

TRACTOR SUPPLY OUTLOT



FOR SALE

2425 S. I-75 Business Loop / Grayling, MI



RETAIL OPPORTUNITY

TRACTOR SUPPLY OUTLOT



Address

2425 S. I-75 Business Loop
Grayling, MI 49738

Availability

.73 Acre Outlot
3,000 SF

Pricing

\$325,000

Features

.73 acre outlot available for sale on the pad of Tractor Supply in the heart of Grayling's main shopping corridor. The outlot can accommodate up to 3,000 SF with a drive-thru. The property is located 0.2 miles off interstate I-75, providing drivers convenient ease of access to and from the freeway for their own up or downstate commute.

The site offers 133' of frontage along the I-75 Business Loop and is strategically situated between two boulevard U-turn lanes for 2-way traffic, resulting in optimal access to and from the property.

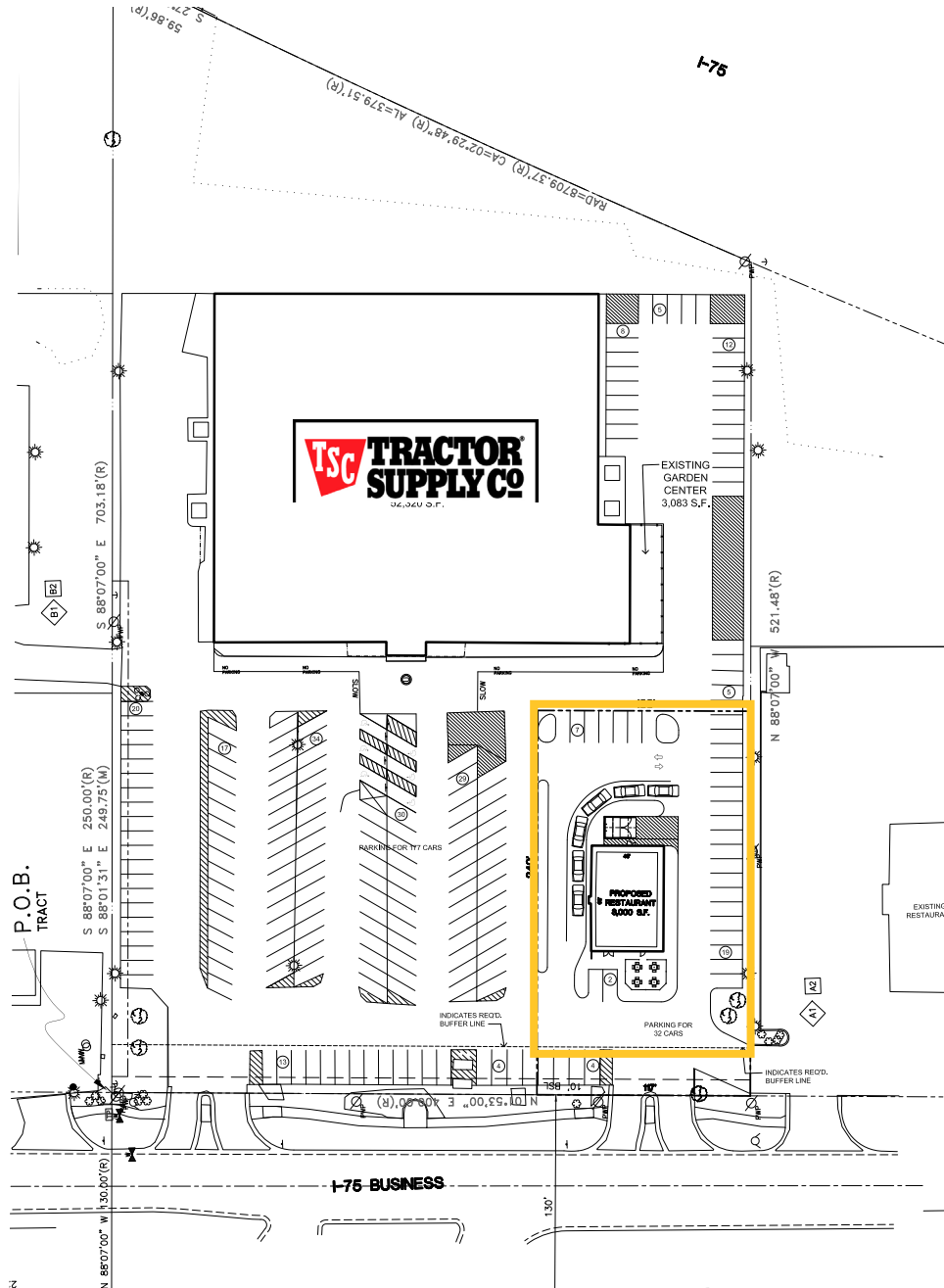
Area Tenants



Demographics (2024)

	1 MILE	5 MILES	10 MILES
POPULATION	1,055	6,415	10,648
HOUSEHOLDS	462	2,707	4,626
AVG HOUSEHOLD INCOME	\$46,281	\$69,996	\$71,664
DAYTIME POPULATION	2,425	8,273	11,420

TRACTOR SUPPLY OUTLOT



BUILDING / PARKING DATA :	
BUILDING DATA :	
EXISTING :	
KMART	62,320 S.F.
GARDEN SHOP	3,083 S.F.
SUBTOTAL:	65,403 S.F.
PROPOSED OUTPARCEL:	3,000 S.F.
TOTAL BUILDING AREA	68,403 S.F.
PARKING DATA :	
RETAIL: 1 SPACE / 300 S.F. OF FLOOR AREA (62,300/300) = 175 SPACES REQUIRED)	175 SPACES
OUTPARCEL:	
FAST FOOD: 1 SPACE/ 125 S.F. OF FLOOR AREA PLUS 1 SPACE/ EMPLOYEE IN PEAK SHIFT (3,000 S.F. / 125 = 24 SPACES + 6 EMPLOYEES = 30 SPACES	30 SPACES
PARKING REQUIRED :	205 SPACES
PARKING PROPOSED : (OUTPARCEL)	32 SPACES
PARKING PROPOSED : (KMART)	177 SPACES
TOTAL PARKING PROPOSED : (32 SPACES / 1900 S.F.)	209 SPACES

SITE PLAN

SCALE: 1"=40'-0"

SITE PLAN

TRACTOR SUPPLY OUTLOT



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Owned and Operated by:

