

# 488 S. DEXTER ST.

488 S. DEXTER ST., IONIA, MI 48846

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Immerse yourself in the thriving community of Ionia, MI, surrounding the location at 488 S. Dexter St., offering an ideal setting for Retail/Strip Center tenants. This vibrant area boasts a charming downtown with local shops, popular dining spots, and cultural attractions, creating a welcoming and bustling environment. Take advantage of the location's proximity to notable landmarks such as the Ionia Theatre and the Ionia County Courthouse, both drawing a diverse customer base of locals and visitors. With its strategic placement amidst a mix of residential neighborhoods and commercial areas, the location promises a steady flow of potential customers, making it a prime location for retail success.

### PROPERTY HIGHLIGHTS

- Customer-convenient parking facilities
- Flexible layout for customizable retail space
- Versatile space suitable for diverse businesses
- Ideal opportunity to establish or expand retail presence

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,826 SF
Building Size:	6,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,582	4,200	6,396
Total Population	3,879	12,832	17,887
Average HH Income	\$54,643	\$55,366	\$56,215

Presented By:

**Legacy Commercial Property**

847-904-9200

[info@legacypro.com](mailto:info@legacypro.com)



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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,826 SF	Lease Rate:	Contact Broker for Pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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## RETAILER MAP



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## LEGACY

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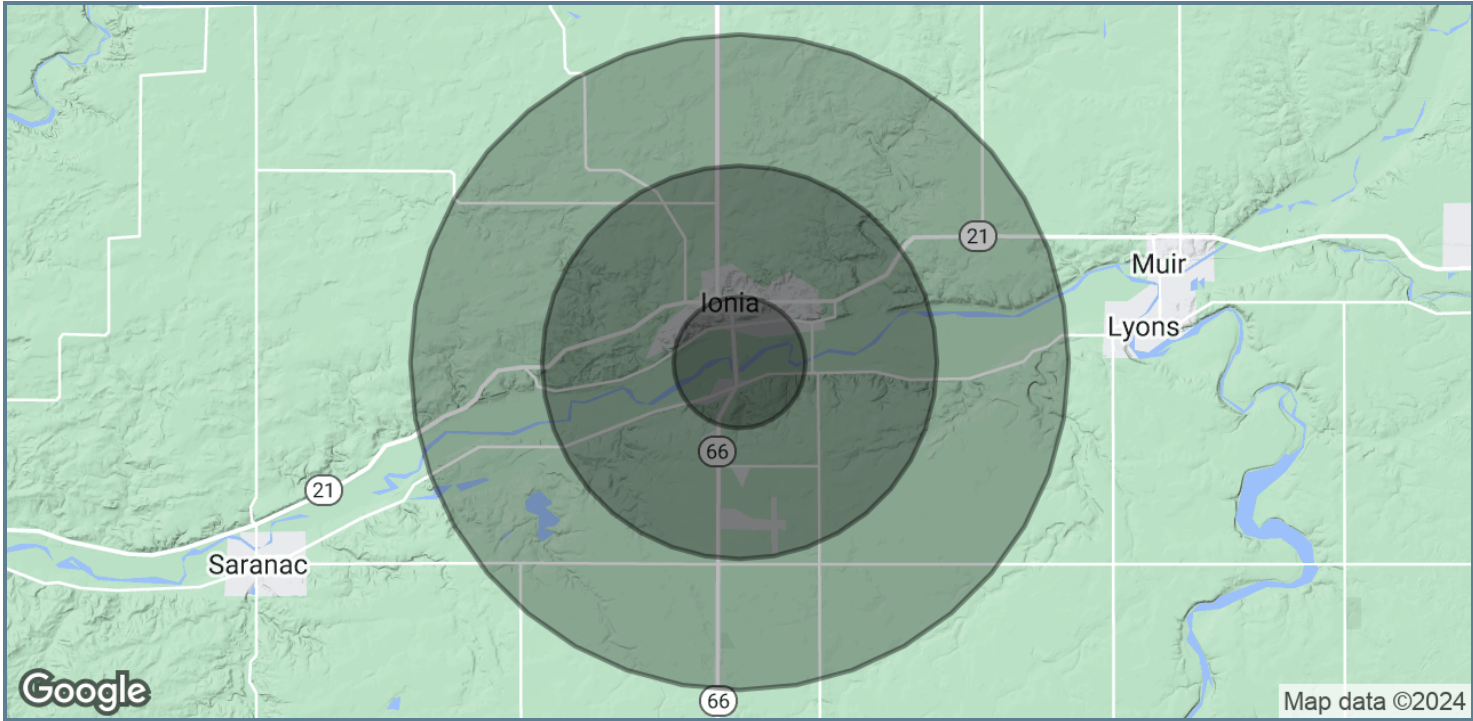
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,879	12,832	17,887
Average Age	31.7	36.5	38.4
Average Age (Male)	34.6	36.3	37.0
Average Age (Female)	28.3	28.2	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,582	4,200	6,396
# of Persons per HH	2.5	3.1	2.8
Average HH Income	\$54,643	\$55,366	\$56,215
Average House Value	\$99,006	\$114,631	\$123,646

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

