



322 S. Jefferson St.

Mason, Michigan 48854

Property Highlights

- Suite 207 & 208 at discounted price if leased simultaneously
- Shared kitchen area
- All utilities included in rent
- Wi-Fi access available for \$25/month
- Hard-wired telephone possible
- No parking included, public parking only
- Prominently located in downtown Mason

Offering Summary

Lease Rate:	\$1,000 - 1,500 per month (Gross)
Building Size:	15,460 SF
Available SF:	642 - 1,500 SF

Spaces	Lease Rate	Space Size
Suite 204	\$1,000 per month	642 SF
Suite 207	\$1,000 per month	750 - 1,500 SF
Suite 208	\$1,000 per month	750 - 1,500 SF
Suite 207 & Suite 208	\$1,500 per month	1,500 SF

For More Information

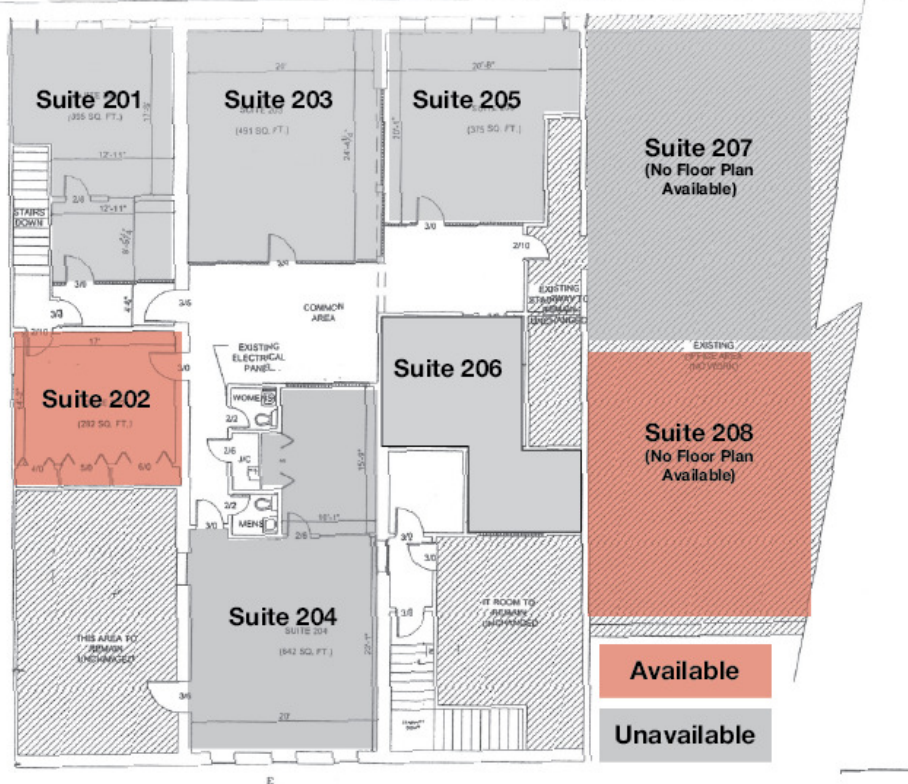


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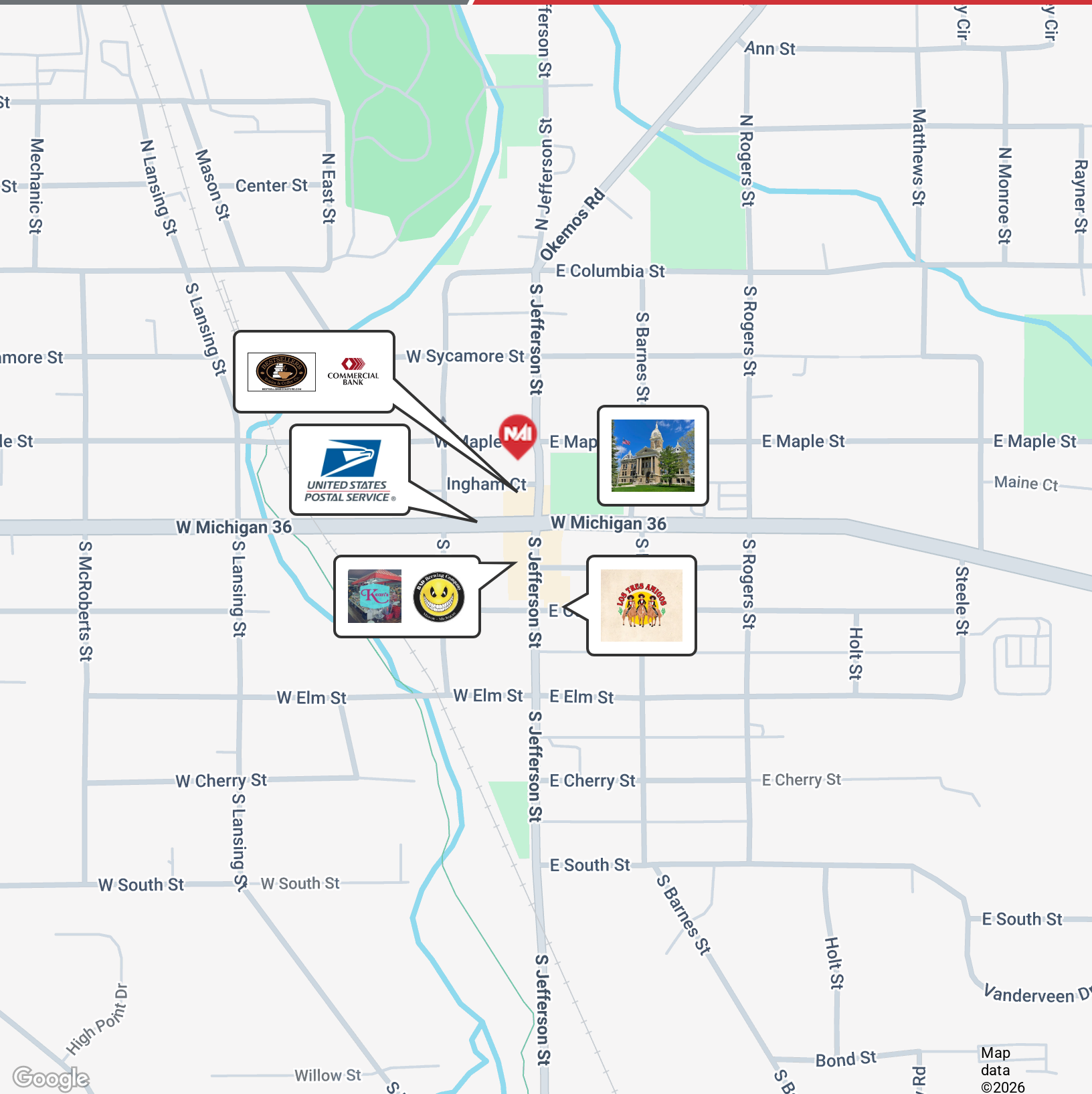


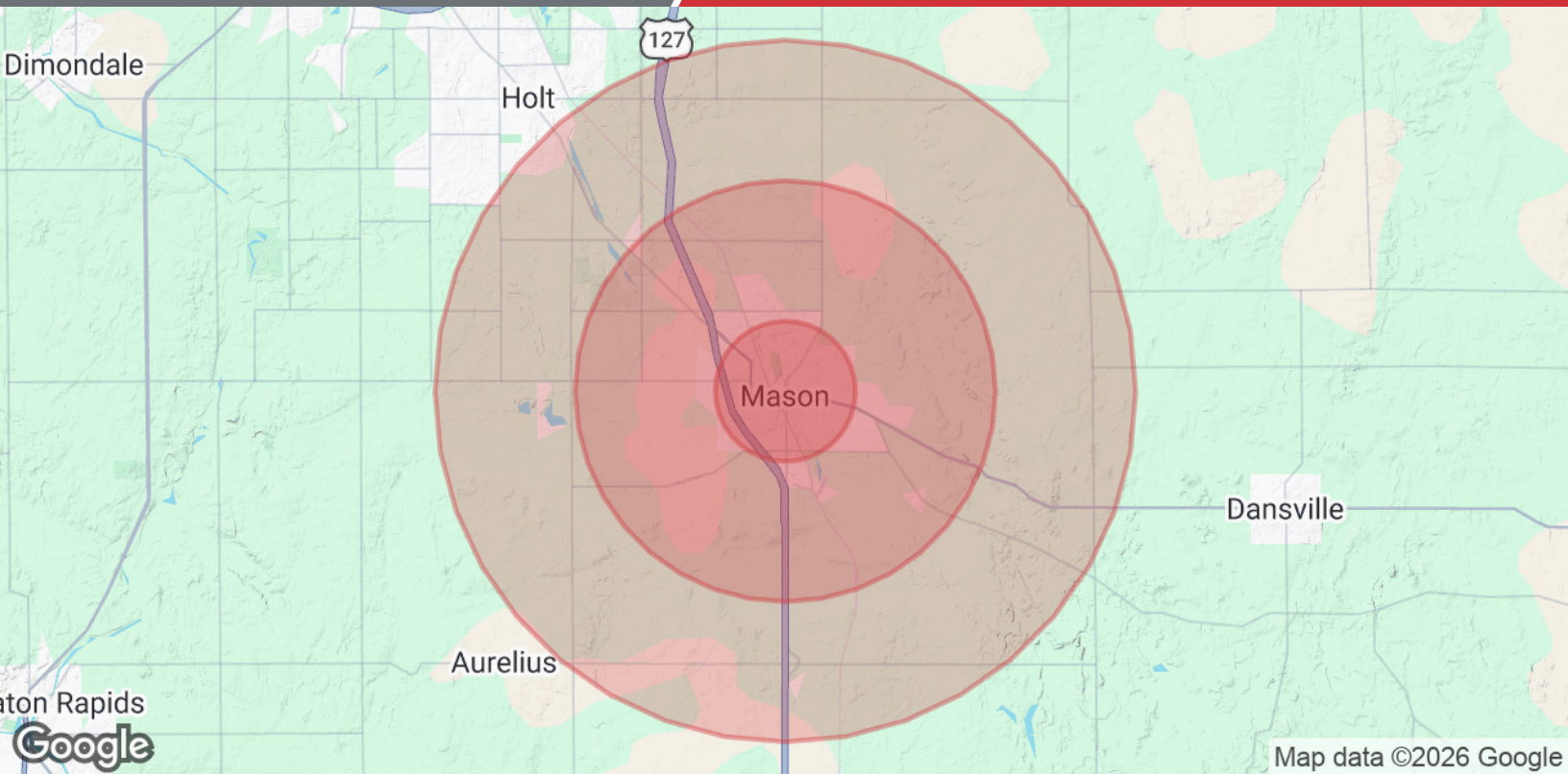
Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	642 - 1,500 SF	Lease Rate:	\$1,000 - \$1,500 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 204	Available	642 SF	Gross	\$1,000 per month
Suite 207	Available	750 - 1,500 SF	Gross	\$1,000 per month
Suite 208	Available	750 - 1,500 SF	Gross	\$1,000 per month
Suite 207 & Suite 208	Available	1,500 SF	Gross	\$1,500 per month





Population	1 Mile	3 Miles	5 Miles
Total Population	2,637	12,772	20,285
Average Age	38.7	39.7	39.6
Average Age (Male)	38.8	39.4	39.6
Average Age (Female)	38.9	40.4	39.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	983	4,999	7,811
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$61,474	\$63,269	\$67,300
Average House Value		\$259,127	\$247,982

2020 American Community Survey (ACS)