

FOR SALE OR LEASE



902 US-127 BR S, St Johns, MI

2,797 SF Office / Retail Building



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FOR SALE OR LEASE

2,797 SF of Office / Retail Space Available

PROPERTY INFORMATION

- Building Size: 2,797
- Lot Size: .346 Acres
- Built/Remodeled: 1974/2007
- Zoning: GC
- (17) Parking Spaces
- 2024 Value:
 - Assessed \$225,900
 - Taxable: \$127,7622
 - SEV: \$225,900
- 2024 Taxes: \$7,788





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PROPERTY HIGHLIGHTS

- High Exposure Location
 - Directly in Front of Kroger Supermarket
 - Large Pole Sign
 - US-127 & Sturgis: 17,400 AADT
- Available Space:
 - Suite A: 1,309 SF With Office Buildout
 - Suite B: 1,491 SF With Drive-Thru Window
 - Combined Suites: 2,797 SF Total
- Lease Rate: \$13.00/SF NNN (NNN Est \$5.42/SF)
- Sale Price: \$489,000 (\$174.83/SF)





SUITE A

2,797 SF of Office / Retail Space Available





SUITE B

2,797 SF of Office / Retail Space Available



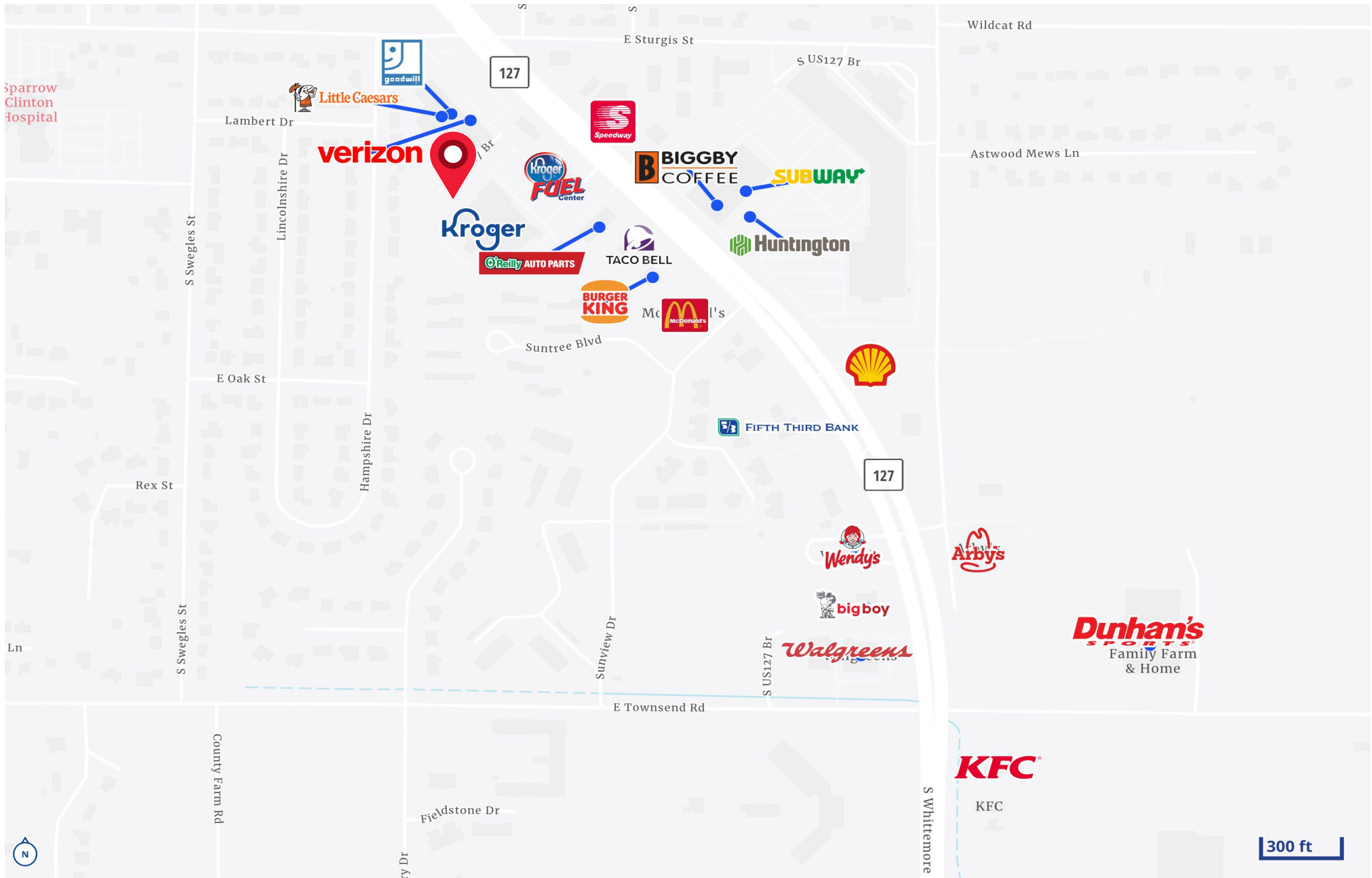
E Sturgis St

BUS US 127



AERIAL MAP

2,797 SF of Office / Retail Space Available



MERCHANT MAP

2,797 SF of Office / Retail Space Available

DEMOGRAPHICS – 10 MILE RADIUS



2,797 SF of Office Space Available

Household & Population Characteristics



\$81,425
Median
Household
Income



\$263,508
Average
Home
Value



8,019
Owner Occupied
Housing Units



42
Median
Age

Income & Households Summary



\$102,825
Average
Household
Income



\$40,493
Per Capita
Income

Household & Population



11,162
Total Family
Households

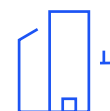


2.52
Average
Household Size



28,377
Current Total
Population

Business



866
Total
Businesses



10,278
Total
Employees

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.



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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.