

# COMMERCIAL INTERCHANGE SITE

Located on Lansing Road Just West of M-100



## LAND FOR SALE OR LAND LEASE

1.45 Acres of Vacant Land  
West Lansing Road  
Potterville, MI 48876

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## PROPERTY INFORMATION

### High-Visibility Commercial Site with Excellent Highway Access

This strategically located property offers exceptional visibility and connectivity, making it an ideal choice for a wide range of commercial uses. Situated near the intersection of M-100 and I-69, the site provides seamless access to major transportation routes, ensuring efficient logistics and accessibility for both customers and employees.

Located along Lansing Road, the property enjoys significant traffic exposure and is surrounded by notable businesses such as McDonald's, Shell, and Clever Caddie Golf Simulator, contributing to strong consumer draw.

Zoned for commercial use, the site offers flexible development potential—perfect for retail, service, or mixed-use concepts. Whether you're expanding an existing business or launching a new venture, this property provides the visibility, access, and versatility needed to succeed.

SALE PRICE:

**\$425,000**

CASH OR NEW MORTGAGE



**257' FRONTAGE:**  
on W. Lansing Road

GROUND LEASE:

**\$60,000**

PER YEAR



**LOCATION:**  
Minutes from I-69



**ZONED:**  
B-2 LIGHT HWY



**ESTABLISHED SITE:**  
All utilities on site



**LOCATED:** in the community of Pottsville  
between Lansing and Charlotte

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## AREA INFORMATION

**0.5 Miles**

to US-69

**8 Minutes**

to Charlotte

**13 Minutes**

to Grand Ledge

**15 Minutes**

to Lansing

**Conveniently**

located between Lansing  
and Charlotte



### VEHICLES PER DAY

I-69	34,463
Lansing Rd.	5,427
Hartel	3,155

### DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	2,678	5,422	11,839
Work Force	2,311	4,528	10,003