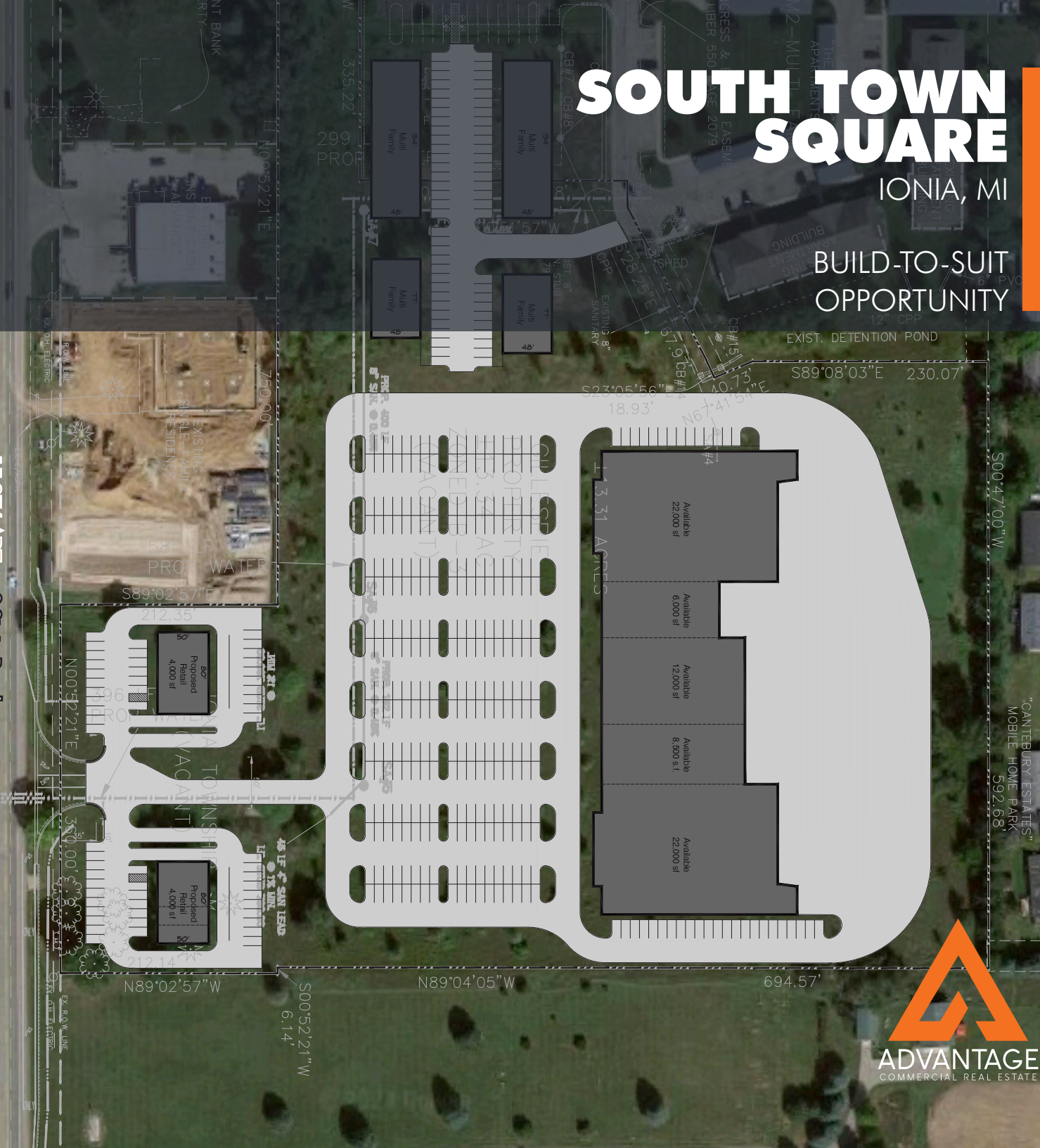


# SOUTH TOWN SQUARE

IONIA, MI

BUILD-TO-SUIT  
OPPORTUNITY

15,274 ADT S State Road



"CANTERBURY ESTATES"  
MOBILE HOME PARK  
592.68





# OUR TEAM



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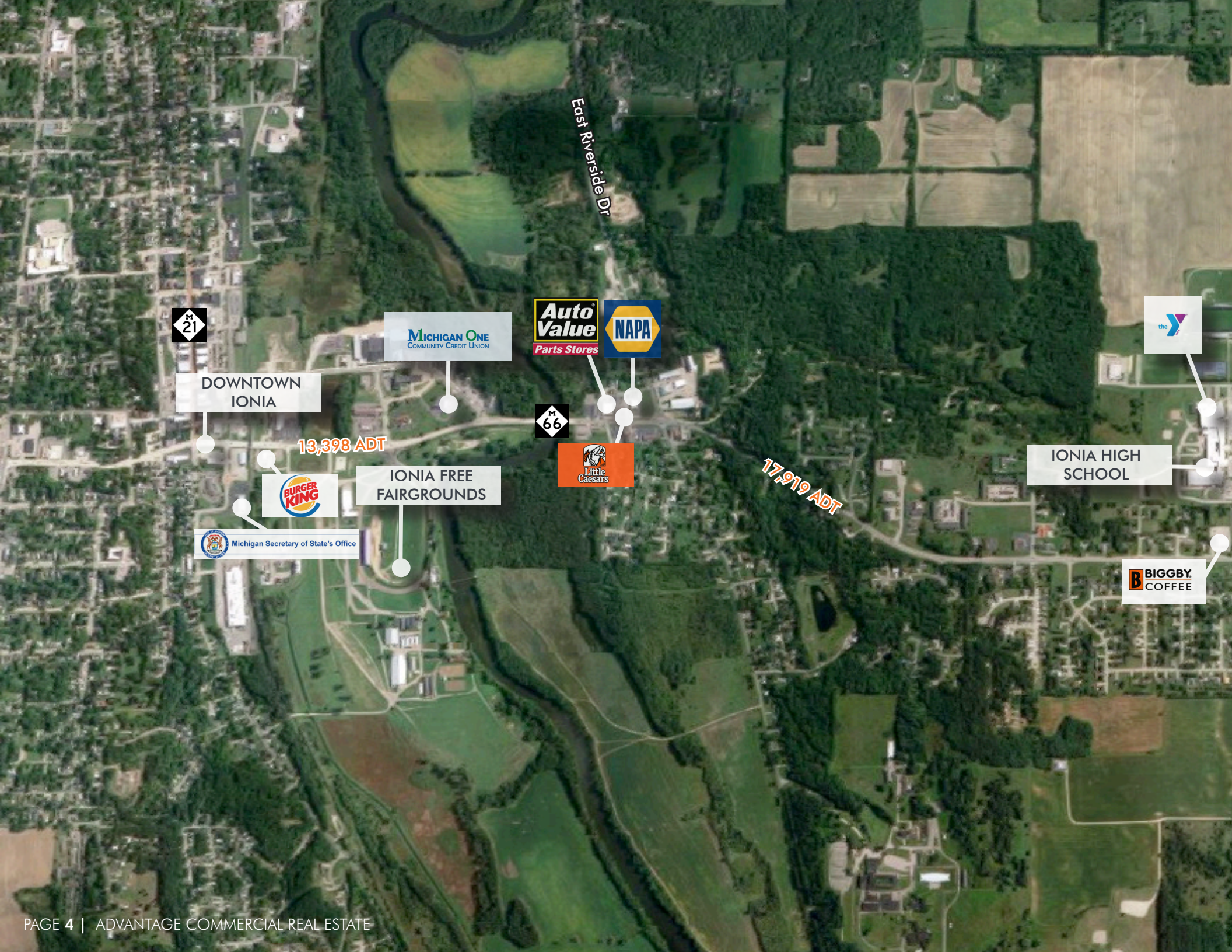


# **SOUTH TOWN SQUARE**

New multi-tenant strip center proposed at South Town Square in Ionia. This is a build-to-suit opportunity with suite sizes ranging from 1,600 SF up to 22,000 SF. This site sits along S State Road and is about 35 miles east of Grand Rapids. Features include quick and easy access to downtown Ionia, strong traffic counts, and great exposure. Join surrounding users such as Meijer, Tractor Supply Co., Aldi, Popeyes, Petco, McDonald's, Farm Depot, Walmart, Taco Bell, Applebee's, Menards, and more.

**MULTIPLE SUITES**  
AVAILABLE

**1,600-22,000 SF**  
AVAILABLE



DOWNTOWN IONIA

13,398 ADT



IONIA FREE FAIRGROUNDS



Michigan Secretary of State's Office



17,919 ADT



IONIA HIGH SCHOOL





E Tuttle Rd

E David Hwy

IONIA COUNTY AIRPORT

SOUTH TOWN SQUARE

MENARDS

IONIA  
24/7 FITNESS

ALDI

Young  
OF IONIA  
CHEVY BUICK GMC

THE VINTAGE  
RESTORATION  
AUTO

PFCU  
Credit Union

petco  
O'Reilly  
AUTO PARTS

TSC TRACTOR  
SUPPLY CO

M 66

15,274 ADT

Walgreens

Arby's

McDonald's

Applebee's TACO BELL

Culver's

goodwill  
Great Clips  
SAPPHIRE verizon

AmeriGas  
America's Propane Company

Walmart

Farm Depot

meijer

# PROPERTY LOCATION

South Town Square lies just two miles from the Ionia Free Fair, the world's largest free-admission fair, which attracted over 400,000 guests in 2023. Positioned along M-66 (S State Road), it benefits from over 15,000 daily passing vehicles. Anchored by strong tenants including McDonald's, Aldi, Menards, and Meijer, it offers a prime location for business and commerce.

# JUNIOR BOX SUITES

## 6,000 SF

Lease Rate/SF, NNN	\$19.75
Total Rent/Month	\$9,875

## 8,000 SF

Lease Rate/SF, NNN	\$19.75
Total Rent/Month	\$13,167

## 12,000 SF

Lease Rate/SF, NNN	\$17.00
Total Rent/Month	\$17,000

## 22,000 SF

Lease Rate/SF, NNN	\$16.00
Total Rent/Month	\$29,333

## POTENTIAL RETAIL USES

Pet supply store, clothing store, variety store, beauty store, shoe store, book store, gym, furniture store, sporting goods store, electronic store, dollar store, and more.



# OUTLOT SUITES

## 1,600 SF

Lease Rate/SF, NNN	\$27.50
Total Rent/Month	\$3,667

## 2,300 SF with Drive-Thru

Lease Rate/SF, NNN	\$38.00
Total Rent/Month	\$7,283

## 3,200 SF

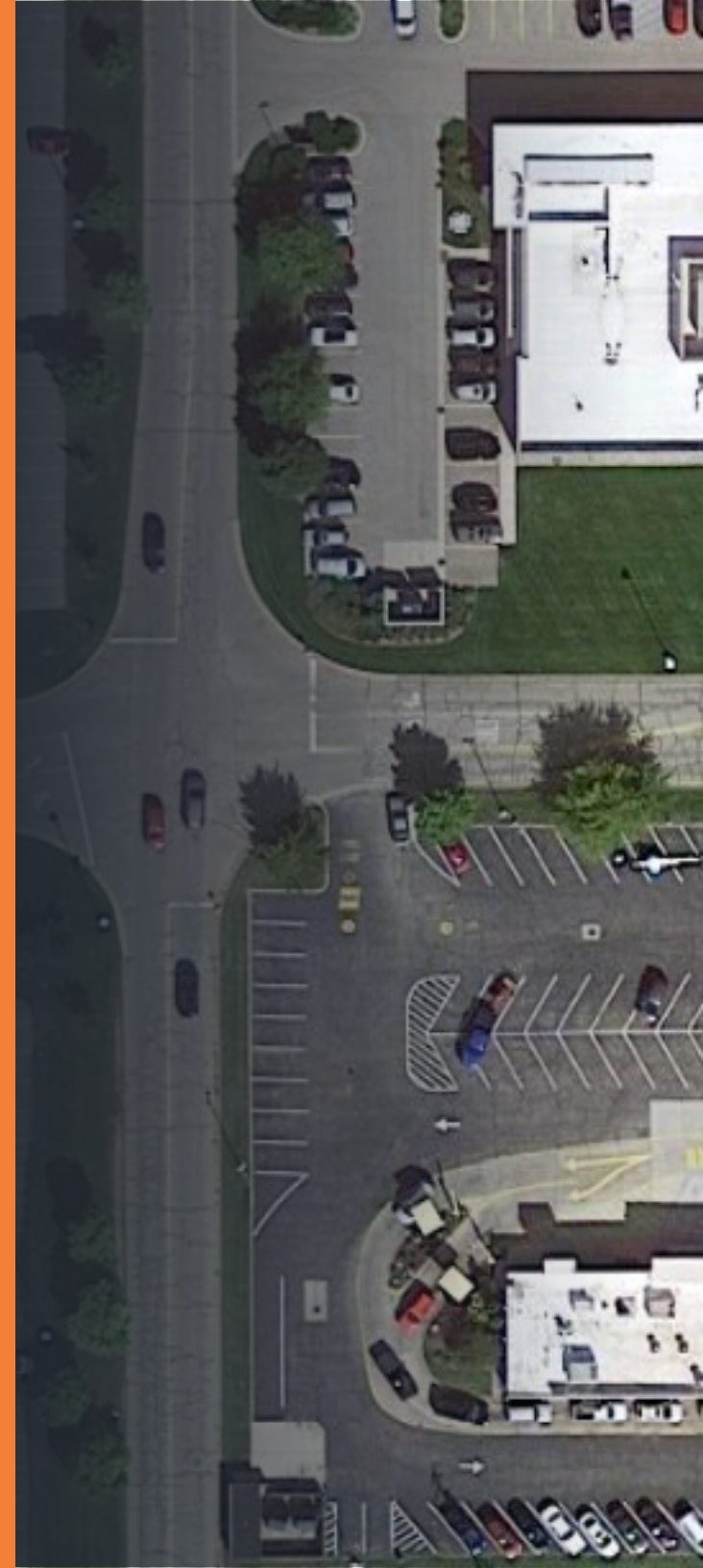
Lease Rate/SF, NNN	\$27.50
Total Rent/Month	\$7,333

## 4,500 SF with Drive-Thru

Lease Rate/SF, NNN	\$27.50
Total Rent/Month	\$10,313

## POTENTIAL RETAIL USES

Restaurant, bank, cell phone store, paint store, pet daycare center, hair salon, nail salon, jewelry store, mattress store, bakery, gym, shipping store, and more.







# AREA OVERVIEW

## IONIA OVERVIEW

Ionia, MI, is a city with a rich history and a welcoming community. Approximately 34 miles west of Lansing, Ionia offers a mix of small-town charm and modern amenities. The city has evolved into a center for agriculture, manufacturing, and diverse industries. Ionia boasts recreational opportunities with parks and trails, and the annual Ionia Free Fair draws locals and visitors alike, showcasing the city's amenities. Ionia has seen a 17% increase in population between the 2010 and 2020 census, which shows that more and more people are looking to move to Ionia.

## SOUTH TOWN SQUARE OVERVIEW

New multi-tenant strip center proposed at South Town Square in Ionia. This is a build-to-suit opportunity with suite sizes ranging from 1,600 SF up to 22,000 SF. This site sits along S State Road and is about 35 miles east of Grand Rapids. Features include quick and easy access to downtown Ionia, strong traffic counts, and great exposure. Join surrounding users such as Meijer, Tractor Supply Co., Aldi, Popeyes, Petco, McDonald's, Farm Depot, Walmart, Taco Bell, Applebee's, Menards, and more.

# REGIONAL AVERAGE CONSUMER SPENDING

5 MILE RADIUS

**\$7,859,748**

APPAREL & SERVICES

**\$14,643,777**

ENTERTAINMENT & RECREATION

**\$38,472,681**

FOOD

**\$10,758,963**

HOUSEHOLD FURNISHINGS

**\$13,186,603**

DINING OUT

**\$5,512,327**

PERSONAL CARE PRODUCTS &  
SERVICES



**POPULATION**

**1,501**

1 MILE

**13,161**

3 MILES

**20,582**

5 MILES



**AVERAGE HOUSEHOLD  
INCOME**

**\$74,560**

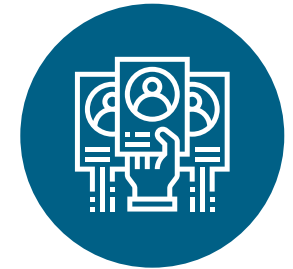
1 MILE

**\$68,003**

3 MILES

**\$70,209**

5 MILES



**MEDIAN  
AGE**

**41.4**

1 MILE

**36.1**

3 MILES

**36.4**

5 MILES

# SOUTH TOWN SQUARE

IONIA, MI

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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