

# FOR LEASE

IRISH & LAPEER ROAD



7518 Lapeer Rd | Davison, MI

## ENDCAP RETAIL SPACES

**NICHOLAS SHABA**  
ASSOCIATE

[nshaba@cmpprealestategroup.com](mailto:nshaba@cmpprealestategroup.com)

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmpprealestategroup.com](mailto:asesi@cmpprealestategroup.com)

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	7518 Lapeer Rd
<b>City/Township</b>	Davison, MI
<b>Building Size</b>	9,889 SF
<b>Min. Space Available</b>	2,238 SF (Drive-Thru Space)
<b>Max. Space Available</b>	3,212 SF
<b>Land Size</b>	3.12 AC
<b>Zoning</b>	GC (General Commercial)
<b>Asking Rental Rate</b>	Contact Broker
<b>Estimated NNN's</b>	\$5.50

## DEMOGRAPHICS (5-MILE RADIUS)

 <b>63,274</b> PEOPLE	 <b>\$74,383</b> AVG. HOUSEHOLD INCOME
 <b>26,625</b> HOUSEHOLDS	 <b>\$754.4 M</b> OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

### PRIME HARD-CORNER LOCATION

Situated on the hard corner of Irish Road and Lapeer Road (M-15) in Davison, MI, this gas station offers unparalleled visibility and access with over 32,000 vehicles passing daily. The site features multiple curb cuts, prominent signage, and excellent frontage.

### SPACES AVAILABLE FOR LEASE

The property offers two highly flexible spaces: a 2,238 SF former McDonald's drive-thru endcap with dedicated lane (available April 2026), and a 3,212 SF standard endcap available now.

### STRONG AREA TENANTS & TRAFFIC DRIVERS

Surrounded by national anchors & consistent traffic from commuters, residents, and students. High-demand location with proximity to I-69 and the M-15 retail corridor.

### THRIVING MARKET

Davison's growing economic base, anchored by manufacturing, healthcare, and education employers, drives consistent daytime population and strong consumer spending, further evidenced by exceptional tenant longevity, including a flagship gas station store operator that has continuously occupied the center since 1976.

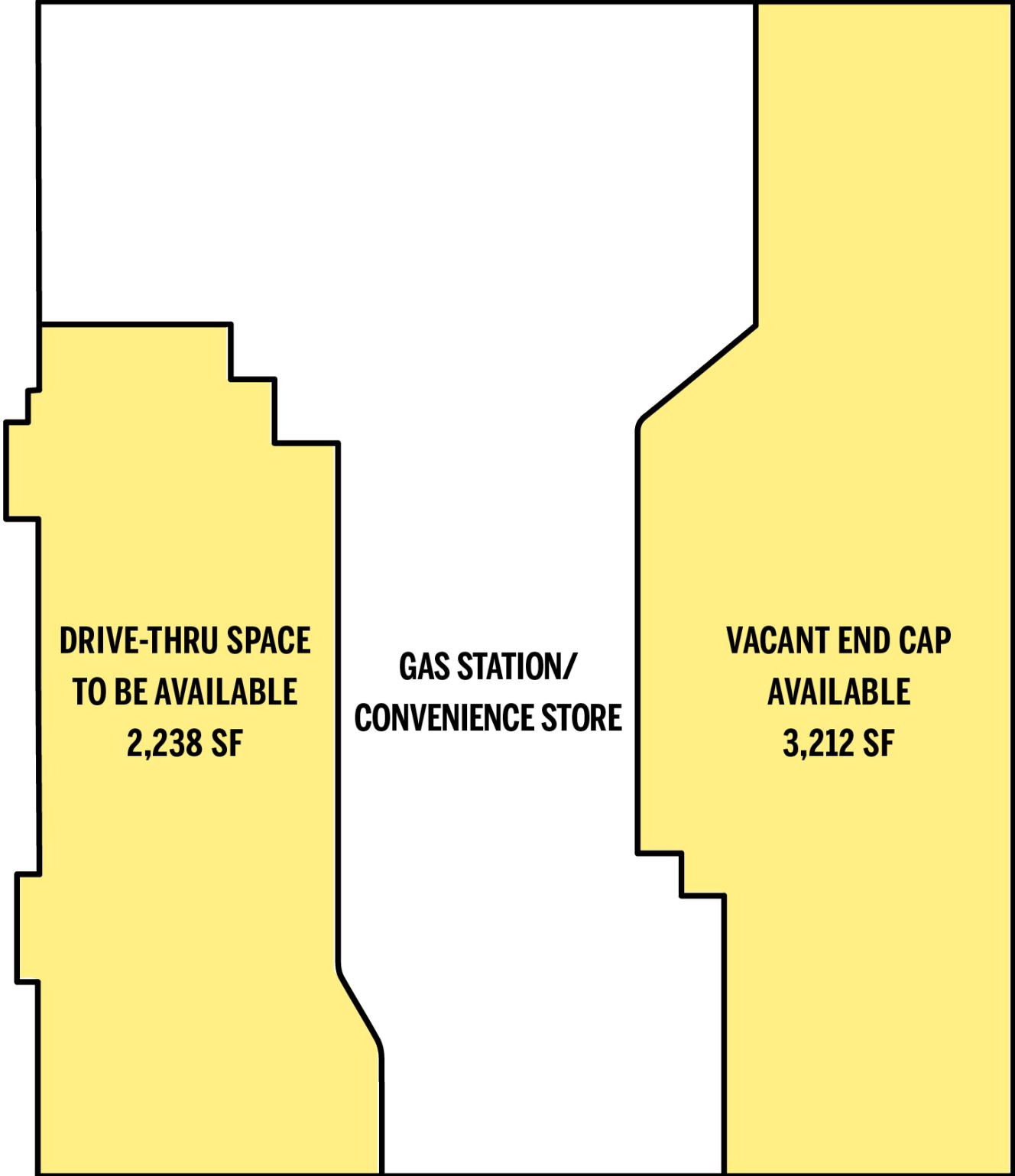
### IMMEDIATE LEASING & REDEVELOPMENT UPSIDE

Both available units benefit from strong site infrastructure and highly flexible ownership. Competitive TI packages, work letters, and turnkey buildout options are available to accommodate qualified tenants.

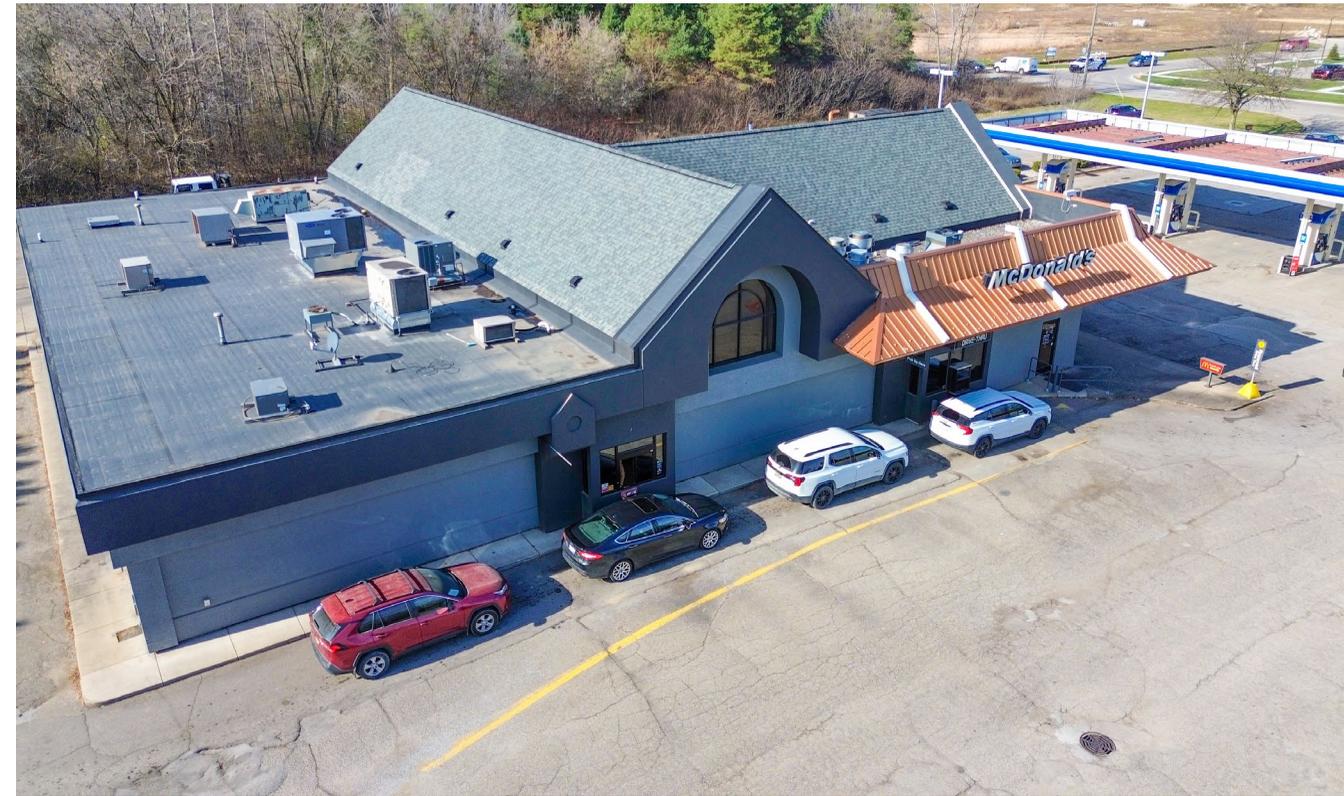
## AREA TENANTS



# SITE PLAN



# PHOTOS



# AERIAL (1)



# AERIAL (2)



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,614	30,836	68,442
2024 Population	5,003	28,523	63,274
2029 Population Projection	4,834	27,788	61,633
Annual Growth 2020-2024	-2.7%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
HOUSEHOLDS			
2020 Households	2,716	13,541	28,760
2024 Households	2,426	12,562	26,625
2029 Household Projection	2,344	12,245	25,941
Annual Growth 2020-2024	-2.0%	-0.8%	-1.0%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	1.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$68,866	\$77,741	\$74,383
Median Household Income	\$51,068	\$60,324	\$58,008

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$189,385	\$171,518	\$166,389
Median Year Built	1977	1974	1972
Owner Occupied Households	696	8,029	18,074
Renter Occupied Households	1,648	4,216	7,867
HOUSING COMPOSITION			
1-Person Households	1,015	4,354	8,478
2-Person Households	798	4,304	8,960
3-Person Households	322	1,791	4,146
4-Person Households	168	1,269	2,976
5-Person Households	88	606	1,417
6-Person Households	26	182	455
7-Person Households	10	56	192
EMPLOYMENT			
Civilian Employed	2,783	14,765	30,085
Civilian Unemployed	85	424	1,279
Civilian Non-Labor Force	1,125	8,324	20,085

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[www.cmprealestategroup.com](http://www.cmprealestategroup.com)

6476 Orchard Lake Rd | Suite A West Bloomfield, MI | 48322

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