

5.86 Acres | Meridian Grand River Land | Okemos, MI

Jack Johns
First Vice President
+1 517 290 3407
jack.johns@cbre.com

Hank Carpenter
Senior Associate
+1 248 709 0308
hank.carpenter@cbre.com

Maria Pas
Associate
+1 586 413 1116
maria.pas@cbre.com

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2020 CBRE, Inc. All Rights Reserved.

EXECUTIVE SUMMARY

CBRE is pleased to offer for sale the Meridian Grand River Site in Okemos, MI. This site assemblage offers a developer the opportunity to build on a 5.86 acre site in Okemos, MI.



Site consists of 1 parcel, totaling 5.86 acres



Located in the C-2 (commercial) zoning district



Potential for 25,000 square foot retail space



Parcel # 33-02-02-20-205-018

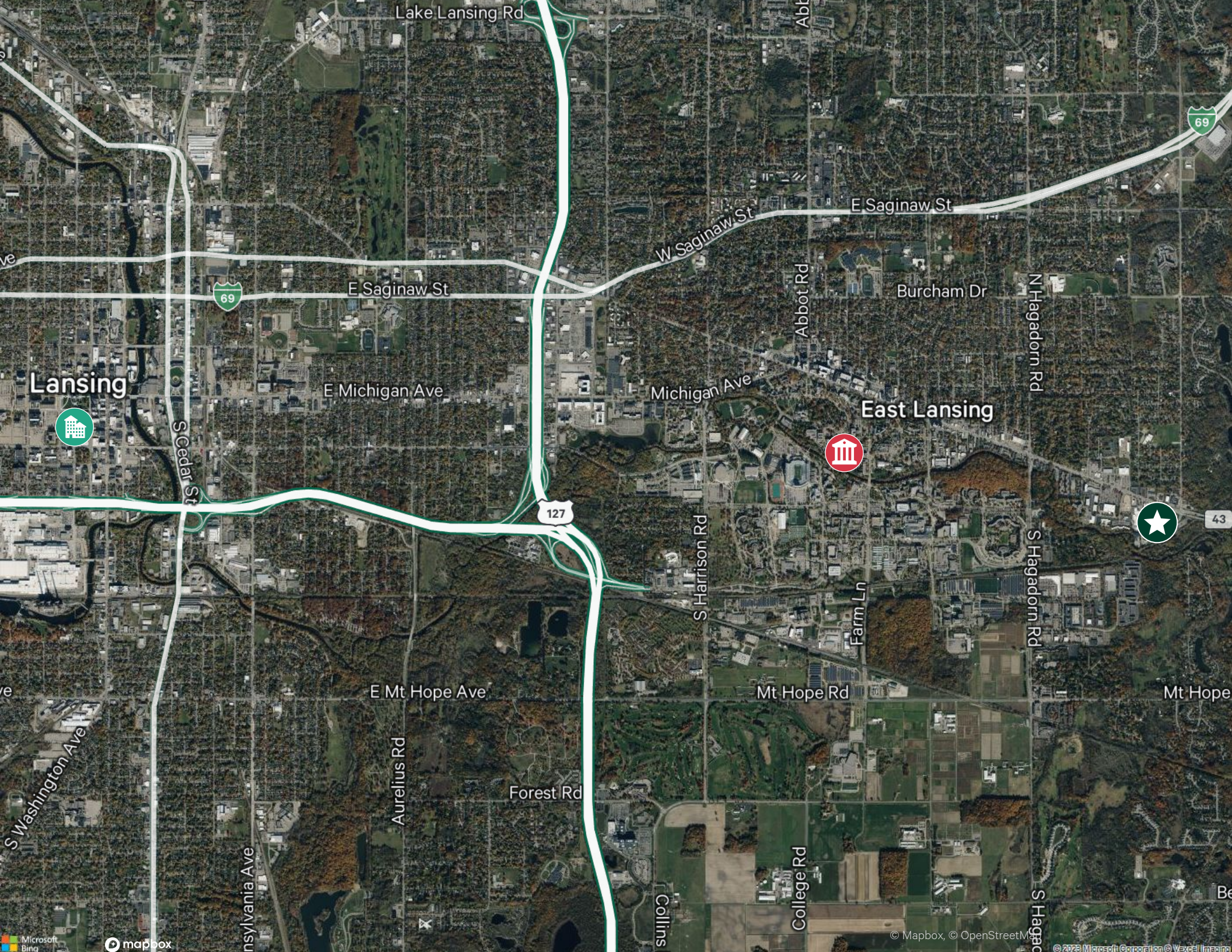
INVESTMENT HIGHLIGHTS

- » Shared lot with Crunch Fitness and Foods for Living grocery store
- » 137,396 population within a 5-mile radius
- » 92,294 average household income within a 5-mile radius
- » 5-minutes to Meridian Mall
- » 5-minutes to Michigan State University
- » 20-Minutes to downtown Lansing



SITE AERIAL





Lake Lansing Rd

Abb

69

E Saginaw St

W Saginaw St

69

E Saginaw St

Abbot Rd.

Burcham Dr

N Hagadorn Rd

Lansing

E Michigan Ave

Michigan Ave

East Lansing



S Cedar St

127



43

S Harrison Rd

Farm Ln

S Hagadorn Rd

S Washington Ave

E Mt Hope Ave

Mt Hope Rd

Mt Hope

Aurelius Rd

Forest Rd

Collins

College Rd

S Hagac

DEMOGRAPHIC BRIEF

Population	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	13,242	75,131	137,396
2028 Population - Five Year Projection	13,330	75,458	138,144
2020 Population - Census	13,065	75,163	136,179
2010 Population - Census	10,956	71,225	131,811
2020-2023 Annual Population Growth Rate	0.41%	-0.01%	0.27%
2023-2028 Annual Population Growth Rate	0.13%	0.09%	0.11%

Households	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	3,867	26,903	54,389
2028 Households - Five Year Projection	3,927	27,180	55,059
2010 Households - Census	2,833	25,000	50,834
2020 Households - Census	3,864 92.2%	26,774 91.6%	53,567 91.7%
2020-2023 Compound Annual Household Growth Rate	0.02%	0.15%	0.47%
2023-2028 Annual Household Growth Rate	0.31%	0.21%	0.25%
2023 Average Household Size	2.15	2.20	2.22

Household Income	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$74,377	\$98,962	\$92,294
2028 Average Household Income	\$86,195	\$113,594	\$105,502
2023 Median Household Income	\$40,748	\$59,471	\$57,712
2028 Median Household Income	\$48,934	\$70,147	\$66,413
2023 Per Capita Income	\$23,499	\$36,277	\$37,205
2028 Per Capita Income	\$27,097	\$41,745	\$42,727

DEMOGRAPHIC BRIEF

Housing Units	1 Mile		3 Miles		5 Miles	
2023 Housing Units	4,210		29,410		59,463	
2023 Vacant Housing Units	343	8.1%	2,507	8.5%	5,074	8.5%
2023 Occupied Housing Units	3,867	91.9%	26,903	91.5%	54,389	91.5%
2023 Owner Occupied Housing Units	1,457	34.6%	12,723	43.3%	26,884	45.2%
2023 Renter Occupied Housing Units	2,410	57.2%	14,180	48.2%	27,505	46.3%

Education	1 Mile		3 Miles		5 Miles	
2023 Population 25 and Over	4,453		35,998		76,979	
HS and Associates Degrees	1,313	29.5%	10,187	28.3%	28,260	36.7%
Bachelor's Degree or Higher	3,060	68.7%	25,152	69.9%	46,116	59.9%

Place Of Work	1 Mile		3 Miles		5 Miles	
2023 Businesses	393		2,696		5,014	
2023 Employees	5,075		44,774		85,503	



5.86 Acres | Meridian Grand River Land | Okemos, MI



PREPARED BY

Jack Johns
First Vice President
+1 517 290 3407
jack.johns@cbre.com

Hank Carpenter
Senior Associate
+1 248 709 0308
hank.carpenter@cbre.com

Maria Pas
Associate
+1 586 413 1116
maria.pas@cbre.com

