

FOR LEASE/SALE

# **FREESTANDING FORMER FAMILY DOLLAR**

315 N. STATE RD, OTISVILLE, MI 48463

**8,320 SF  
AVAILABLE**



ECODE #967

**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

## PROPERTY DETAILS

LOCATION:	315 N. State Rd, Otisville, MI 48463
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	\$499,000.00
RENT:	\$10.00/SF NNN
NNN EXPENSE:	\$4.00/SF
PROPERTY TAXES:	\$14,188.92
BUILDING SIZE:	8,320 SF
YEAR BUILT:	2017
LOT SIZE:	0.66 AC
LOT DIMENSIONS:	Irregular
AVAILABLE SPACE:	8,320 SF
ZONING:	Commercial (NEC)
TRAFFIC COUNT:	N Street Rd (5,889 CPD)

EXCLUSIVELY LISTED BY:



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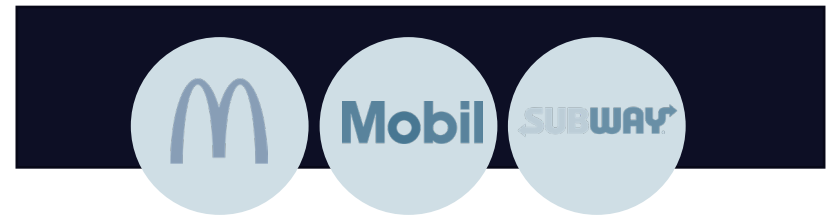
\$499,000.00

**SALES PRICE**

\$10.00/SF NNN

**RENT**

### TRADE AREA

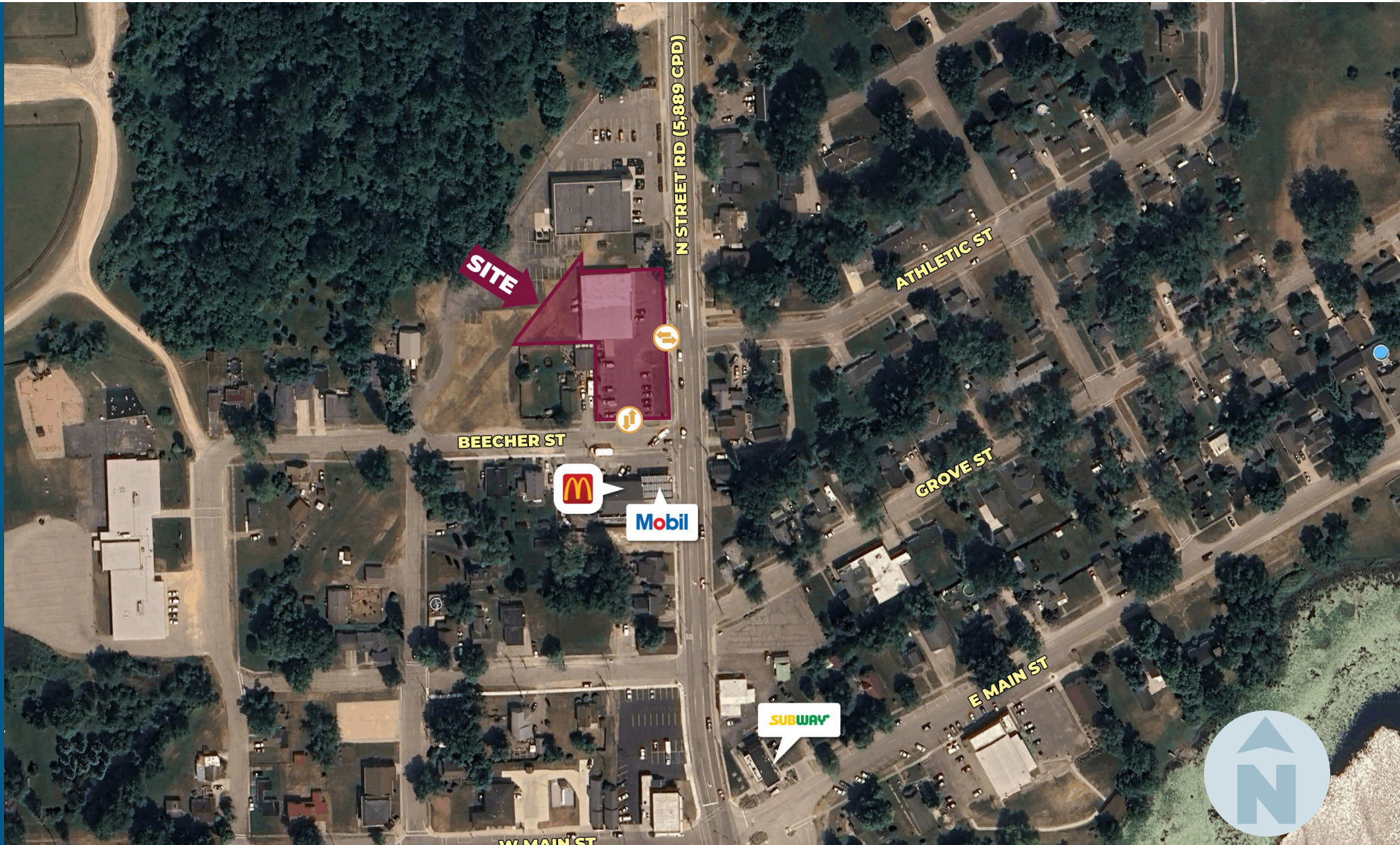


### HIGHLIGHTS

- Freestanding former Family Dollar
- Recently constructed in 2017 with a modern design
- Ample parking with 24 dedicated spaces
- Ideal for retail, medical, or service-based businesses
- Excellent visibility and access for customer traffic
- Monument signage available

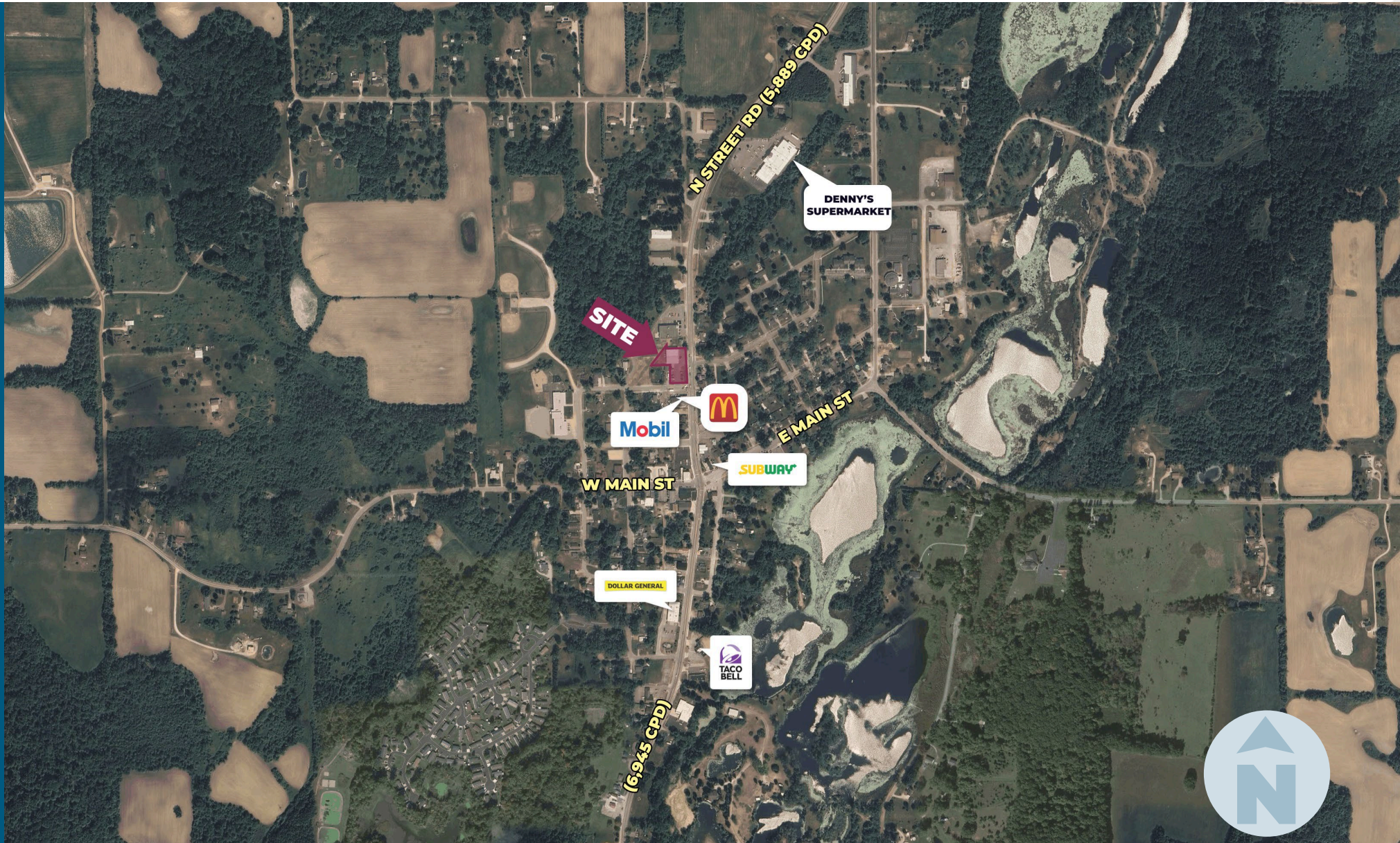


# MICRO AERIAL





# MACRO AERIAL





# PLAT





## SITE PHOTOS

**8,320 SF  
AVAILABLE**

SIGNAGE  
AVAILABLE

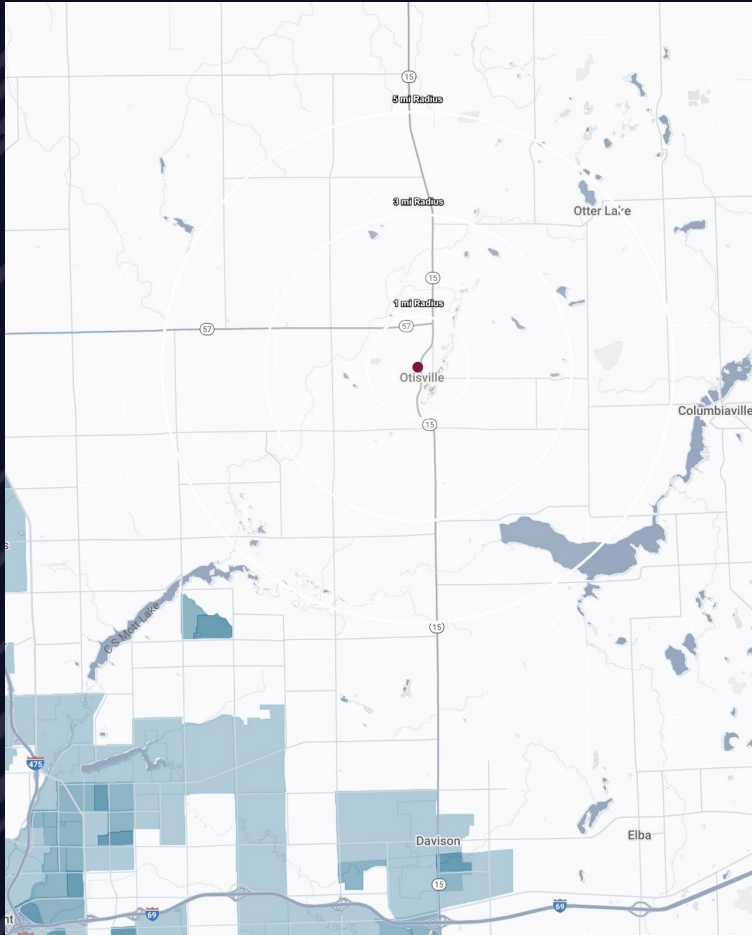




## SITE PHOTOS



## DEMOGRAPHICS



## FREESTANDING FORMER FAMILY DOLLAR

315 N. State Rd, Otisville, MI 48463

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	972	3,549	9,654
2030 Projected Population	956	3,469	9,469
2020 Census Population	998	3,819	10,240
2010 Census Population	1,044	3,872	10,322
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-0.5%	-0.6%	-0.4%
HOUSEHOLDS			
2025 Estimated Households	426	1,491	3,955
2030 Projected Households	422	1,474	3,916
2020 Census Households	432	1,555	4,088
2010 Census Households	412	1,505	3,979
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	-	-
RACE			
2025 Est. White	93.3%	92.3%	91.7%
2025 Est. Black	0.9%	2.5%	3.2%
2025 Est. Asian or Pacific Islander	0.5%	0.4%	0.4%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
2025 Est. Other Races	4.9%	4.5%	4.5%
INCOME			
2025 Est. Average Household Income	\$66,789	\$88,902	\$88,184
2025 Est. Median Household Income	\$61,683	\$65,995	\$67,945
2025 Est. Per Capita Income	\$29,243	\$37,362	\$36,169
BUSINESS			
2025 Est. Total Businesses	52	90	169
2025 Est. Total Employees	349	607	1,015



## CONTACT US



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