

# FOR LEASE – 5,750 SF RETAIL/INDUSTRIAL FLEX SPACE



## JH Business Center 2807 Jolly Road, Okemos, MI



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**FOR LEASE**

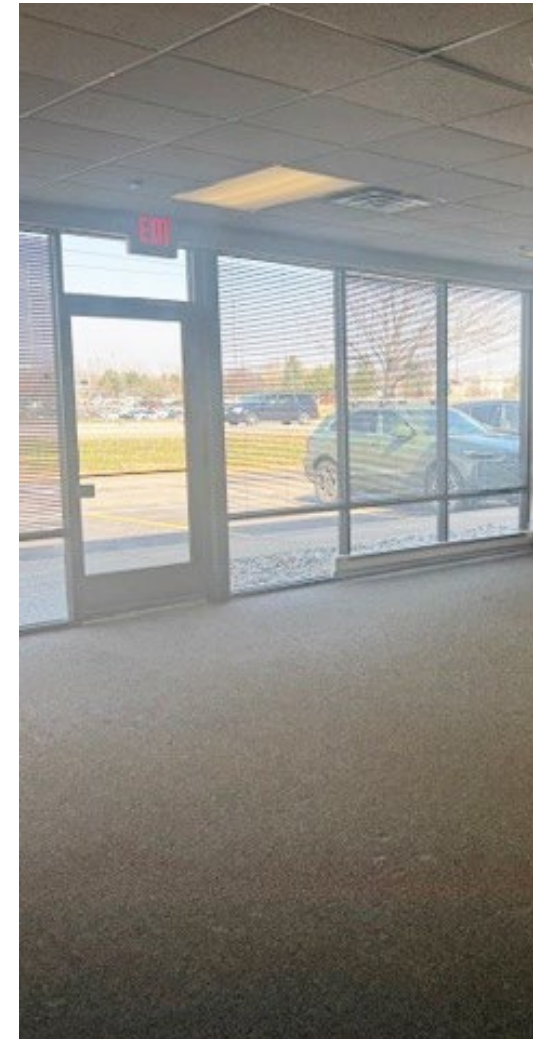
5,750 SF Retail/Industrial Flex Space

# PROPERTY HIGHLIGHTS

- **Suite 360: 5,750 SF**
- **Lease Rate: \$12.00/SF NNN**  
**(± 5.25/SF NNN Expense)**
- Located in JH Business Center, a 13,500 SF Retail Center Comprised of (3) Retail/Industrial Flex Buildings
- Flex Space that Could be Opened Up
- Excellent Visibility with Building Signage
- Ample Doorstep Parking
- Near Several Gyms, Grocery, Retailers and Restaurants
- Diverse Tenant Mix : Meridian Winds, Leading Edge Golf, Applegate, BCI, Goodwill and USDA-APHIS
- 1.7 Miles to Okemos/I-96 Interchange
- 14,135 VPD at Jolly and Hulett Road Intersection



- Currently Set Up as Showroom with Multiple Private Offices, Work Areas, Breakroom and Restrooms
- Landlord Will Consider Space Modifications
- Private Entrance to Showroom and Office Area
- Climate Controlled Throughout



## OFFICES/SHOWROOM

±3,225 SF Offices/Showroom Space

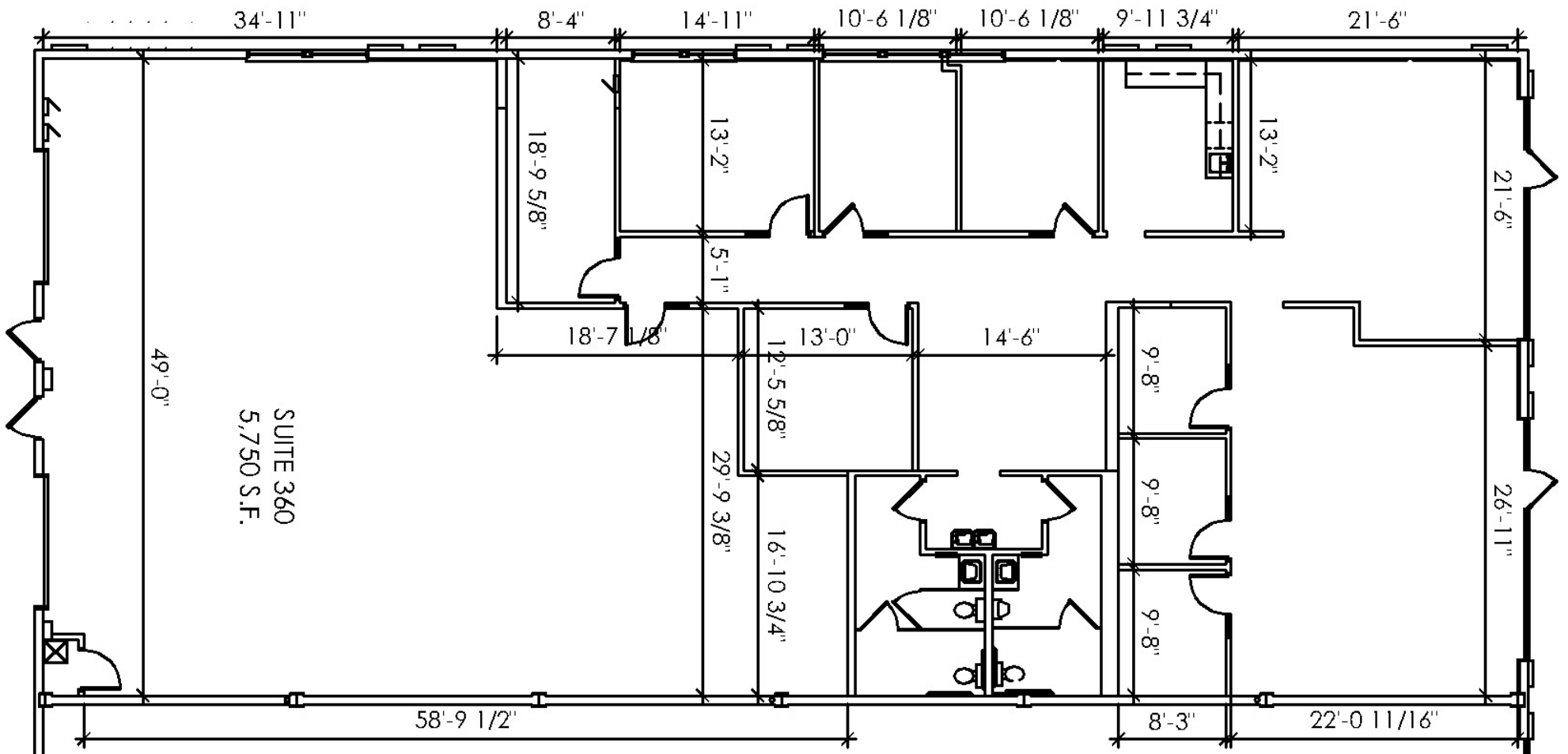


- (1) 12' Grade Level Door
- (1) Loading Dock
- 15' Ceiling Clearance
- Climate Controlled Throughout
- 3-Phase Electricity
- Private Entrance for Warehouse/Storage Area

# WAREHOUSE/STORAGE

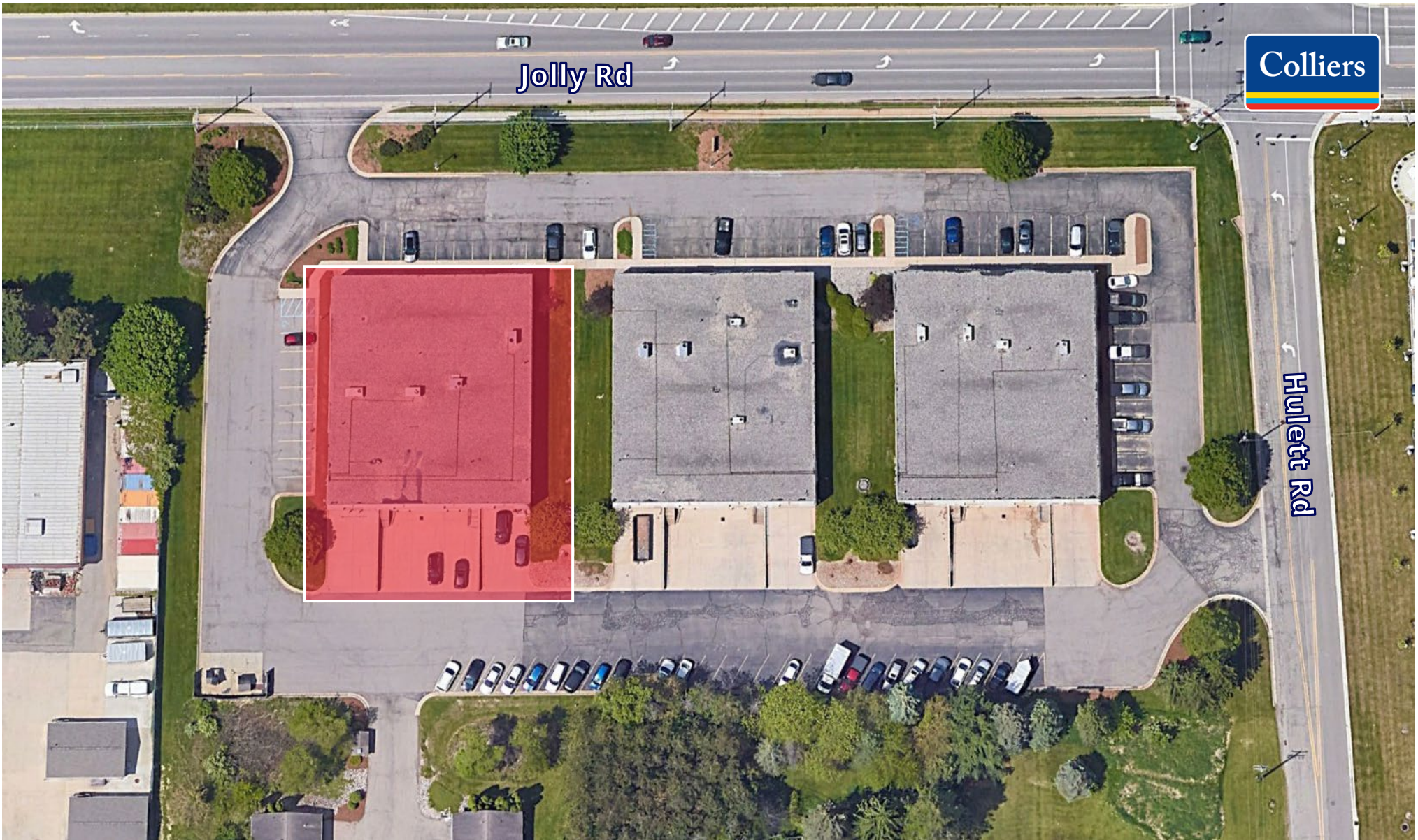
±2,525 SF Warehouse/Storage Space

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# FLOOR PLAN

5,750 SF Retail/Industrial Flex Space Available

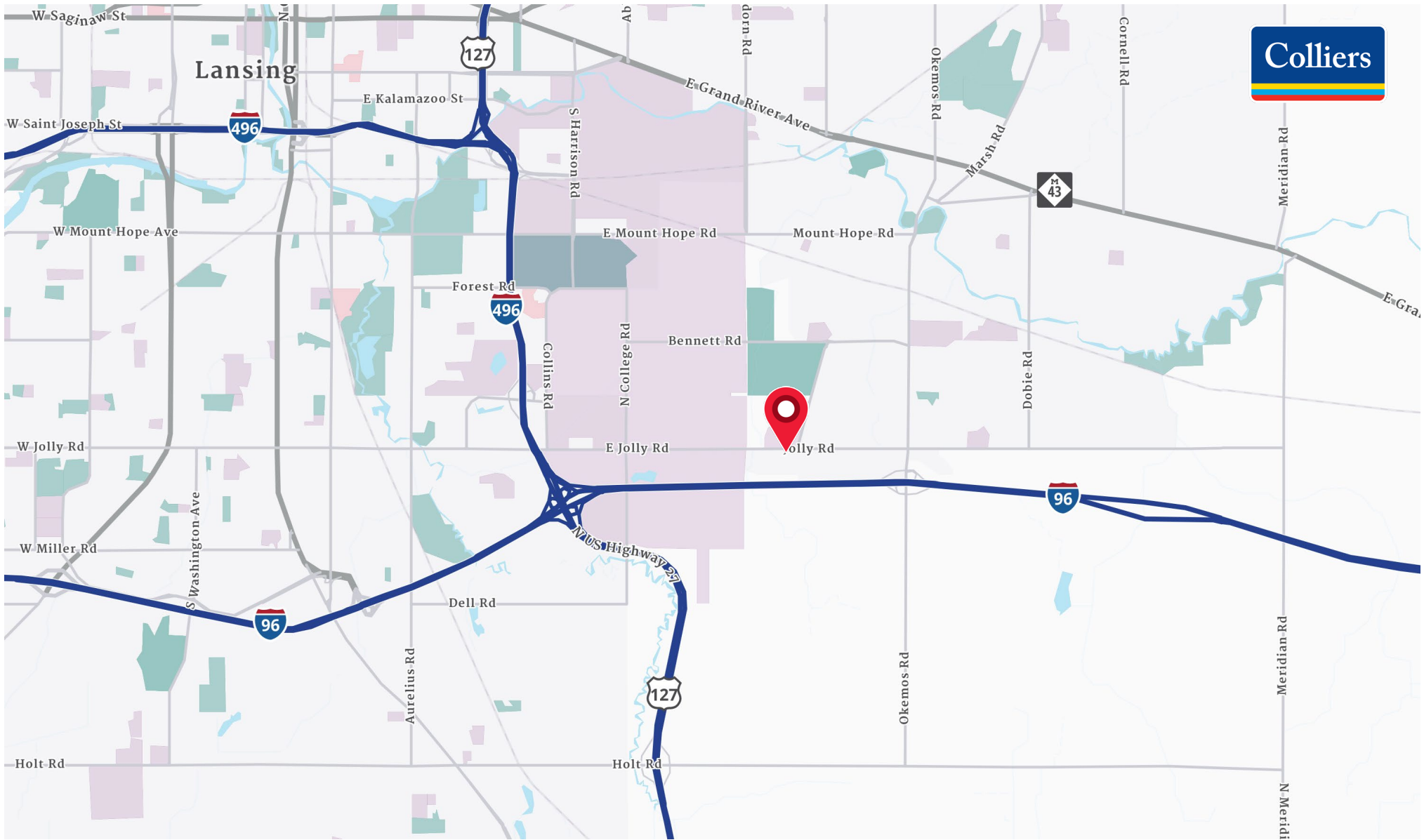


Jolly Rd

Hullett Rd

# AERIAL MAP

5,750 SF Retail/Industrial Flex Space Available



# LOCATION MAP

5,750 SF Retail/Industrial Flex Space Available



# MERCHANT MAP

5,750 SF Retail/Industrial Flex Space Available

# DEMOGRAPHICS

5,750 SF Retail/Industrial Flex Space Available



<b>CURRENT YEAR SUMMARY</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Total Population	1,968	25,501	116,927
Total Households	1,347	10,130	45,922
Total Owner Occupied	54.6%	48.5%	52.6%
Average Household Size	2.4	2.3	2.2
Median Age	35.9	28.4	27.8
2000 – 2025 Population: Annual Growth Rate (CAGR)	--0.5%	0.1%	0.2%
<b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Population	3,259	25,532	117,177
Households	1,377	10,418	47,177
<b>CURRENT YEAR POPULATION BY SEX</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Male Population / % Male	49.6%	49.4%	49.3%
Female Population / % Female	50.4%	50.6%	50.7%
<b>INCOME &amp; HOUSEHOLDS SUMMARY</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
2025 Median Household Income	\$100,179	\$78,347	\$65,687
Average Household Income	\$143,807	\$117,327	\$96,766
Per Capita Income	\$59,511	\$47,514	\$38,399
<b>SUMMARY BUSINESS DATA</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Total Businesses	198	1,397	4,728
Total Employees	1,968	20,719	70,650
Daytime Population: Workers	3,596	34,512	127,735
Unemployment Rate	2.1%	5.4%	5.4%

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

**Data Notes:**

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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