

2150 EAST M 21

OWOSSO, MI 48867

2,072- 6,632 SF AVAILABLE | 2,488 SF DRIVE-THRU

FOR LEASE



JASON OROW

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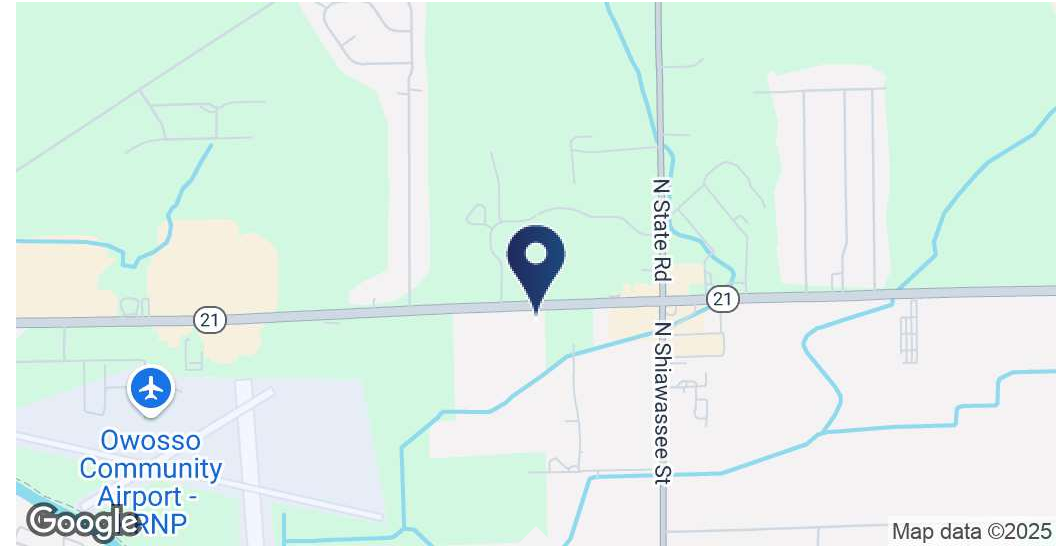
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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
Building Size	9,031 SF

Discover a standout opportunity at this prestigious property in Owosso, MI. Boasting modern design and versatile layouts, this newly built strip center is primed to meet a variety of business needs. With ample parking and ease of access from East M 21, it offers unparalleled convenience for both employees and clients. Inside, the property showcases impressive finishes, abundant natural light, and customizable floor plans to ensure a seamless fit for your business.



- 2,488 SF end cap space with drive-thru option
- Newly developed, modern strip center
- Convenient location with high visibility
- Ample parking for employees and customers
- Spacious and customizable interior layout
- Easy access to major transportation routes

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SITE PLAN



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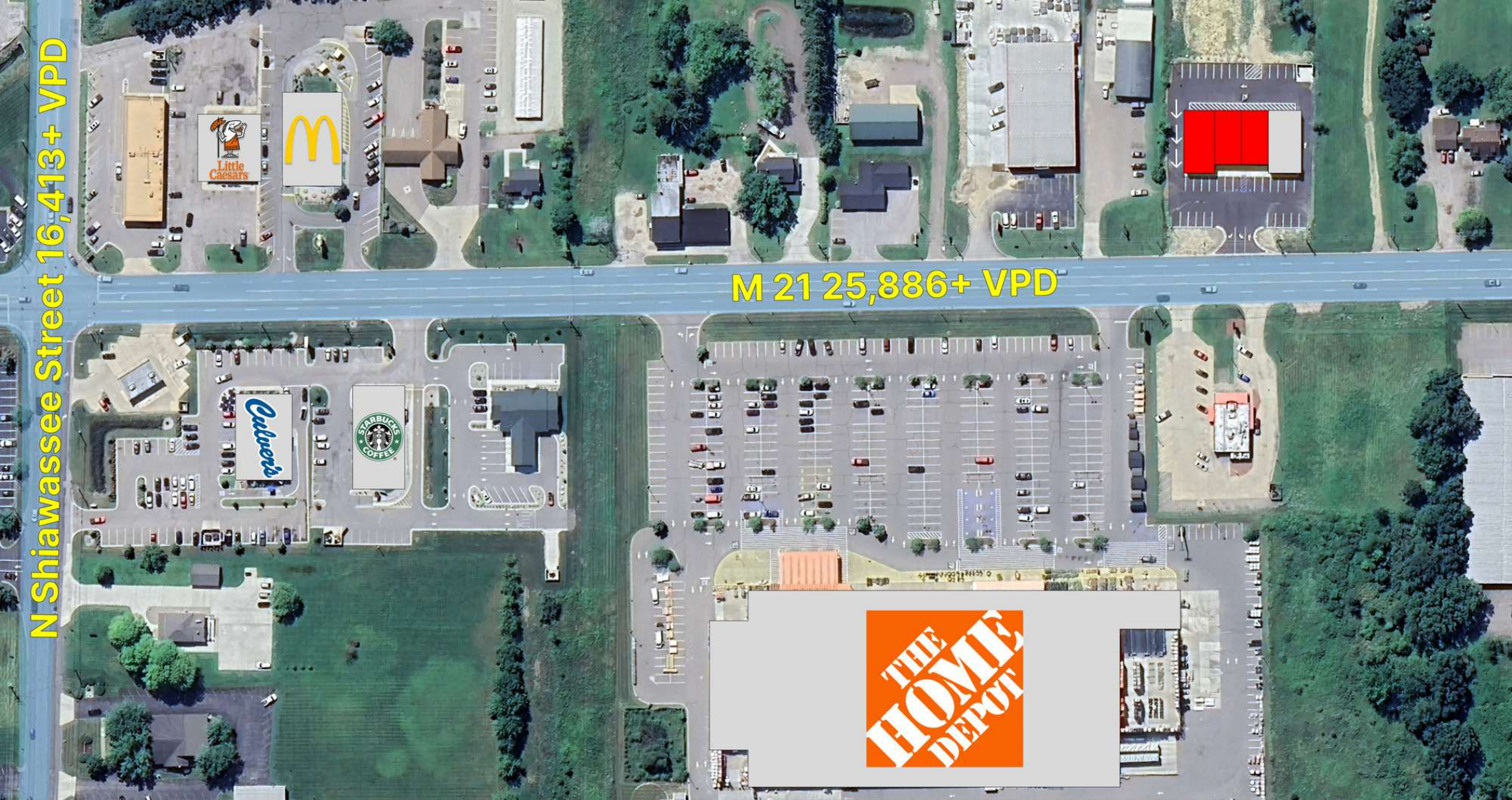
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TRAFFIC COUNTS

N Shiawassee Street 16,413+ VPD

M 21 25,886+ VPD



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TRADE AERIAL



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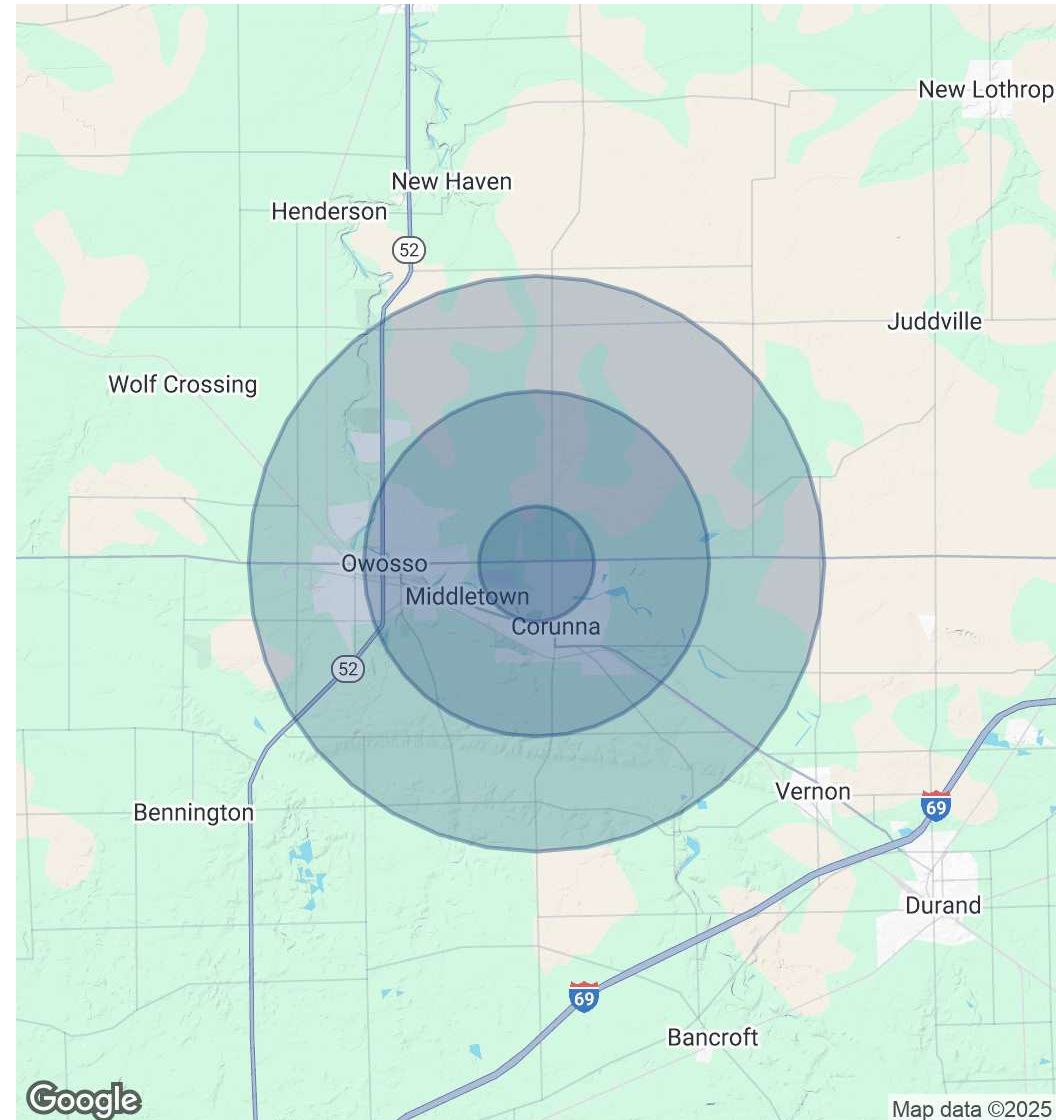
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,604	17,044	26,849
Average Age	45	42	42
Average Age (Male)	43	40	41
Average Age (Female)	47	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	709	7,350	11,567
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$61,238	\$61,021	\$63,066
Average House Value	\$168,966	\$161,488	\$163,502

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,475	15,555	24,616
Total Population - Black	6	139	203
Total Population - Asian	11	90	129
Total Population - American Indian	8	81	109
Total Population - Other	8	147	213

Demographics data derived from AlphaMap



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BROKER



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