FOR SALE | HWY EXIT DEVELOPMENT OPPORTUNITY
GAS / CONVENIENCE

NAI Mid-Michigan



NAI Mid-Michigan

2149 Jolly Road, Suite 200, Okemos, MI 48864
517 - 487 - 9222
naimidmichigan.com

Prepared By:

ERIC LILLEBOE
Commercial Advisor
517 - 230 - 4937

JEROME ABOOD
Principal/Managing Broker
517 - 281 - 5800

PROPERTY SUMMARY



Property Highlights

- Prime US-127 interchange location — 25,000–40,000 vehicles/day with full on/off access
- Flexible dual zoning (B-1 commercial / R-1 residential) — supports gas, QSR, and multi-unit residential
- 5.88 acres, largely cleared and level — utilities: municipal water, sewer, electric and gas at/near site
- Entitlement process already underway — SUP for gas/convenience and MLCC beer/wine license in motion, shortening buyer's pre-development timeline

Offering Summary

SALE PRICE:	$1,350,000
LOT SIZE:	5.88 Acres

PROPERTY DESCRIPTION





Property Description

2511 Bellevue Road is a 5.88-acre development site at the US-127 interchange in Leslie, Michigan, zoned B-1 commercial and R-1 residential. The dual zoning opens the site to fuel/convenience, quick-service restaurant, and multi-unit residential development - individually or in combination across the acreage.

The site is largely cleared and level with existing utilities at/near the parcel and direct interchange access, and it sits within an active retail corridor anchored by McDonald's, Henry Ford Health, Dollar General, Ace Hardware, 7-Eleven, and multiple QSR operators - proof the trade area already supports commercial demand. With the SUP and MLCC applications underway, a buyer inherits meaningful progress toward a shovel-ready position rather than starting entitlements from zero.

Location Description

Positioned at the US-127 interchange along Bellevue Road, the property offers exceptional visibility and direct on/off access to one of Michigan's key north-south corridors. US-127 carries 25,000–40,000 vehicles per day through Leslie, with an additional 7,500 daily on Bellevue Road at the overpass - strong drive-by exposure plus convenient access for both highway and local traffic. The site sits roughly (25 minutes north to Lansing) and (25 minutes south to Jackson), placing it on a well-traveled route between two major regional markets. Within five miles, the trade area holds nearly 8,000 residents and an average household income approaching $94,000, supporting the retail and residential demand the site is positioned to capture.

ADDITIONAL PHOTOS











LOCATION MAP

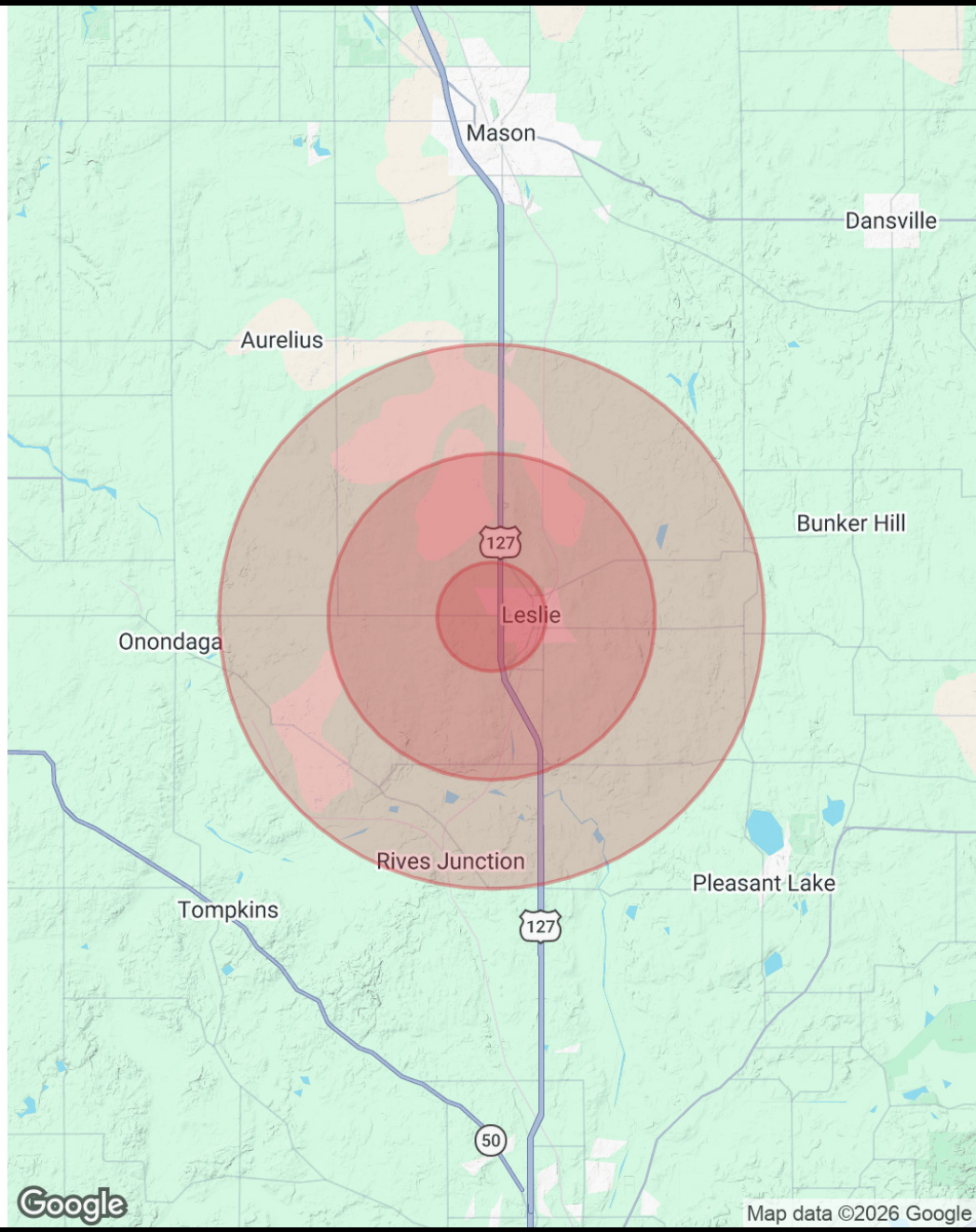


DEMOGRAPHICS MAP & REPORT

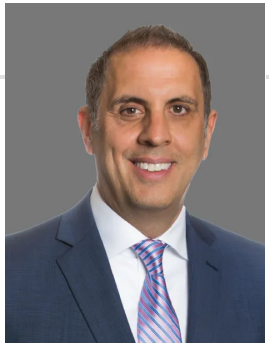
Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	739	4,152	7,975
AVERAGE AGE	37.8	38.9	40.6
AVERAGE AGE (MALE)	34.5	36.2	39.0
AVERAGE AGE (FEMALE)	40.4	41.5	42.3

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	284	1,567	2,973
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	$82,328	$87,078	$93,625
AVERAGE HOUSE VALUE	$165,160	$179,747	$206,127

2023 American Community Survey (ACS)



CONTACT INFORMATION



Jerome Abood

Principal/Managing Broker
jabood@naimidmichigan.com
Direct: **517.281.5800**

Professional Background

With over three decades of experience, Jerome is a trusted expert in investment sales, land assemblage, entitlement, and development. His journey began on the golf course, where early connections with top developers sparked a lifelong passion for real estate. Licensed at 18, Jerome went on to earn a Business & Finance degree from Michigan State University and a Juris Doctor from Cooley Law School. Jerome's hands-on experience spans student housing, commercial properties, and build-to-suit projects for national retailers like Rite Aid and Starbucks. His dual perspective—as both investor and advisor—gives clients a competitive edge in every transaction.

Education

Michigan State University – B.A. in Business & Finance
Cooley Law School – Juris Doctor (JD)

Memberships

CCIM (Certified Commercial Investment Member)
NARS (National Association of Realtors)
MARS
CBOR (Commercial Board of Realtors)

NAI Mid-Michigan
2149 Jolly Road, Suite 200
517.487.9222

CONTACT INFORMATION



Eric Lilleboe

Commercial Advisor

elilleboe@naimidmichigan.com

Direct: **517.230.4937**

MI #6501469652

Professional Background

Eric entered commercial real estate with a strong interest in market analysis, property fundamentals, and the role real estate plays in business operations. He approaches his work with a focus on research, due diligence, and understanding how each property functions within a client's broader objectives.

Eric works closely with clients to evaluate opportunities, assess risk, and navigate transactions thoughtfully. He is committed to continued learning and market engagement, and he brings a disciplined, detail-oriented mindset to every assignment.

He is a graduate of Lansing Catholic High School and holds a Marketing Business degree from Ferris State University. Before entering commercial real estate, he competed professionally in golf, including time on PGA Tour Canada and PGA Tour Americas, and is a two-time Michigan Open Champion.

Education

Ferris State University – Business Marketing

NAI Mid-Michigan
2149 Jolly Road, Suite 200
517.487.9222