

# 4.98 ACRES - SHIRLEY DRIVE

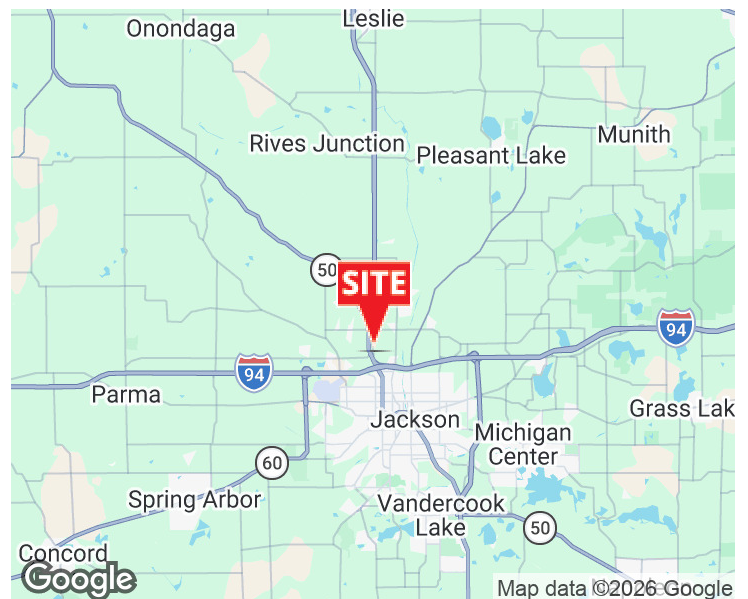
4.98 ACRES SHIRLEY DRIVE | JACKSON, MI 49202

Ground Lease / Build-to-Suit



## PROPERTY HIGHLIGHTS

- 4.98 acres of vacant land available for ground lease / build-to-suit
- C-2, General Commercial zoning, allowing for a variety of uses
- Situated between Comfort Inn & Suites and Tru by Hilton, on Shirley Drive
- Convenient access to I-94
- Surrounded by major retailers, including Lowe's, Meijer, Target, The Home Depot, ALDI, Dunham's, and many more
- Next to numerous hotels, creating built-in traffic from hotel guests
- Over 120K residents within a 10-mile radius



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## OFFERING SUMMARY

|             |                         |
|-------------|-------------------------|
| Lease Rate: | Contact Broker          |
| Parcel:     | 000-08-21-456-009-02    |
| Zoning:     | C-2, General Commercial |
| Land Size:  | 4.98 Acres              |

## PROPERTY DESCRIPTION

4.98 acres of vacant land are available for ground lease / build-to-suit. Zoned C-2, General Commercial, the property allows for a variety of different uses and is situated between Comfort Inn & Suites and Tru by Hilton on Shirley Drive. The site offers convenient access to I-94 and is surrounded by major retailers, including Lowe's, Meijer, Target, The Home Depot, ALDI, Dunham's, and many more. Numerous nearby hotels create built-in traffic from hotel guests, while over 120K residents live within a 10-mile radius.

## LOCATION DESCRIPTION

Located on Shirley Drive, east of US-127, and within minutes of I-94 Freeway, in Jackson, MI.

## SURROUNDING BUSINESSES

Comfort Inn & Suites, Tru by Hilton, Red Lobster, Baymont, One North Kitchen & Bar, Courtyard, TownePlace Suites, Quality Inn, Fairfield Inn & Suites, Lowe's, Home Depot, Kroger, Target, CVS, TJ Maxx, Hobby Lobby, Walgreen's, Five Guys, Panera, Qdoba, Tropical Smoothie Cafe, Texas Roadhouse, Ollie's, Panda Express, Potbelly, Men's Warehouse, Dunham's, Secretary of State, Planet Fitness, and more.

## TRAFFIC (VEHICLES PER DAY)

|                        |        |
|------------------------|--------|
| Shirley Drive          | 4,972  |
| US-127                 | 32,430 |
| (2WAY/ADT/CoStar 2026) |        |



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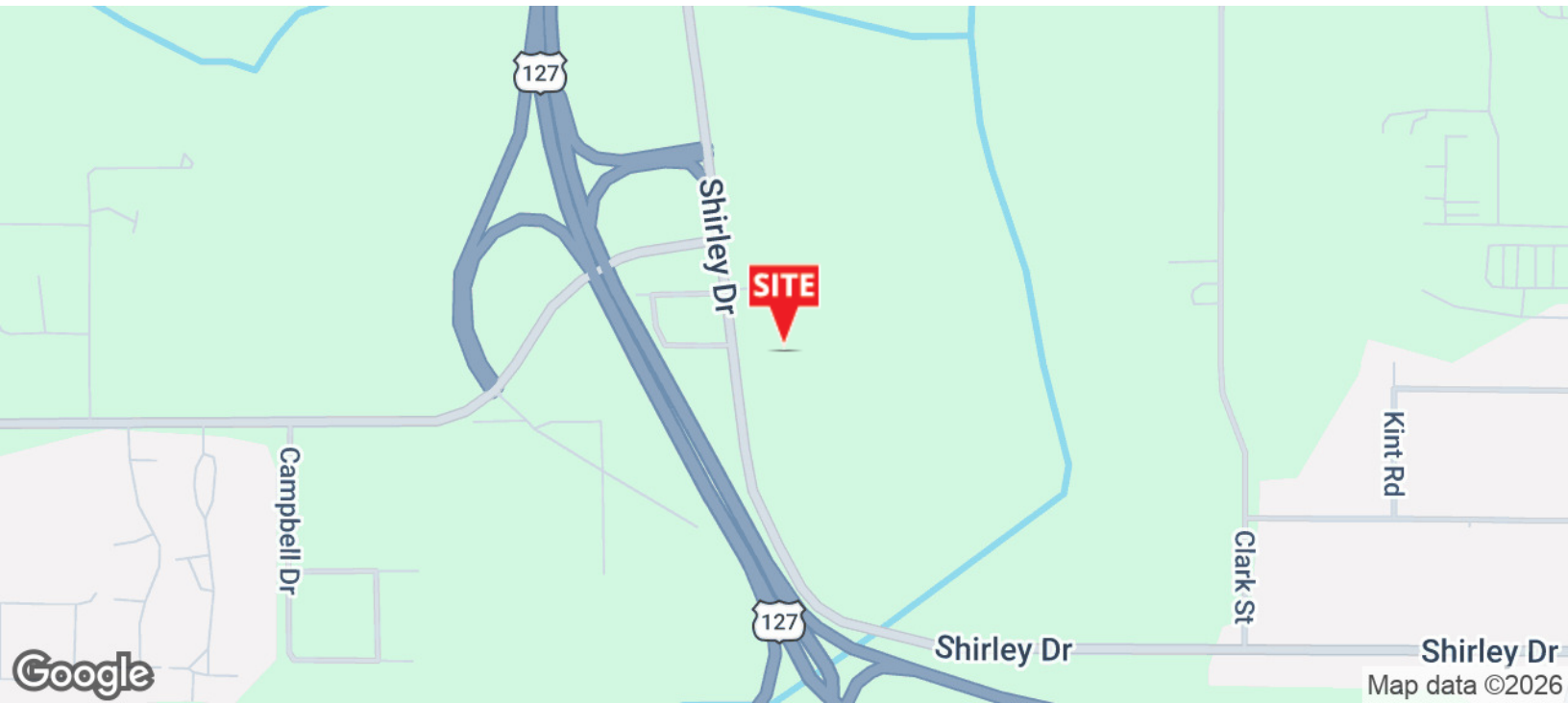
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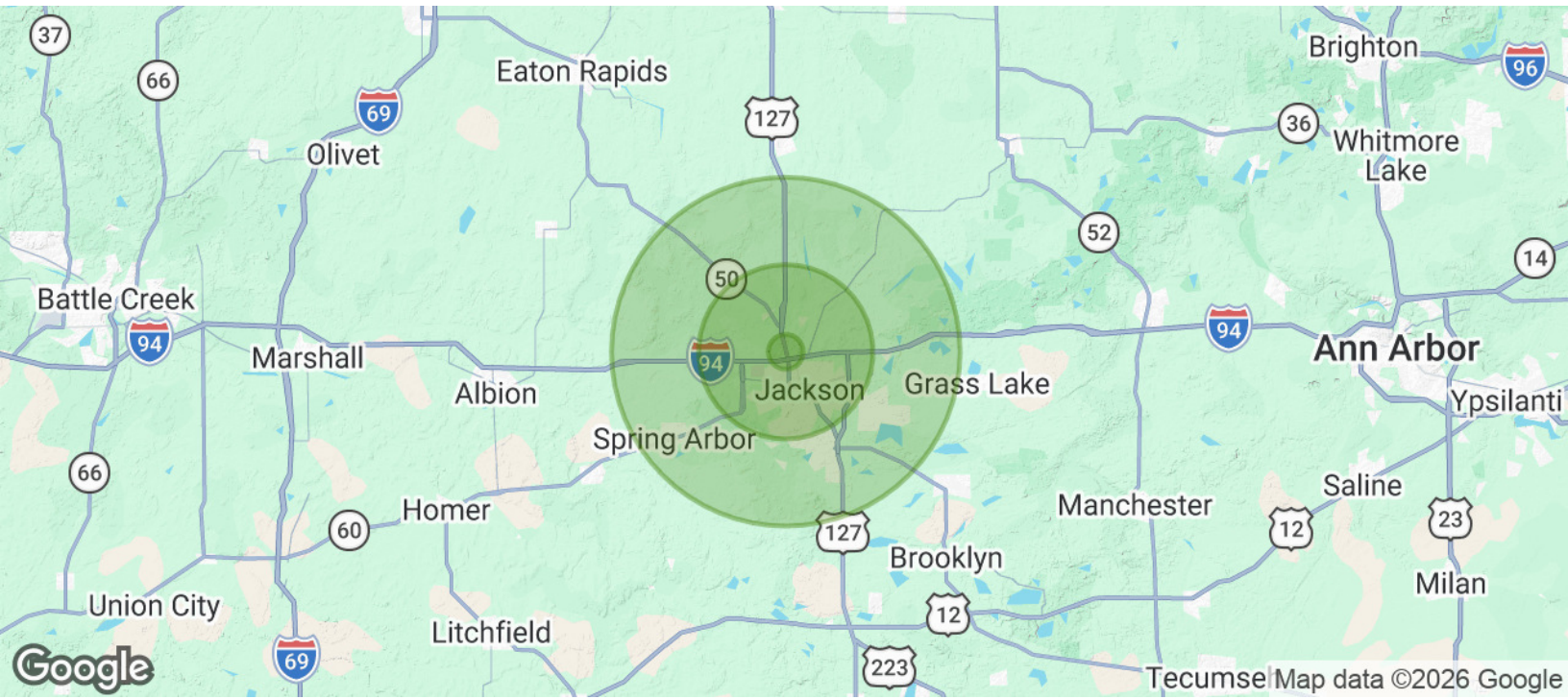
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,152  | 74,876  | 120,399  |
| Average Age          | 47.2   | 38.5    | 39.9     |
| Average Age (Male)   | 47.9   | 37.9    | 39.0     |
| Average Age (Female) | 45.9   | 36.6    | 39.3     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,545     | 29,283    | 46,104    |
| # of Persons per HH | 2.0       | 2.6       | 2.6       |
| Average HH Income   | \$65,330  | \$68,134  | \$79,723  |
| Average House Value | \$162,007 | \$158,173 | \$179,801 |

2023 American Community Survey (ACS)



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