

GAS STATION & STRIP CENTER

6026 LAPEER RD, BURTON, MI 48509

2,000 - 6,000 SF AVAILABLE | END CAP WITH DRIVE-THRU

FOR LEASE



KEVIN BERKE

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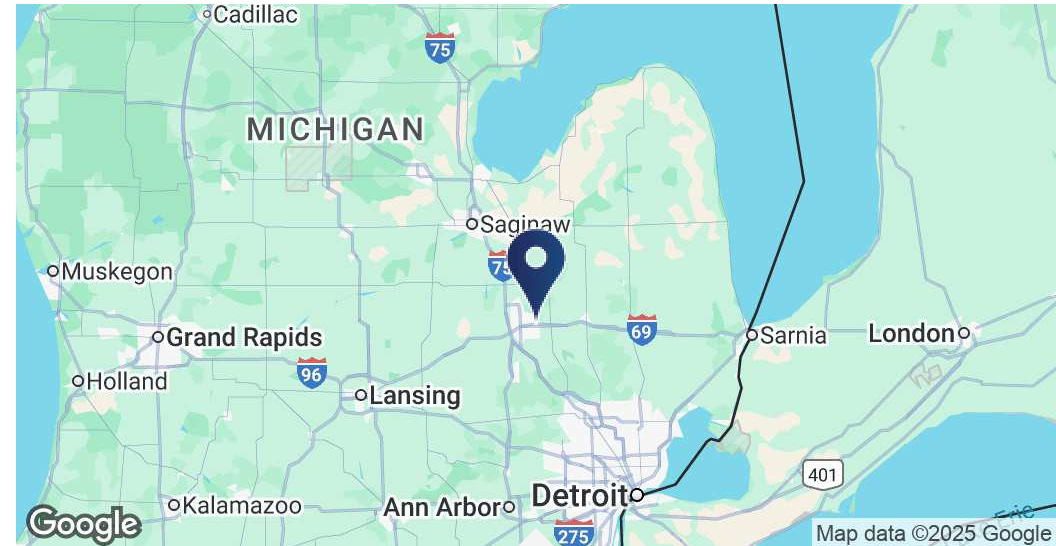
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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Gas Station & Strip Center
Property Type	Retail
Property Subtype	Strip Center
APN	59-13-503-071
Building Size	11,100 SF
Lot Size	74,755 SF
Building Class	A

This prime leasing opportunity at 6026 Lapeer Rd in Burton, MI, offers a up to 6,000 square feet of space. Ideal for a range of businesses. Currently undergoing conversion to a gas station and strip center, this property presents an exciting opportunity to secure a highly visible and strategically located space. Surround your business with convenience and accessibility in this highly sought-after location.



- End cap unit with drive-thru
- Undergoing conversion to a gas station and strip center
- 2,000- 6,000 SF available for retail or service use
- Situated at a major signalized corner just off I-69
- Ample parking
- Pylon signage

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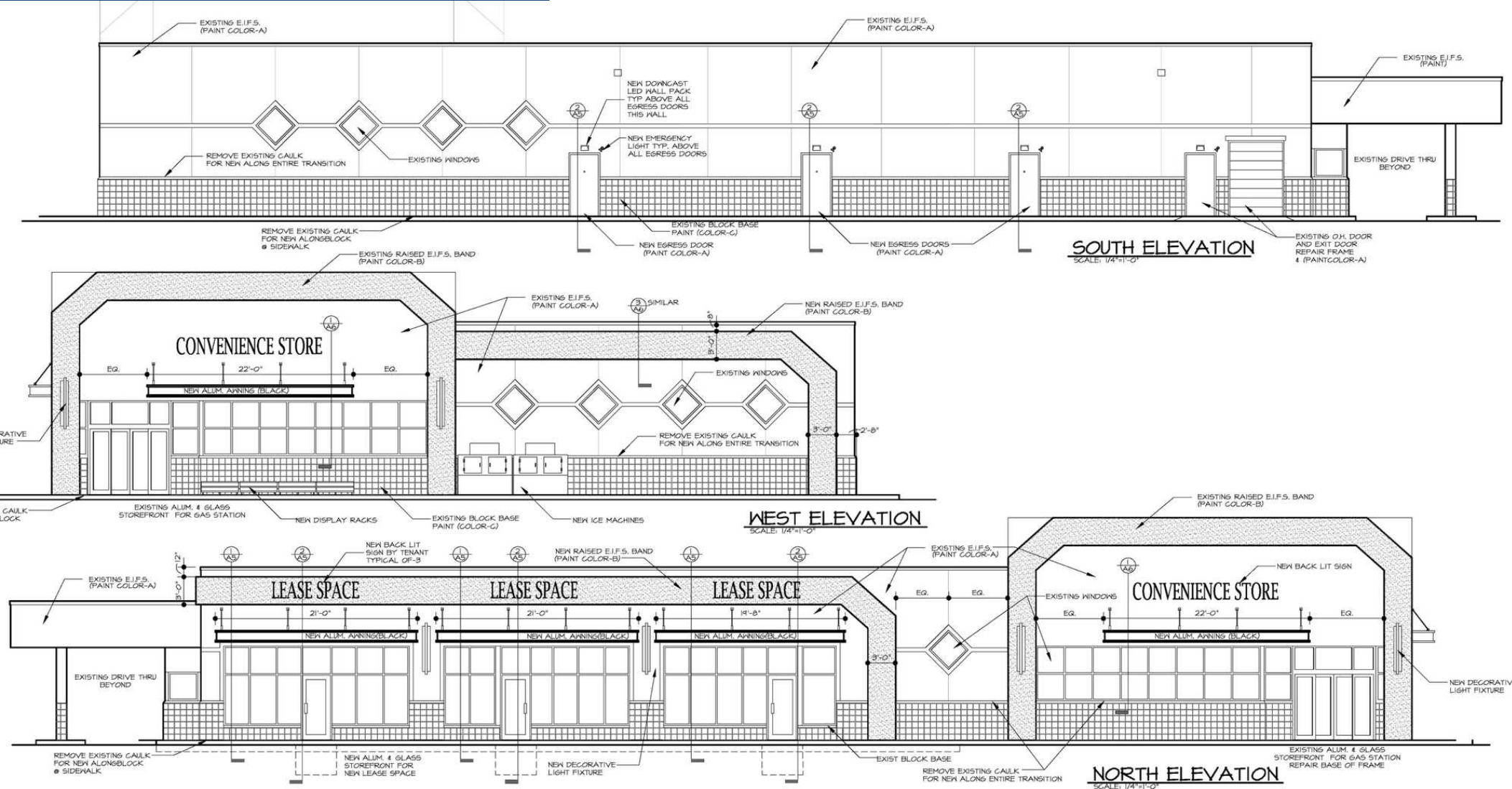
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BUILDING FACADE PLAN



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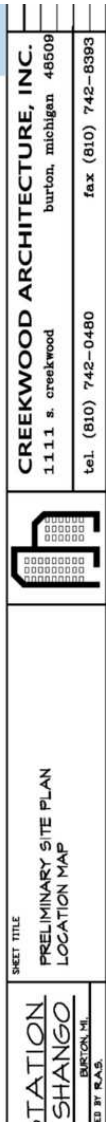
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LAPEER ROAD 6,091+ VPD



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PROJECT: **NEW GAS STATION**
FOR HADER SHANGO
 JOB NO. **250129V**
 DATE: **MAR 2025**
 DRAWN BY: **B.A.C.**
 DESIGNED BY: **R.D.S.**
 CHECKED BY: **R.A.S.**
 BURTON, MI.

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TRADE AERIAL



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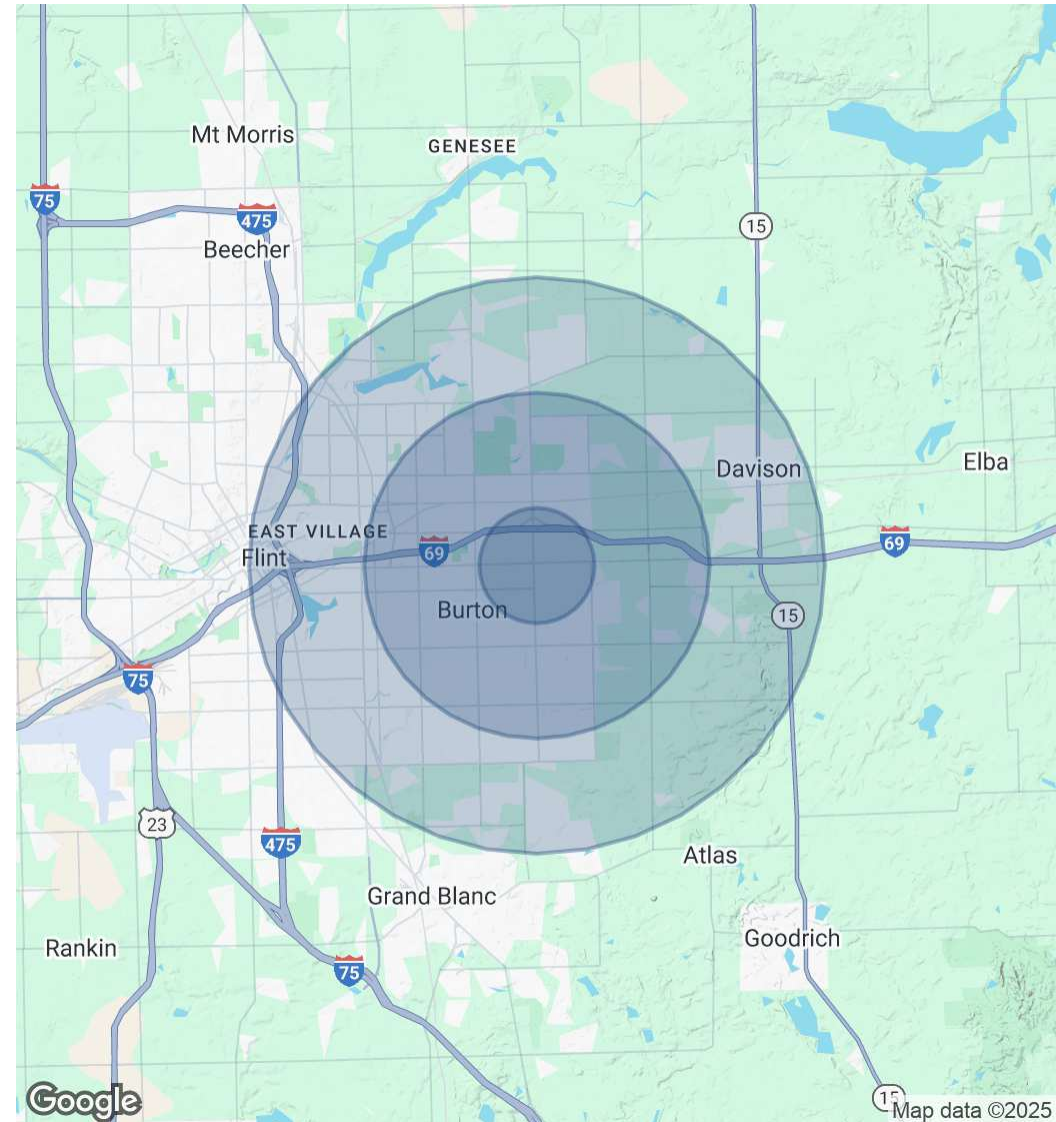
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,330	30,743	102,576
Average Age	42	41	41
Average Age (Male)	41	39	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,834	13,175	43,596
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$85,136	\$75,162	\$68,671
Average House Value	\$170,374	\$179,893	\$158,788
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,759	22,629	72,207
Total Population - Black	144	5,079	19,113
Total Population - Asian	13	169	806
Total Population - Hawaiian	0	11	39
Total Population - American Indian	8	136	530
Total Population - Other	55	417	1,838

Demographics data derived from AlphaMap



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BROKERS



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