

DEVELOPMENT OPPORTUNITY IN RETAIL CORRIDOR

PORTION OF 2811 S. STATE ROAD (M-66), IONIA, MI 48846



FOR SALE
2 ACRES

BLAKE ROSEKRANS

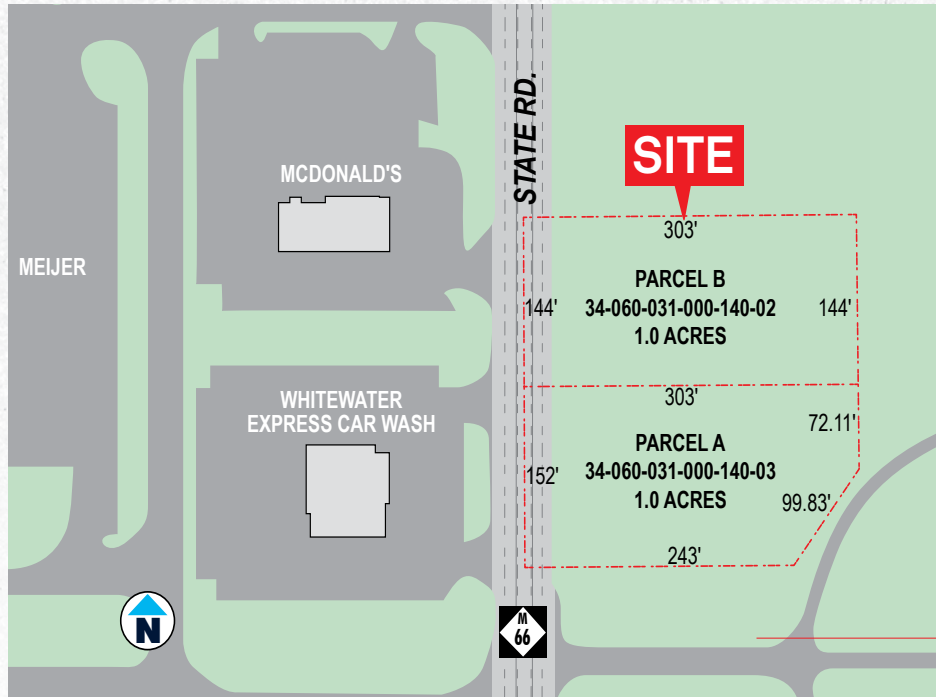
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PROPERTY BROCHURE

PORTION OF 2811 S. STATE ROAD (M-66), IONIA, MI 48846



Two Prime Commercial Parcels in Rapidly Growing Retail Corridor

These two 2-acre commercially zoned parcels offer a high-profile location with exceptional frontage on State Road (M-66), providing excellent visibility for future development. The site is flat, clear, and ready for immediate construction, presenting an ideal opportunity for retail, office, or mixed-use projects.

Strategically located by Meijer, Menards, Walmart and Aldi, the property is surrounded by dynamic growth, including neighboring sites under development for multi-family housing. The corridor has also seen diverse usage, with Ventra introducing a manufacturing facility and Farm Depot establishing a large storefront nearby.

Situated in Ionia Twp., just south of the City of Ionia, this thriving retail hub continues to attract national retailers, making it a destination for shopping, dining, and services in the region.

PROPERTY INFORMATION

 **AVAILABLE:**
2 Acres
on 2 Parcels

 **ZONING:**
O-Office

 **TRAFFIC COUNTS:**
15,671 Vehicles
Per Day

 **AREA ANCHORS:**
Menards, Meijers
& Walmart

 **SITE:**
Flat Ready for
Development

 **CONVENIENT:**
<10 Minutes
to I-96 & M-21

SALE PRICE

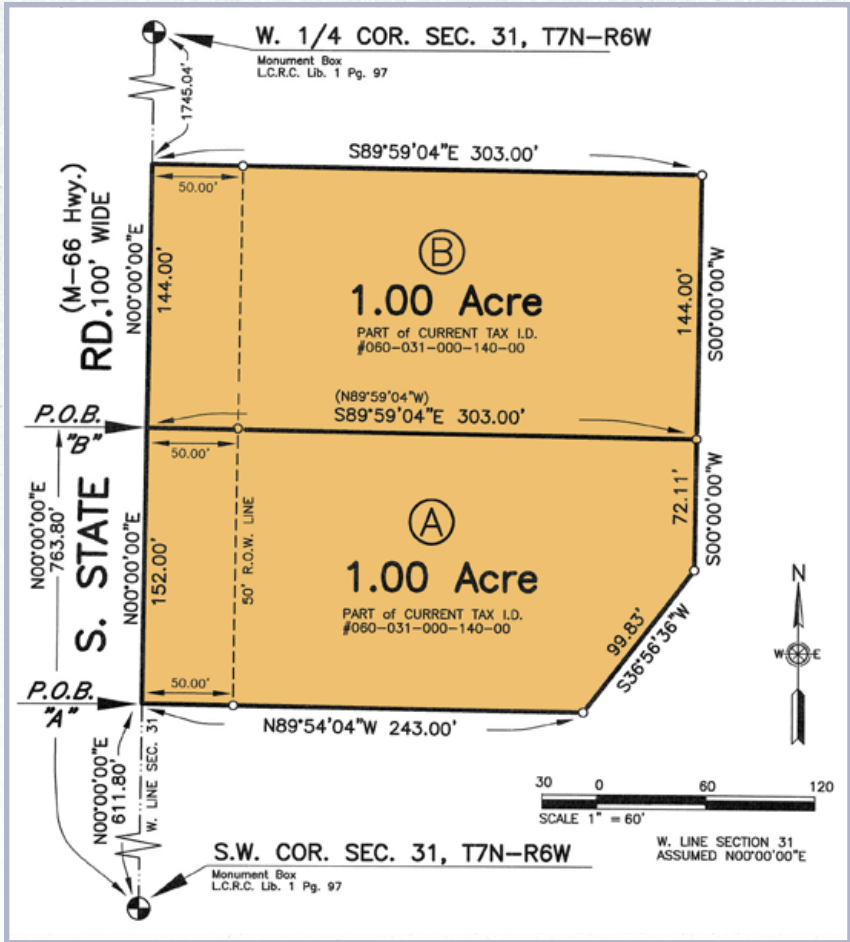
PARCEL A & B TOGETHER

\$899,000

OR PARCEL A: \$550,000

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SURVEY



AREA VIEW



DRIVE TIME MAP



IONIA TOWNSHIP TAX INFORMATION

	PARCEL A	PARCEL B
Parcel Number	34-060-031-000-140-03	34-060-031-000-140-02
Acres	1.0	1.0
SEV, Taxable Value, Taxes	TBD	TBD

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This aerial map of Ionia, Michigan, highlights a specific 'SITE' with a red star. The site is located on the east side of State Rd., just south of Tuttle Rd. The map shows a dense commercial area with many businesses, including Walgreens, Subway, Popeye's, Arby's, O'Reilly's, Corewell Health, McDonald's, Meijer, and Walmart. To the north is Ionia High School, and to the south is Ionia County Airport. The map also shows residential areas like Canterbury Estates and various other local businesses like Cato, Taco Bell, and Dollar Tree. A north arrow is located in the bottom left corner.

Proximity	1-Mile	3-Mile	5-Mile
Labor Force (16YR+)	1,321	9,948	17,011
Average Household Income	\$82,059	\$80,808	81,706
Housing Units Occupied	95.2%	95.3%	95.5%

State Rd (M-66)	15,671 VPD
David Hwy.	2,017 VPD
Tuttle Rd.	8,498 VPD

<46 Minutes
to Lansing and Grand Rapids