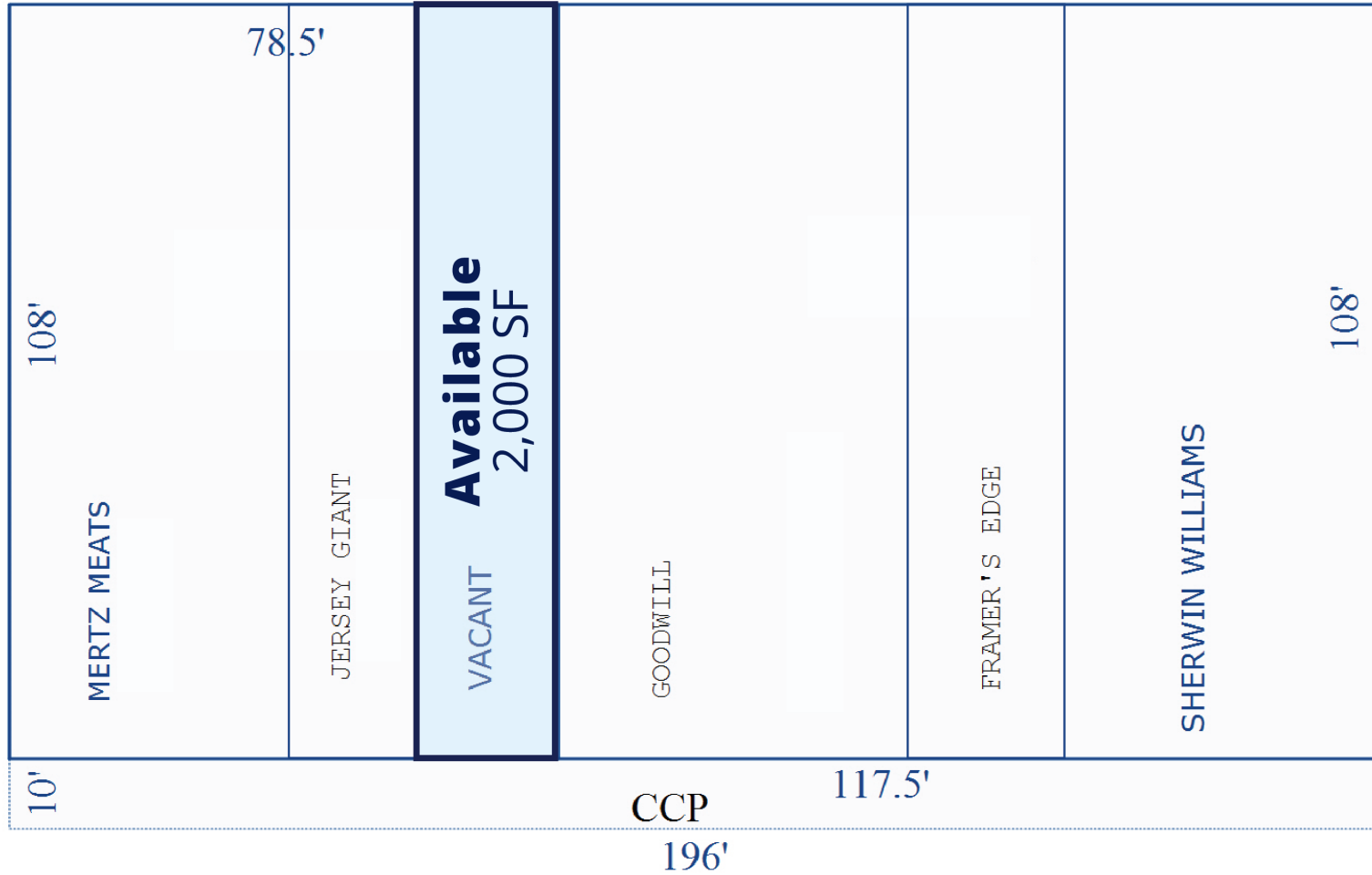




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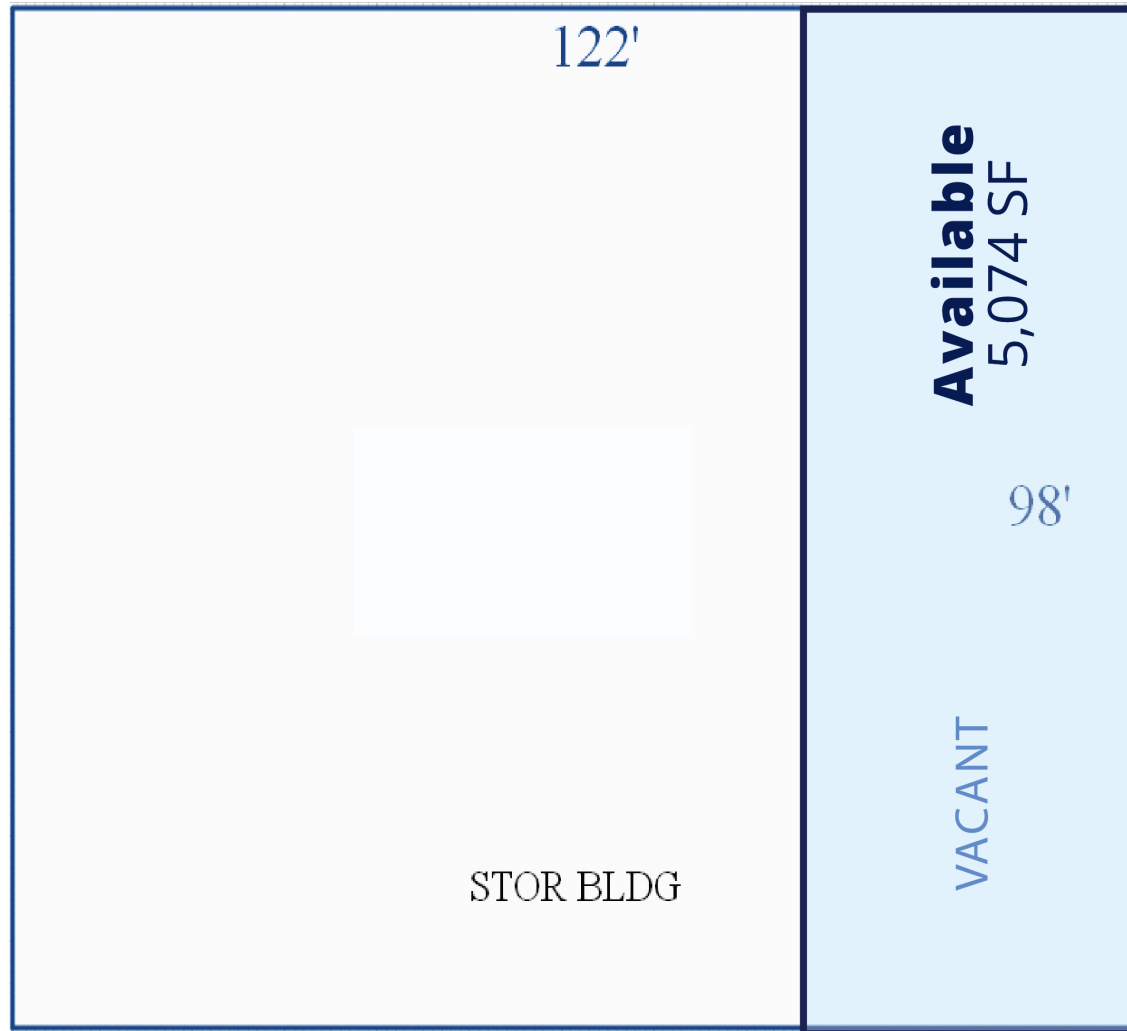


# FLOOR PLAN

2,000 SF Retail Space Available

1870 W Grand River Ave

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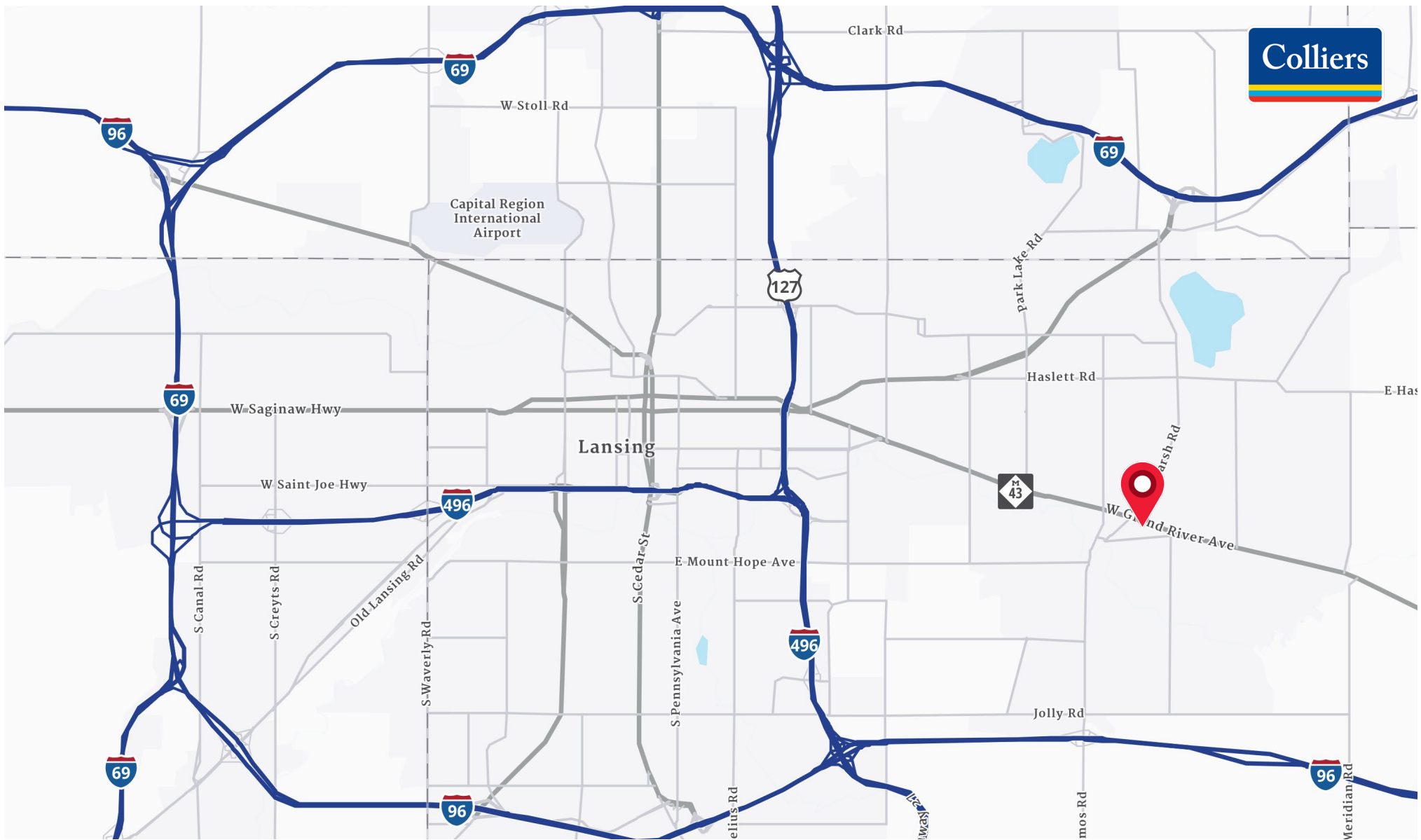
## FLOOR PLAN

2,362 – 5,740 SF Light Industrial Space Available



# AERIAL MAP

Retail/Light Industrial Space Available



# LOCATION MAP

Retail/Light Industrial Space Available



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# MERCHANT MAP

Retail/Light Industrial Space Available

# DEMOGRAPHICS

Retail/Light Industrial Space Available



<b>CURRENT YEAR SUMMARY</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Total Population	1,968	25,501	116,927
Total Households	1,347	10,130	45,922
Total Owner Occupied	54.6%	48.5%	52.6%
Average Household Size	2.4	2.3	2.2
Median Age	35.9	28.4	27.8
2000 – 2025 Population: Annual Growth Rate (CAGR)	-0.5%	0.1%	0.2%
<b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Population	3,259	25,532	117,177
Households	1,377	10,418	47,177
<b>CURRENT YEAR POPULATION BY SEX</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Male Population / % Male	49.6%	49.4%	49.3%
Female Population / % Female	50.4%	50.6%	50.7%
<b>INCOME &amp; HOUSEHOLDS SUMMARY</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
2025 Median Household Income	\$100,179	\$78,347	\$65,687
Average Household Income	\$143,807	\$117,327	\$96,766
Per Capita Income	\$59,511	\$47,514	\$38,399
<b>SUMMARY BUSINESS DATA</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Total Businesses	198	1,397	4,728
Total Employees	1,968	20,719	70,650
Daytime Population: Workers	3,596	34,512	127,735
Unemployment Rate	2.1%	5.4%	5.4%

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

**Data Notes:**

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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