

# SALE/LEASE

Former QSR – Ionia

**Insite**  
COMMERCIAL

Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



2620 S. State St.  
Ionia, MI

EXCLUSIVELY LISTED BY:

Mojahed Abubars, CCIM

Associate Broker

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## PROPERTY INFORMATION

Executive Summary

page 3

Floor Layout

page 4

## LOCATION INFORMATION

Retailer Map

page 5

Location Maps

page 6

Demographics

pages 7-9

Traffic Counts

page 10



### PROPERTY OVERVIEW

Former Wendy's location available on the west side of S. Sate Rd, just south of E. Tuttle Rd with great visibility and access.

### OFFERING SUMMARY

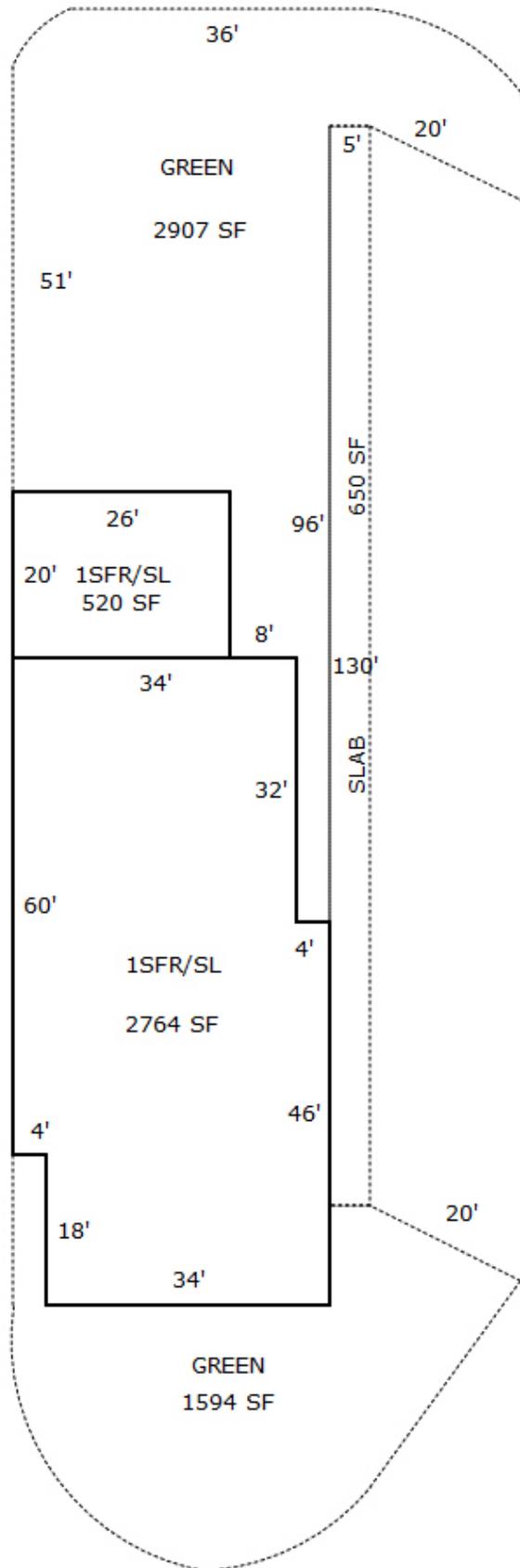
<b>Sale Price:</b>	<b>Contact Broker</b>
<b>Lease Rate:</b>	<b>Contact Broker</b>
<b>Building Size:</b>	<b>3,284 SF</b>
<b>Lot Size:</b>	<b>2.14 Acres</b>
<b>Property Taxes:</b>	<b>\$9,769 (2024)</b>
<b>Year Built:</b>	<b>1988/2001 remodel</b>

### DEMOGRAPHICS

- **Population:** 20,185 people
- **Households:** 5,760 homes
- **Avg. HH Income:** \$77,578 USD
- **Traffic Counts:** 15,886 VPD

# PROPERTY INFORMATION

## Floor Layout

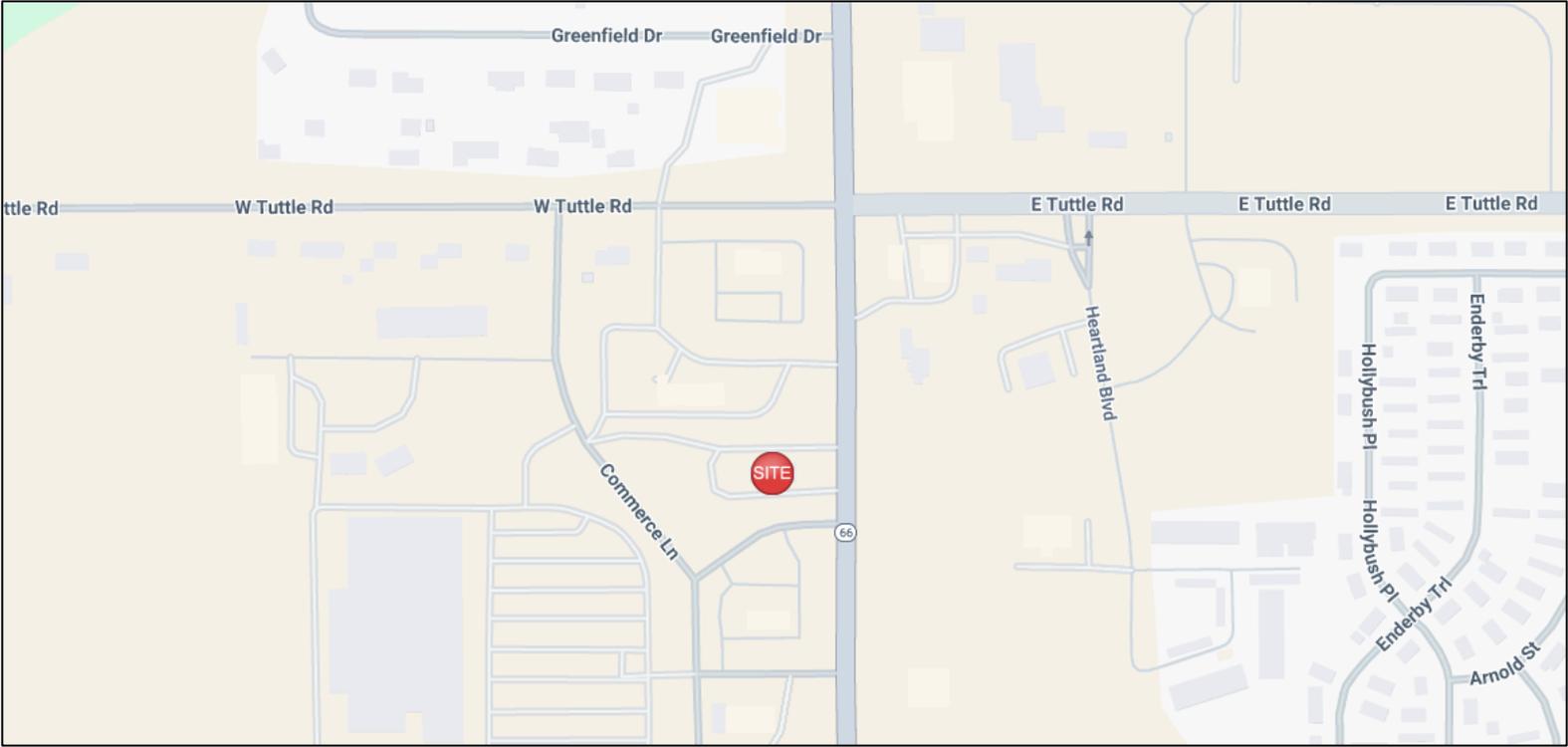


# LOCATION INFORMATION

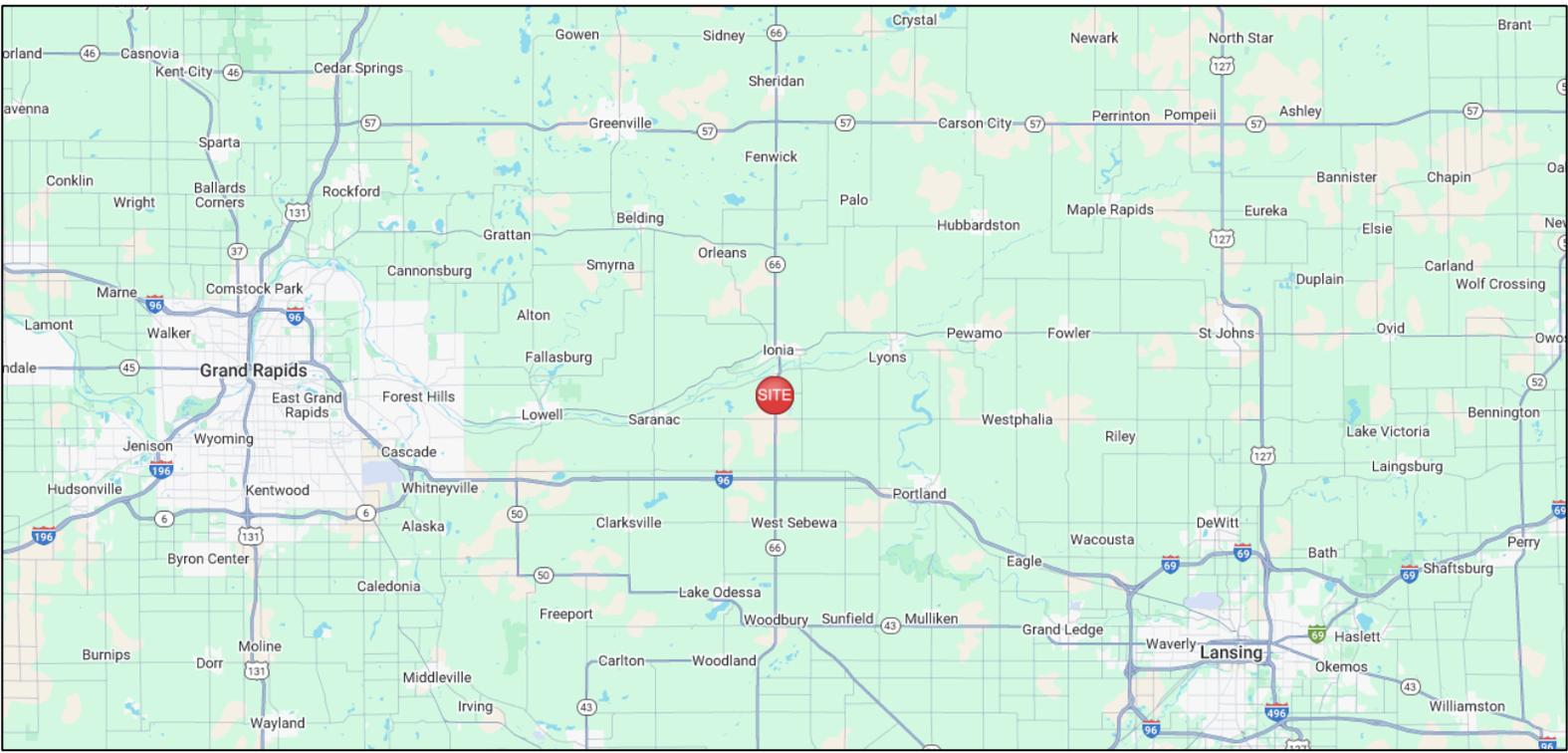
## Retailer Map



### LOCAL



### REGIONAL



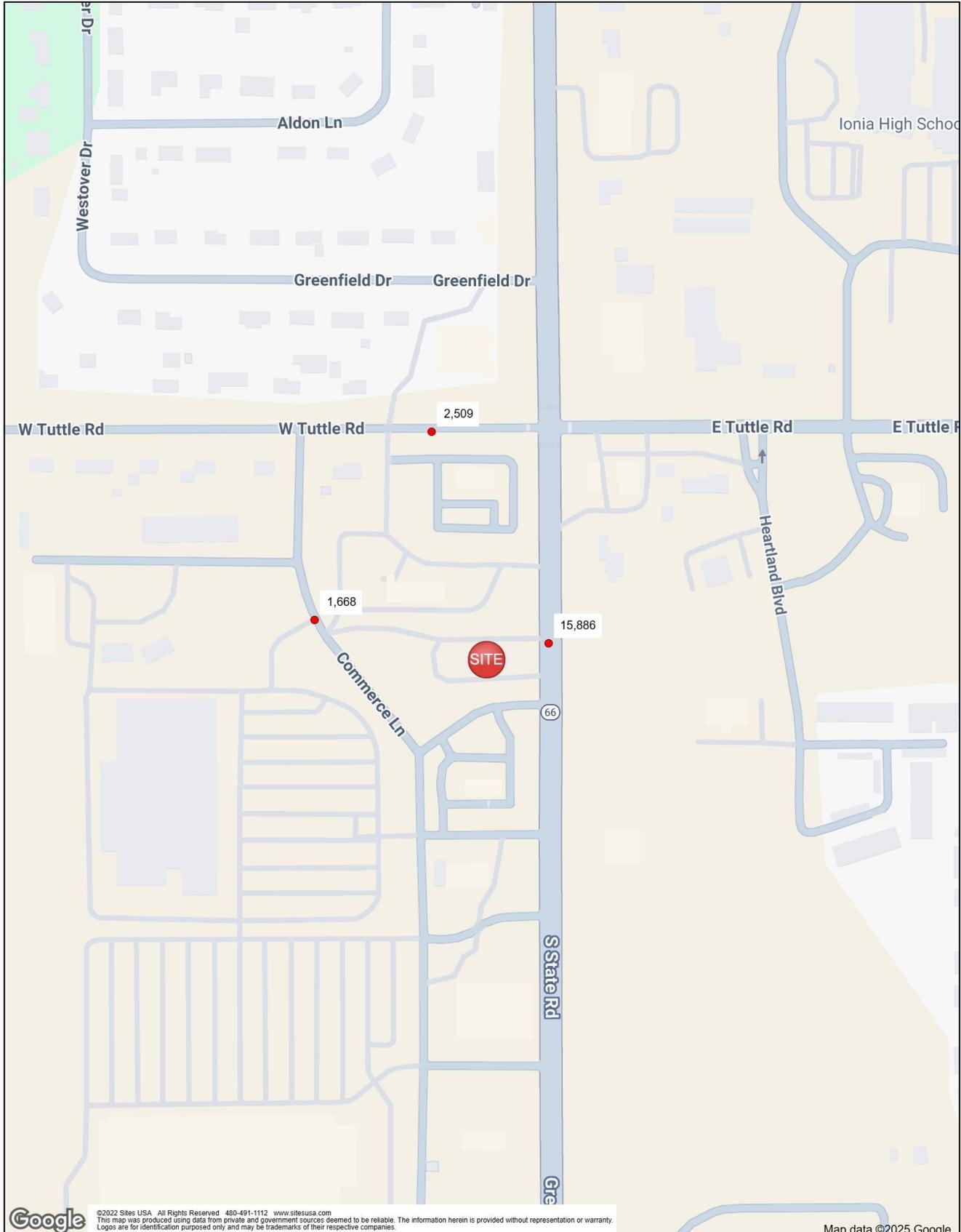
2620 S State Rd Ionia, MI 48846	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	2,348	15,016	20,185
2030 Projected Population	2,522	15,078	20,373
2020 Census Population	1,630	15,469	20,437
2010 Census Population	1,678	13,718	18,621
Projected Annual Growth 2025 to 2030	1.5%	-	0.2%
Historical Annual Growth 2010 to 2025	2.7%	0.6%	0.6%
<b>Households</b>			
2025 Estimated Households	925	3,723	5,760
2030 Projected Households	1,024	3,857	5,998
2020 Census Households	647	3,392	5,320
2010 Census Households	655	3,315	5,173
Projected Annual Growth 2025 to 2030	2.1%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	2.8%	0.8%	0.8%
<b>Age</b>			
2025 Est. Population Under 10 Years	11.4%	7.5%	8.5%
2025 Est. Population 10 to 19 Years	13.0%	8.2%	9.4%
2025 Est. Population 20 to 29 Years	12.8%	18.5%	17.1%
2025 Est. Population 30 to 44 Years	19.4%	28.6%	26.2%
2025 Est. Population 45 to 59 Years	17.5%	19.9%	19.5%
2025 Est. Population 60 to 74 Years	17.9%	13.1%	14.4%
2025 Est. Population 75 Years or Over	8.1%	4.2%	5.0%
2025 Est. Median Age	38.7	36.7	37.3
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	49.4%	69.1%	64.3%
2025 Est. Female Population	50.6%	30.9%	35.7%
2025 Est. Never Married	31.5%	50.1%	46.4%
2025 Est. Now Married	40.5%	25.6%	29.9%
2025 Est. Separated or Divorced	18.5%	19.9%	19.0%
2025 Est. Widowed	9.5%	4.3%	4.7%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	2.6%	1.6%	1.9%
2025 Est. HH Income \$150,000 to \$199,999	4.2%	4.4%	4.8%
2025 Est. HH Income \$100,000 to \$149,999	22.6%	19.7%	20.1%
2025 Est. HH Income \$75,000 to \$99,999	16.0%	20.1%	18.5%
2025 Est. HH Income \$50,000 to \$74,999	13.2%	14.6%	15.4%
2025 Est. HH Income \$35,000 to \$49,999	13.9%	15.1%	13.4%
2025 Est. HH Income \$25,000 to \$34,999	5.5%	5.7%	7.3%
2025 Est. HH Income \$15,000 to \$24,999	5.3%	7.2%	8.1%
2025 Est. HH Income Under \$15,000	16.7%	11.6%	10.6%
2025 Est. Average Household Income	\$76,885	\$77,254	\$77,578
2025 Est. Median Household Income	\$63,400	\$65,290	\$64,835
2025 Est. Per Capita Income	\$30,424	\$19,191	\$22,192
2025 Est. Total Businesses	96	355	438
2025 Est. Total Employees	1,522	5,314	5,937

2620 S State Rd Ionia, MI 48846	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	91.7%	75.2%	79.2%
2025 Est. Black	2.5%	18.0%	14.2%
2025 Est. Asian or Pacific Islander	0.6%	0.4%	0.5%
2025 Est. American Indian or Alaska Native	0.3%	0.7%	0.6%
2025 Est. Other Races	4.9%	5.7%	5.6%
<b>Hispanic</b>			
2025 Est. Hispanic Population	132	934	1,214
2025 Est. Hispanic Population	5.6%	6.2%	6.0%
2030 Proj. Hispanic Population	5.6%	6.1%	6.0%
2020 Hispanic Population	5.5%	8.5%	7.9%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	1,632	11,535	15,123
2025 Est. Elementary (Grade Level 0 to 8)	1.5%	5.2%	4.7%
2025 Est. Some High School (Grade Level 9 to 11)	8.2%	7.4%	7.2%
2025 Est. High School Graduate	34.4%	42.4%	41.9%
2025 Est. Some College	28.3%	25.0%	24.8%
2025 Est. Associate Degree Only	11.4%	8.7%	8.8%
2025 Est. Bachelor Degree Only	10.0%	7.8%	9.0%
2025 Est. Graduate Degree	6.2%	3.5%	3.7%
<b>Housing</b>			
2025 Est. Total Housing Units	974	3,917	6,044
2025 Est. Owner-Occupied	64.2%	62.4%	64.0%
2025 Est. Renter-Occupied	30.8%	32.7%	31.3%
2025 Est. Vacant Housing	5.0%	5.0%	4.7%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	11.5%	6.3%	5.2%
2025 Homes Built 2000 to 2009	6.3%	5.2%	7.4%
2025 Homes Built 1990 to 1999	11.4%	11.7%	12.1%
2025 Homes Built 1980 to 1989	11.0%	7.3%	7.6%
2025 Homes Built 1970 to 1979	22.3%	14.4%	14.1%
2025 Homes Built 1960 to 1969	6.4%	5.0%	6.4%
2025 Homes Built 1950 to 1959	8.9%	7.3%	7.2%
2025 Homes Built Before 1949	17.1%	37.9%	35.2%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.1%	0.3%	0.3%
2025 Home Value \$500,000 to \$999,999	3.6%	2.1%	2.4%
2025 Home Value \$400,000 to \$499,999	3.8%	5.4%	4.5%
2025 Home Value \$300,000 to \$399,999	26.5%	14.7%	15.7%
2025 Home Value \$200,000 to \$299,999	26.3%	29.2%	30.9%
2025 Home Value \$150,000 to \$199,999	14.5%	19.2%	19.2%
2025 Home Value \$100,000 to \$149,999	14.0%	15.9%	14.8%
2025 Home Value \$50,000 to \$99,999	6.8%	6.0%	5.9%
2025 Home Value \$25,000 to \$49,999	1.4%	3.1%	2.9%
2025 Home Value Under \$25,000	3.0%	4.1%	3.5%
2025 Median Home Value	\$249,715	\$207,525	\$212,655
2025 Median Rent	\$860	\$770	\$759

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<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	1,891	13,165	17,335
2025 Est. Civilian Employed	52.7%	32.6%	36.5%
2025 Est. Civilian Unemployed	2.5%	4.4%	4.9%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	44.8%	63.0%	58.6%
2025 Labor Force Males	48.9%	71.5%	66.4%
2025 Labor Force Females	51.1%	28.5%	33.6%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	996	4,287	6,323
2025 Mgmt, Business, & Financial Operations	18.3%	13.9%	13.7%
2025 Professional, Related	17.8%	17.5%	16.6%
2025 Service	18.0%	19.1%	19.4%
2025 Sales, Office	19.1%	18.6%	19.5%
2025 Farming, Fishing, Forestry	0.7%	1.5%	1.7%
2025 Construction, Extraction, Maintenance	11.0%	10.2%	9.7%
2025 Production, Transport, Material Moving	15.1%	19.3%	19.5%
2025 White Collar Workers	55.2%	49.9%	49.8%
2025 Blue Collar Workers	44.8%	50.1%	50.2%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	78.3%	73.6%	75.9%
2025 Drive to Work in Carpool	11.3%	10.6%	10.2%
2025 Travel to Work by Public Transportation	0.3%	4.5%	3.5%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.1%	4.4%	3.4%
2025 Other Means	1.0%	1.4%	1.1%
2025 Work at Home	7.1%	5.5%	5.8%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	41.8%	40.4%	40.3%
2025 Travel to Work in 15 to 29 Minutes	24.4%	27.1%	25.1%
2025 Travel to Work in 30 to 59 Minutes	23.0%	26.1%	28.1%
2025 Travel to Work in 60 Minutes or More	10.7%	6.4%	6.6%
2025 Average Travel Time to Work	19.8	18.2	19.1
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$78.97 M	\$311.42 M	\$485.67 M
2025 Est. Apparel	\$1.5 M	\$5.95 M	\$9.25 M
2025 Est. Contributions, Tax and Retirement	\$17.69 M	\$68.65 M	\$107.72 M
2025 Est. Education	\$1.73 M	\$6.86 M	\$10.7 M
2025 Est. Entertainment	\$4.69 M	\$18.52 M	\$28.8 M
2025 Est. Food, Beverages, Tobacco	\$10.58 M	\$41.78 M	\$64.83 M
2025 Est. Health Care	\$6.2 M	\$24.34 M	\$37.83 M
2025 Est. Household Furnishings and Equipment	\$2.12 M	\$8.41 M	\$13.09 M
2025 Est. Household Operations, Shelter, Utilities	\$19.19 M	\$76.32 M	\$118.02 M
2025 Est. Miscellaneous Expenses	\$1.38 M	\$5.47 M	\$8.51 M
2025 Est. Personal Care	\$1.15 M	\$4.52 M	\$7.01 M
2025 Est. Transportation	\$12.74 M	\$50.6 M	\$79.9 M

# LOCATION INFORMATION

## Traffic Counts



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