

FOR LEASE

Industrial / Office Space – Durand

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



1003 N. Saginaw St.
Durand, MI 48429

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

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PROPERTY OVERVIEW

Industrial/Office space for lease on N Saginaw St, directly across from Durand Area High School in Durand, MI. This space is well-suited for contractors, service businesses, light manufacturers, or storage-heavy professional users who need both a functional office, and dedicated industrial workspace. This offering includes a 1,589 SF freestanding pole building, equipped with (2) grade level doors, heat, and ample room for maneuvering trucks and trailers. In addition, there is a 1,296 SF office suite which features a reception area, (2) dedicated restrooms, and a blend of recently renovated space plus additional area ready for customization. Landlord build-out available for qualified tenants. Contact Broker for additional information.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Space Available:	2,885 SF
Doors:	(2) 12' x 14' GLD
Clear Height:	14'
Zoning:	M-1

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 12,946 people
- **Households:** 5,450 homes
- **Avg. HH Income:** \$83,344 USD
- **Traffic Counts:** 2,004 VPD



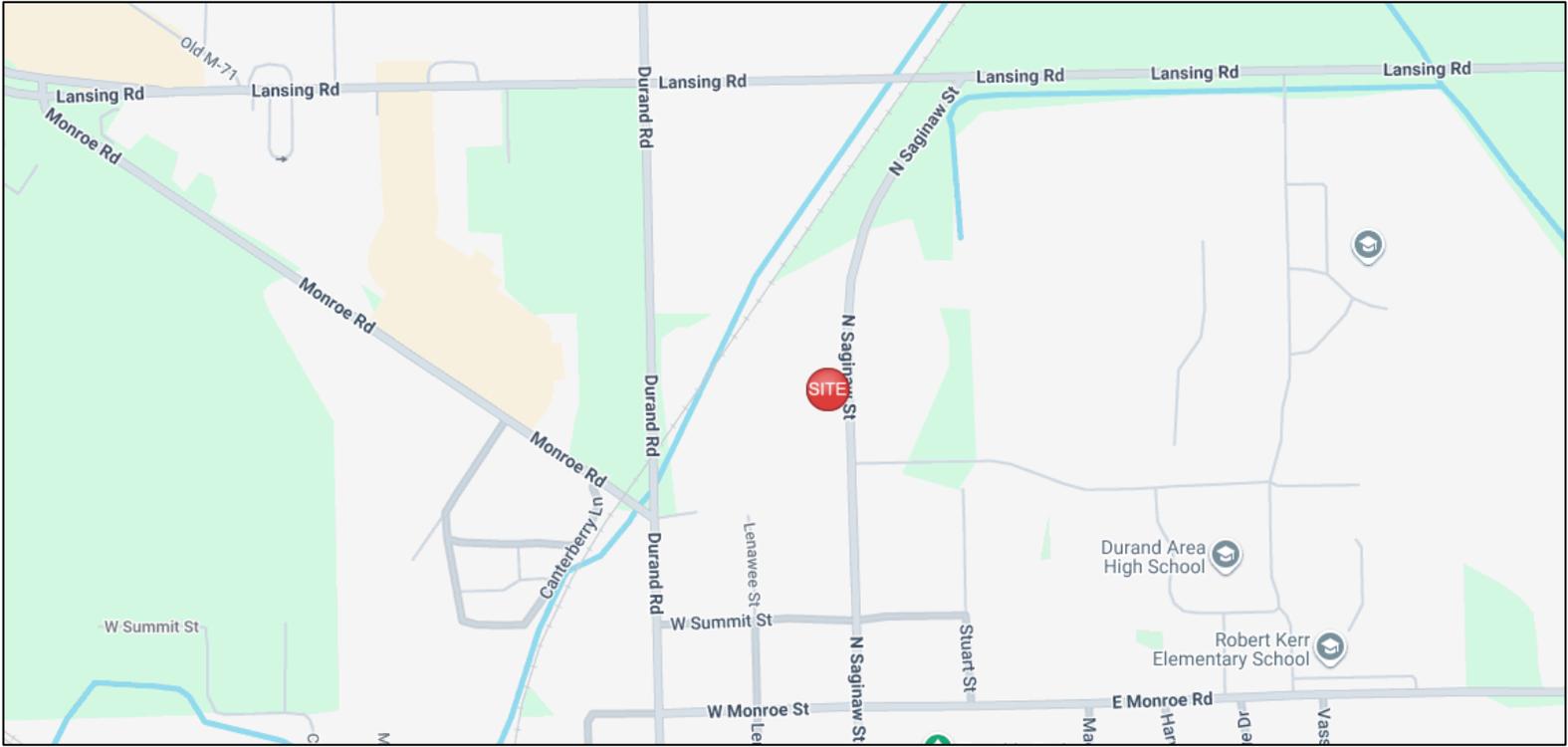


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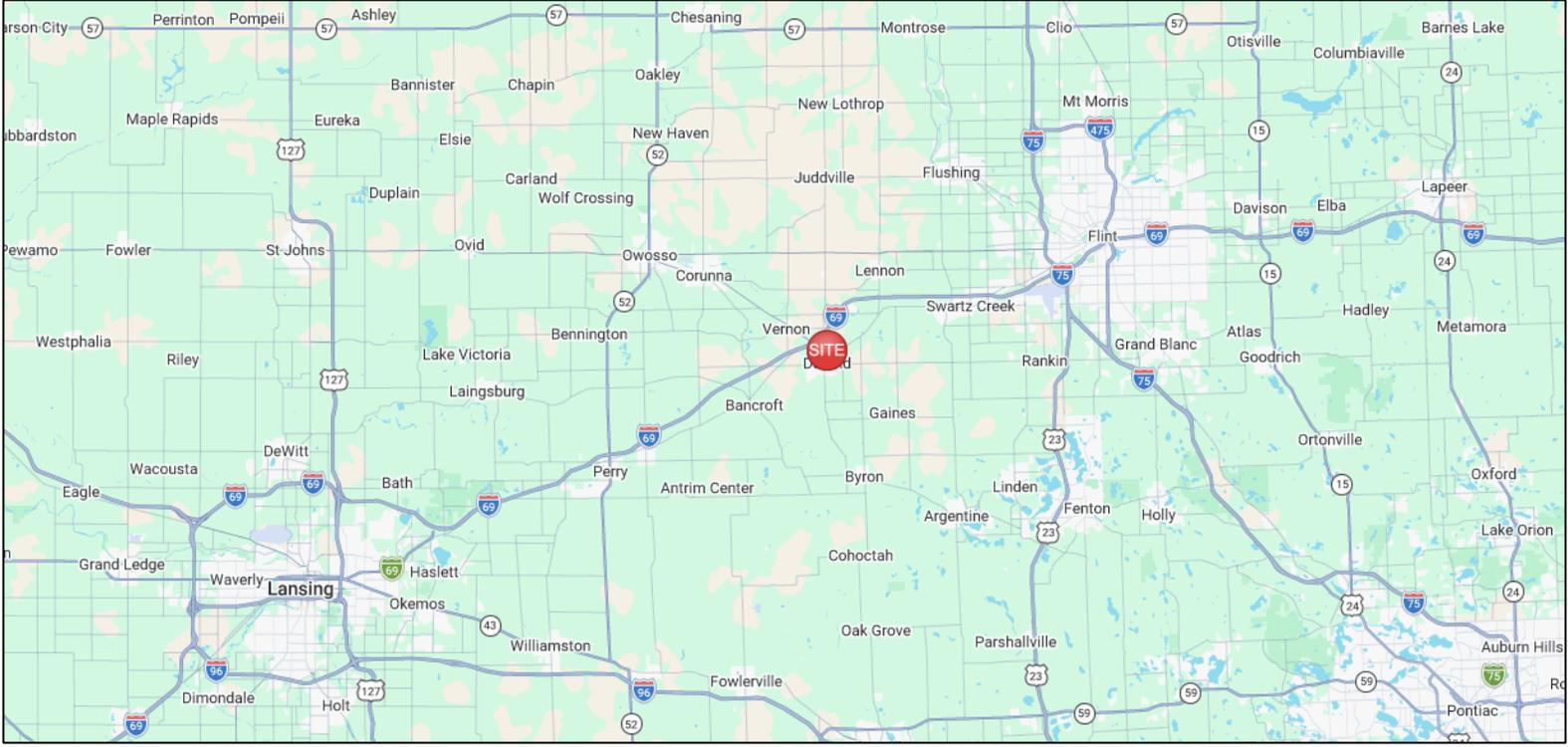
Retailer Map



LOCAL



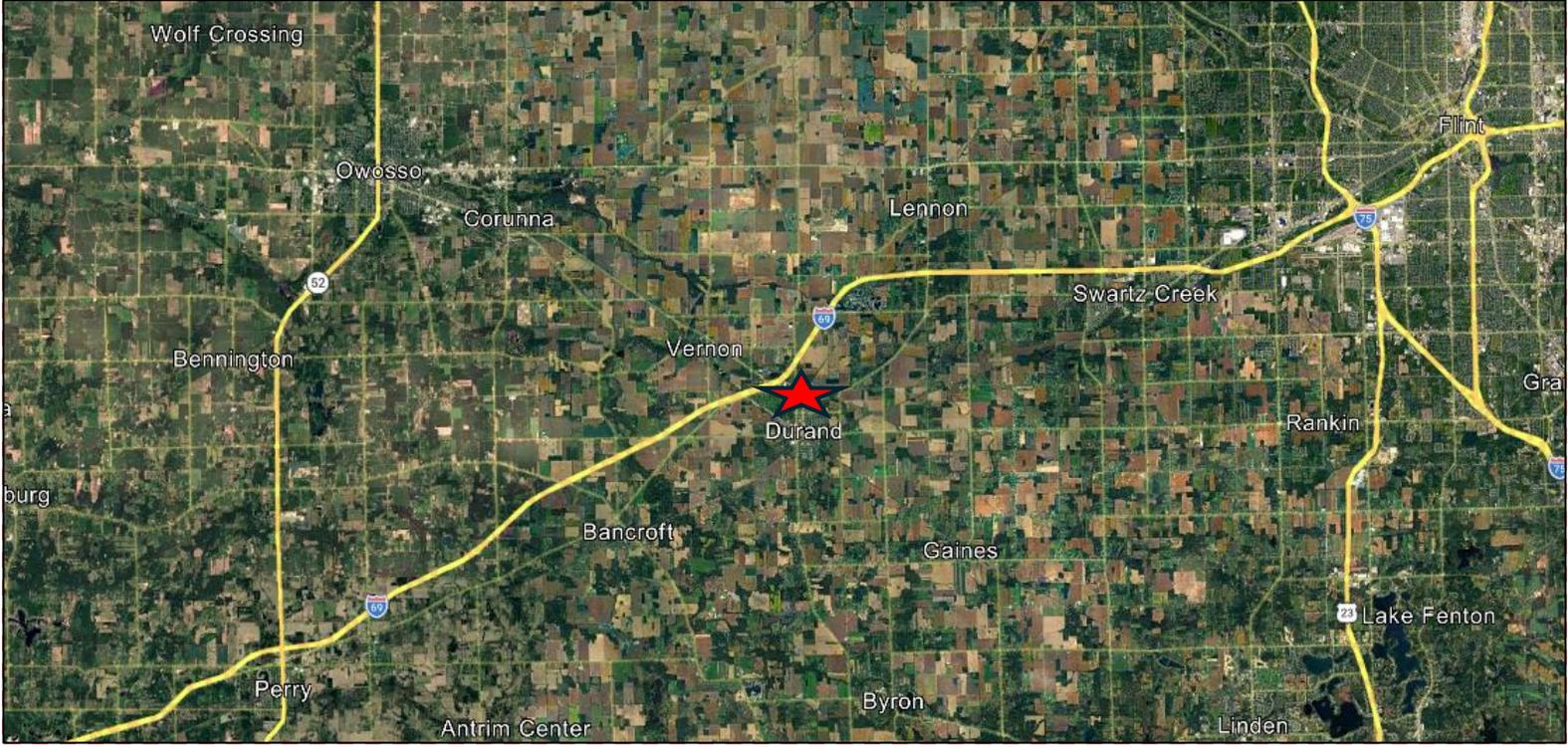
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LOCAL



REGIONAL



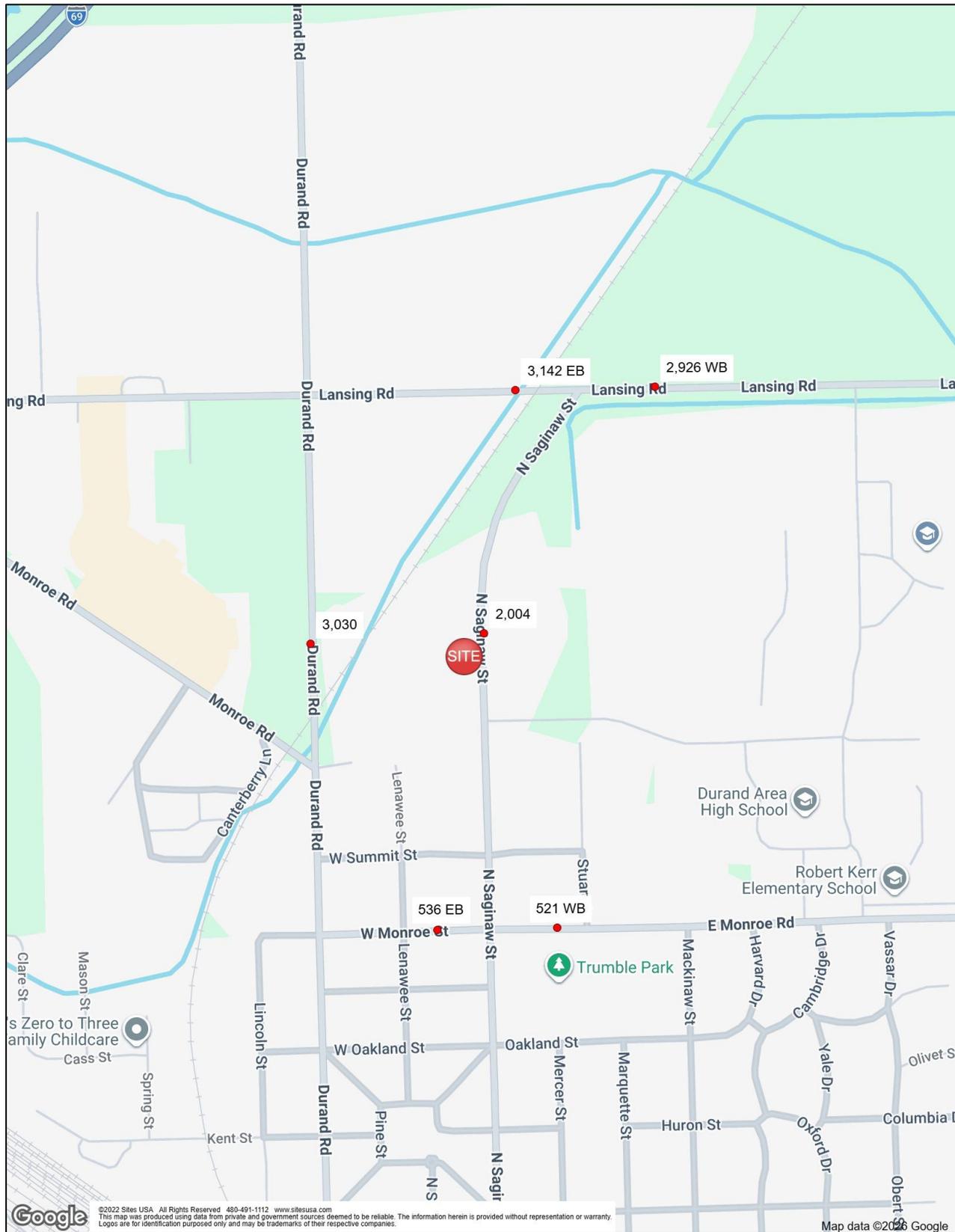
1003 N Saginaw St Durand, MI 48429	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,141	7,604	12,946
2030 Projected Population	3,123	7,622	12,924
2020 Census Population	3,154	7,059	12,586
2010 Census Population	3,123	7,216	12,988
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	-	0.4%	-
Households			
2025 Estimated Households	1,395	3,314	5,450
2030 Projected Households	1,399	3,352	5,495
2020 Census Households	1,394	3,024	5,146
2010 Census Households	1,245	2,845	4,978
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.8%	1.1%	0.6%
Age			
2025 Est. Population Under 10 Years	10.3%	9.5%	9.6%
2025 Est. Population 10 to 19 Years	10.8%	11.5%	11.8%
2025 Est. Population 20 to 29 Years	12.1%	11.6%	11.3%
2025 Est. Population 30 to 44 Years	19.7%	18.5%	18.1%
2025 Est. Population 45 to 59 Years	17.4%	19.1%	19.4%
2025 Est. Population 60 to 74 Years	18.5%	20.2%	20.7%
2025 Est. Population 75 Years or Over	11.2%	9.8%	9.1%
2025 Est. Median Age	41.7	43.2	43.3
Marital Status & Gender			
2025 Est. Male Population	49.3%	50.0%	50.5%
2025 Est. Female Population	50.7%	50.0%	49.5%
2025 Est. Never Married	24.0%	21.6%	24.1%
2025 Est. Now Married	45.6%	48.3%	50.6%
2025 Est. Separated or Divorced	20.0%	20.6%	17.3%
2025 Est. Widowed	10.5%	9.5%	7.9%
Income			
2025 Est. HH Income \$200,000 or More	2.4%	2.9%	3.9%
2025 Est. HH Income \$150,000 to \$199,999	2.7%	3.9%	7.1%
2025 Est. HH Income \$100,000 to \$149,999	20.7%	18.5%	18.5%
2025 Est. HH Income \$75,000 to \$99,999	7.8%	12.9%	13.6%
2025 Est. HH Income \$50,000 to \$74,999	24.8%	21.3%	19.8%
2025 Est. HH Income \$35,000 to \$49,999	12.5%	16.6%	14.6%
2025 Est. HH Income \$25,000 to \$34,999	6.8%	6.0%	6.9%
2025 Est. HH Income \$15,000 to \$24,999	11.2%	8.6%	7.7%
2025 Est. HH Income Under \$15,000	11.0%	9.4%	7.9%
2025 Est. Average Household Income	\$73,041	\$75,613	\$83,344
2025 Est. Median Household Income	\$58,263	\$60,607	\$66,211
2025 Est. Per Capita Income	\$32,642	\$33,048	\$35,146
2025 Est. Total Businesses	154	188	245
2025 Est. Total Employees	1,248	1,460	1,723

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Race			
2025 Est. White	95.6%	96.1%	95.1%
2025 Est. Black	0.4%	0.3%	1.0%
2025 Est. Asian or Pacific Islander	0.6%	0.5%	0.5%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	3.2%	3.0%	3.2%
Hispanic			
2025 Est. Hispanic Population	80	208	371
2025 Est. Hispanic Population	2.5%	2.7%	2.9%
2030 Proj. Hispanic Population	3.0%	3.4%	3.5%
2020 Hispanic Population	3.0%	2.6%	2.8%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	2,304	5,603	9,499
2025 Est. Elementary (Grade Level 0 to 8)	1.6%	1.7%	1.8%
2025 Est. Some High School (Grade Level 9 to 11)	7.7%	7.6%	6.5%
2025 Est. High School Graduate	38.9%	38.4%	38.1%
2025 Est. Some College	23.9%	26.8%	26.6%
2025 Est. Associate Degree Only	11.2%	11.6%	11.6%
2025 Est. Bachelor Degree Only	12.3%	10.6%	11.3%
2025 Est. Graduate Degree	4.3%	3.3%	4.1%
Housing			
2025 Est. Total Housing Units	1,484	3,677	5,988
2025 Est. Owner-Occupied	57.8%	66.5%	71.9%
2025 Est. Renter-Occupied	36.2%	23.7%	19.1%
2025 Est. Vacant Housing	6.0%	9.9%	9.0%
Homes Built by Year			
2025 Homes Built 2010 or later	1.8%	4.1%	3.6%
2025 Homes Built 2000 to 2009	3.4%	4.3%	7.1%
2025 Homes Built 1990 to 1999	7.3%	6.1%	8.2%
2025 Homes Built 1980 to 1989	1.7%	2.1%	3.9%
2025 Homes Built 1970 to 1979	18.3%	21.5%	22.5%
2025 Homes Built 1960 to 1969	2.3%	8.0%	8.7%
2025 Homes Built 1950 to 1959	14.7%	13.8%	11.4%
2025 Homes Built Before 1949	44.4%	30.3%	25.6%
Home Values			
2025 Home Value \$1,000,000 or More	1.2%	1.0%	1.0%
2025 Home Value \$500,000 to \$999,999	1.3%	1.0%	2.3%
2025 Home Value \$400,000 to \$499,999	0.6%	1.2%	2.1%
2025 Home Value \$300,000 to \$399,999	5.7%	9.7%	11.8%
2025 Home Value \$200,000 to \$299,999	14.7%	18.6%	22.4%
2025 Home Value \$150,000 to \$199,999	22.4%	21.2%	20.8%
2025 Home Value \$100,000 to \$149,999	30.4%	21.1%	16.1%
2025 Home Value \$50,000 to \$99,999	20.8%	20.8%	15.2%
2025 Home Value \$25,000 to \$49,999	1.5%	1.0%	3.0%
2025 Home Value Under \$25,000	1.4%	4.4%	5.3%
2025 Median Home Value	\$155,182	\$161,073	\$176,941
2025 Median Rent	\$730	\$685	\$699

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	2,616	6,361	10,790
2025 Est. Civilian Employed	54.9%	54.5%	56.5%
2025 Est. Civilian Unemployed	2.7%	2.1%	2.0%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	42.5%	43.4%	41.5%
2025 Labor Force Males	49.1%	49.6%	50.3%
2025 Labor Force Females	50.9%	50.4%	49.7%
Occupation			
2025 Occupation: Population Age 16 Years or Over	1,436	3,466	6,101
2025 Mgmt, Business, & Financial Operations	11.6%	11.0%	11.7%
2025 Professional, Related	22.9%	19.8%	20.7%
2025 Service	15.3%	17.4%	17.1%
2025 Sales, Office	18.4%	18.5%	18.4%
2025 Farming, Fishing, Forestry	0.6%	0.3%	0.3%
2025 Construction, Extraction, Maintenance	10.4%	11.4%	11.3%
2025 Production, Transport, Material Moving	20.8%	21.7%	20.5%
2025 White Collar Workers	53.0%	49.3%	50.8%
2025 Blue Collar Workers	47.0%	50.7%	49.2%
Transportation to Work			
2025 Drive to Work Alone	78.9%	78.9%	81.9%
2025 Drive to Work in Carpool	6.7%	7.5%	6.9%
2025 Travel to Work by Public Transportation	-	-	0.1%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	4.7%	4.3%	2.9%
2025 Other Means	1.2%	0.7%	0.6%
2025 Work at Home	8.5%	8.6%	7.6%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	22.4%	22.1%	19.7%
2025 Travel to Work in 15 to 29 Minutes	23.3%	27.2%	32.2%
2025 Travel to Work in 30 to 59 Minutes	46.2%	40.3%	36.9%
2025 Travel to Work in 60 Minutes or More	8.1%	10.4%	11.3%
2025 Average Travel Time to Work	31.5	29.5	28.1
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$110.92 M	\$272.14 M	\$479.74 M
2025 Est. Apparel	\$2.09 M	\$5.13 M	\$8.98 M
2025 Est. Contributions, Tax and Retirement	\$25.43 M	\$62.69 M	\$115.29 M
2025 Est. Education	\$2.46 M	\$6.03 M	\$10.7 M
2025 Est. Entertainment	\$6.51 M	\$15.93 M	\$27.88 M
2025 Est. Food, Beverages, Tobacco	\$14.42 M	\$35.24 M	\$60.88 M
2025 Est. Health Care	\$9.24 M	\$22.22 M	\$36.87 M
2025 Est. Household Furnishings and Equipment	\$2.97 M	\$7.29 M	\$12.81 M
2025 Est. Household Operations, Shelter, Utilities	\$26.61 M	\$63.42 M	\$108.72 M
2025 Est. Miscellaneous Expenses	\$1.93 M	\$4.73 M	\$8.31 M
2025 Est. Personal Care	\$1.55 M	\$3.8 M	\$6.54 M
2025 Est. Transportation	\$17.7 M	\$45.65 M	\$82.75 M

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Traffic Counts





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