



Colliers

Shawn H. O'Brien, CCIM
Senior Vice President
517 303 5554
Shawn.Obrien@colliers.com

Burm Kim
Associate
517 349 3732
Burm.Kim@colliers.com

Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823

FOR SALE AND LEASE

Retail/commercial land development site

Three prime parcels totaling 0.97 acres with 6,634 SF retail/service building, situated on area's major transit corridor.

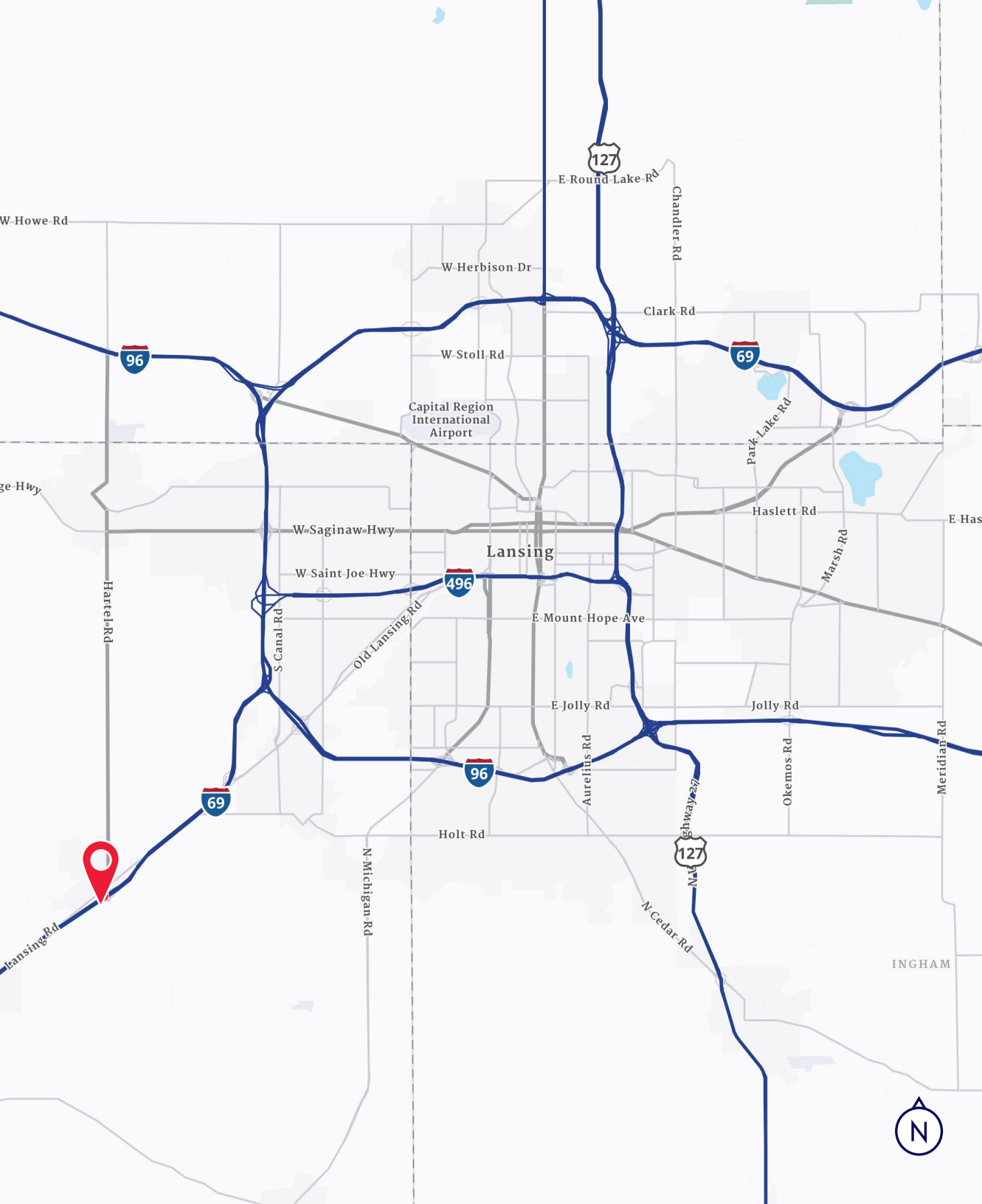
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Sale Price

\$425,000

Lease Price

\$8.00 PSF NNN



- **Location:** 115 W Lansing Rd
Potterville, MI

- **Parcel: 1:** Parcel # 700-026-200-701-00
- **Size:** 0.190 acres vacant land
- **Zoning:** B-2 Light Hwy w/202 Commercial Vacant
- **2026 SEV:** \$3,700
- **2025 Taxes:** \$233

- **Parces: 2:** Parcel # 700-000-617-010-00
- **Size:** 0.087 acres vacant land;
- **Zoning:** B-2 Light Hwy w/202 Commercial Improved
- **2026 SEV:** \$3,700
- **2025 Taxes:** \$233

- **Parcel: 3:** Parcel # 700-000-617-020-00
- **Size:** 6,634 SF building on 0.690 acres
- **Zoning:** B-2 Light Hwy w/202 Commercial Vacant
- **2026 SEV:** \$3,700
- **2025 Taxes:** \$233

- **Municipality:** City of Potterville / Eaton County

- **Excellent visibility:** Situated on primary retail corridor in Potterville with visibility from I-69

- **High traffic counts:** ±7,138 VPD W Lansing Rd at site
±7,517 VPD W Lansing Rd & M100
±30,000 on nearby I-69

- **Development ready:** Could accommodate significant expansion or addition of a second building

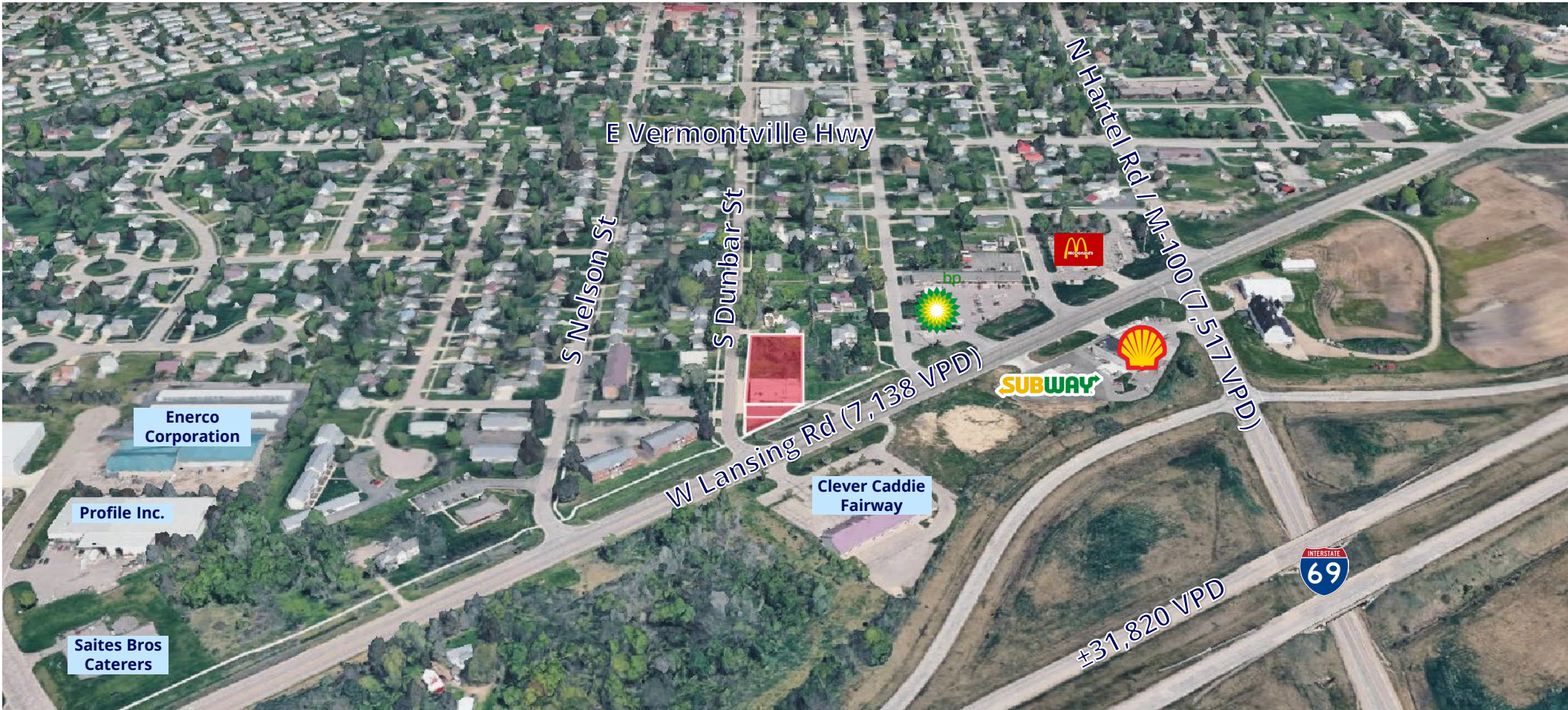
- **Parking:** 15 parking spaces

Demographics - 1 Mile Radius Snapshot

Population	2,963
Average household Income	\$79,077
Average age	37.1
Percent in workforce	97.1% employed 2.9% unemployed
Total businesses	65



**View Full 1 - 3 - 5 Mile
Demographics**



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