

FOR LEASE



800 S BR US-127, St Johns, MI

2,000 to 3,800 SF Retail/Office Space Available



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Colliers Lansing
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Suite 300
East Lansing, MI 48823
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PROPERTY HIGHLIGHTS

- Suite 300: 3,800 SF
- Suite 500: 2,000 SF
- **Excellent Visibility:** Situated on the primary commercial artery with 12,622 AADT on BR US-127
- **Strip Center:** Located in Southgate Plaza
- **Accessibility:** (2) points of ingress / egress via E Sturgis St and US-127
- **Signage:** Large pylon and suite signage
- **Ample Parking:** ±125 spaces for guests and employees
- **Highway Access:** 2.8 miles from US-127
- **\$12.00/SF NNN**



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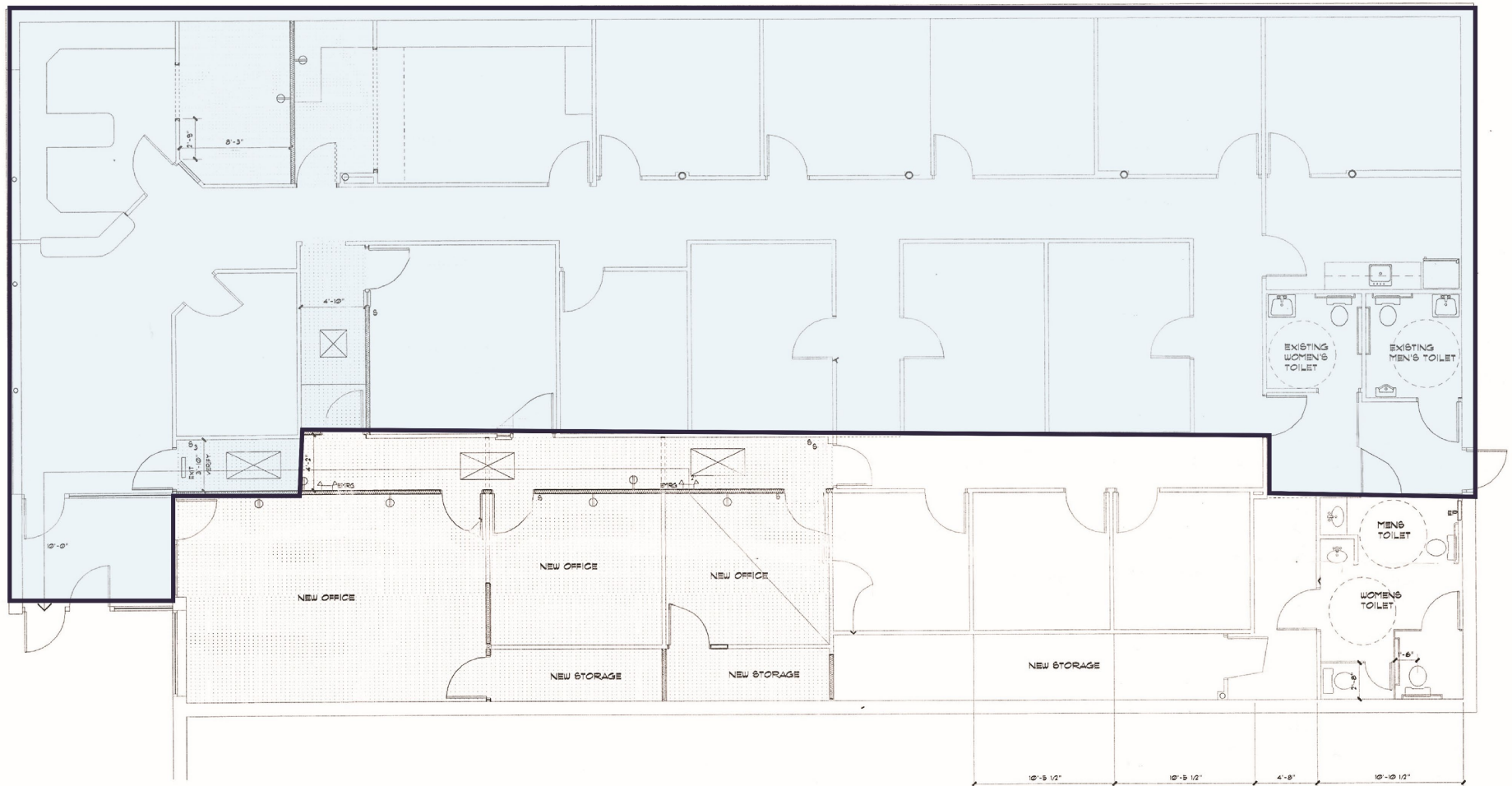
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FOR LEASE
3,800 SF Retail/Office Space

Suite 300 – 3,800 SF

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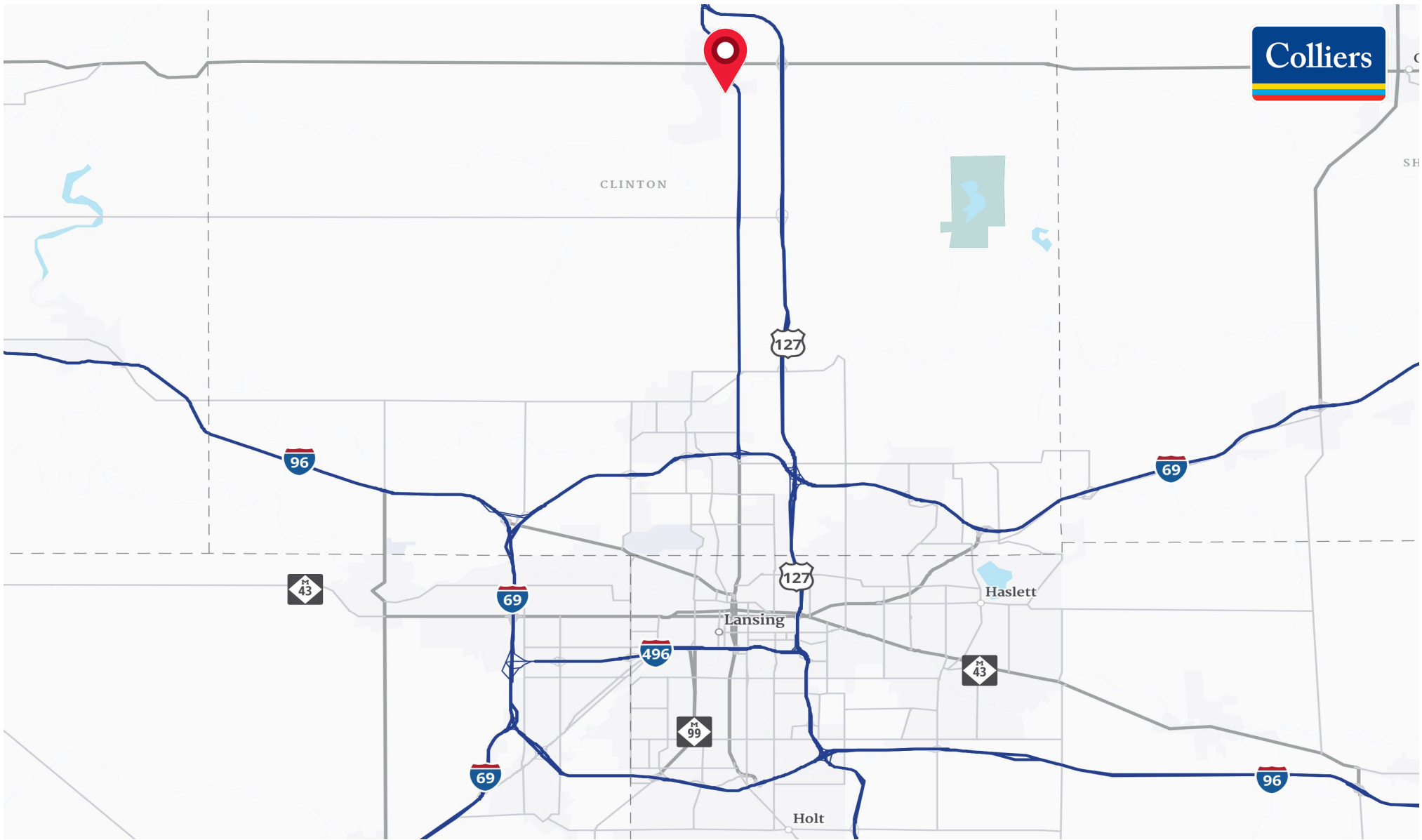
FLOOR PLAN

3,800 SF Retail/Office Space



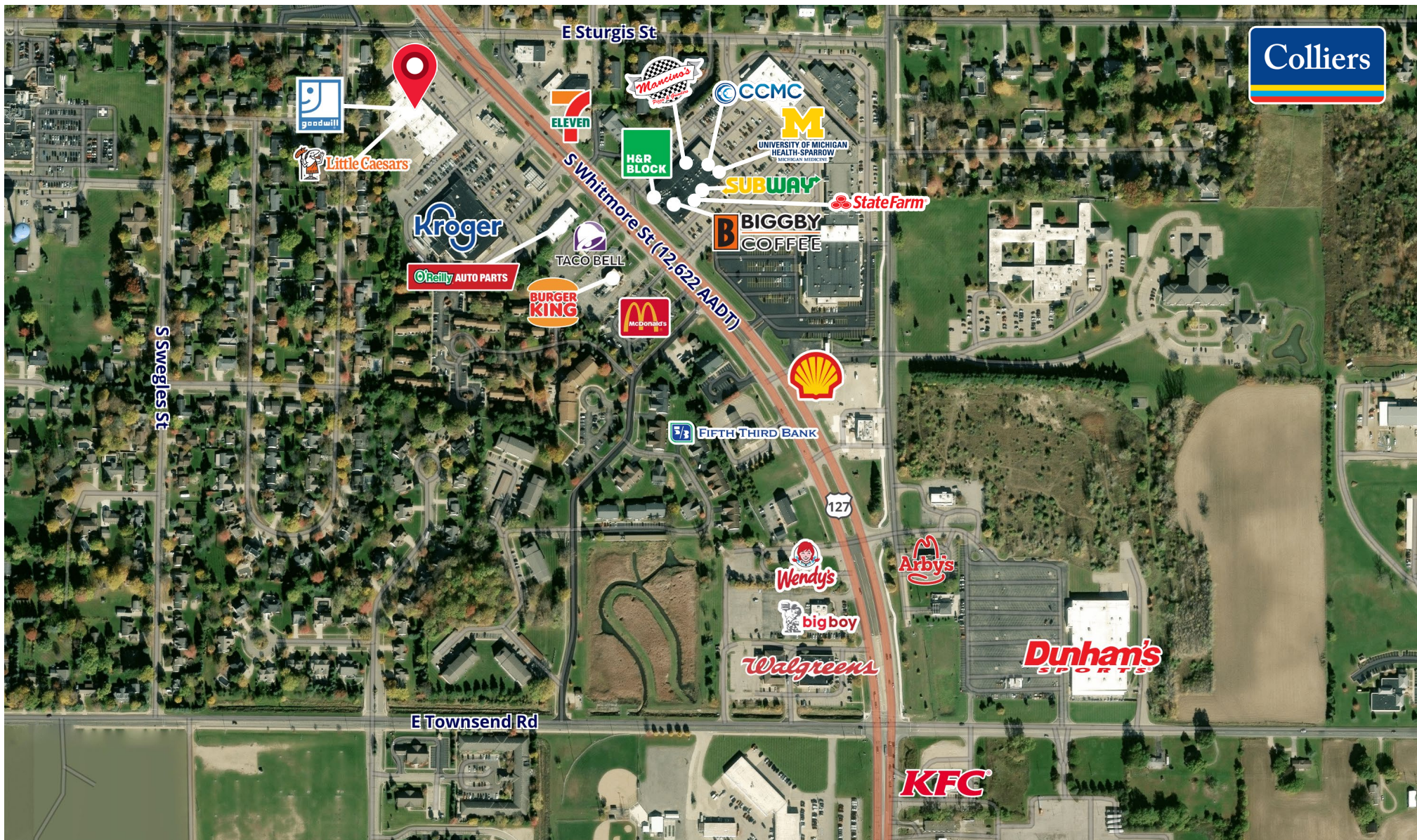
AERIAL MAP

2,000 to 3,800 SF Retail/Office Space



LOCATION MAP

2,000 to 3,800 SF Retail/Office Space



MERCHANT MAP

2,000 to 3,800 SF Retail/Office Space

DEMOGRAPHICS

2,000 to 3,800 SF Retail/Office Space



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	5,384	10,250	12,426
Average Household Size	2.2	2.3	2.4
Median Age	41.2	40.5	41.1
2010 – 2025 Population: Annual Growth Rate (CAGR)	0.3%	%0.5	-0.4%
2025 – 2030 Population: Annual Growth Rate (CAGR)	0.8%	0.8%	0.07%
Total Housing Units	2,527	4,658	5,483
Owner Occupied Housing Units	72.5%	73.6%	76.4%
2025 – 2030 Household: Annual Growth Rate	2,437	4,474	5,294
Median Home Value	\$201,092	\$219,925	\$231,323
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	48.7%	549.3%	49.7%
Female Population / % Female	51.3%	50.7%	50.3%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$79,962	\$80,377	\$83,872
Average Household Income	\$94,783	\$99,796	\$104,056
Per Capita Income	\$41,618	\$42,475	\$43,550
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	346	498	530
Total Daytime Population	7,131	11,926	13,228
Total Employees	3,671	5,838	6,151
Unemployment Rate	2.9%	2.7%	3.1%

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.

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.

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