

FREE-STANDING RETAIL/SERVICE BUILDING IN LAINGSBURG

CORNER OF WOODBURY RD. & GRAND RIVER AVE., LAINGSBURG TOWN PLAZA



FOR SALE OR LEASE

7400 Woodbury Road
Laingsburg, MI

**AVAILABLE:
UP TO 16,902 SF**

SITE SOURCE
RETAIL BROKER NETWORK

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POTENTIAL FOR SIGNIFICANT TENANT IMPROVEMENT PACKAGE!

Laingsburg Town Plaza occupies a high-profile corner site on the main thoroughfare into Laingsburg, offering excellent visibility and accessibility. The property was formerly home to a grocer and pharmacy and sits adjacent to Subway.

Demising walls have been removed, creating an open and versatile layout. Spaces can now be configured from 2,000 to 16,902 SF, offering a high level of adaptability. This flexibility enables occupants to tailor their space to fit specific operational needs.

SALE PRICE:

\$675,000

CASH OR NEW MORTGAGE

LEASE RATE:

\$6.00

PSF/YR, NNN

PROPERTY FEATURES



AVAILABLE:
2,000-16,902 SF



SITE:
2.42 Acres,
Additional ±1.25
Available



BUILT:
1978,
Remodeled 2014



PARKING:
± 75 Spaces



HIGH VISIBILITY:
Corner Location

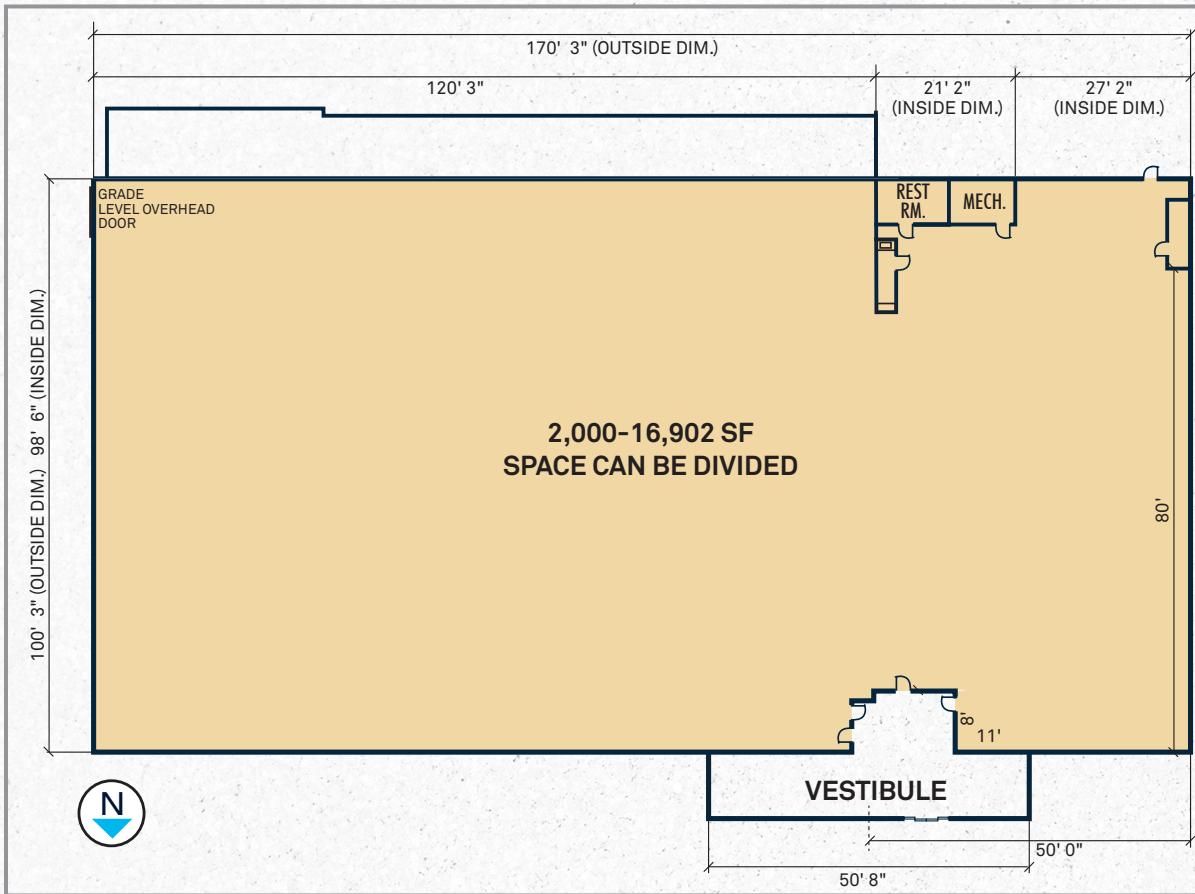


SIGNAGE:
Monument &
Building Options





FLOOR PLAN





AREA INFORMATION

Minutes

walk to center of town and homes

10 Minutes

to I-69

16 Minutes

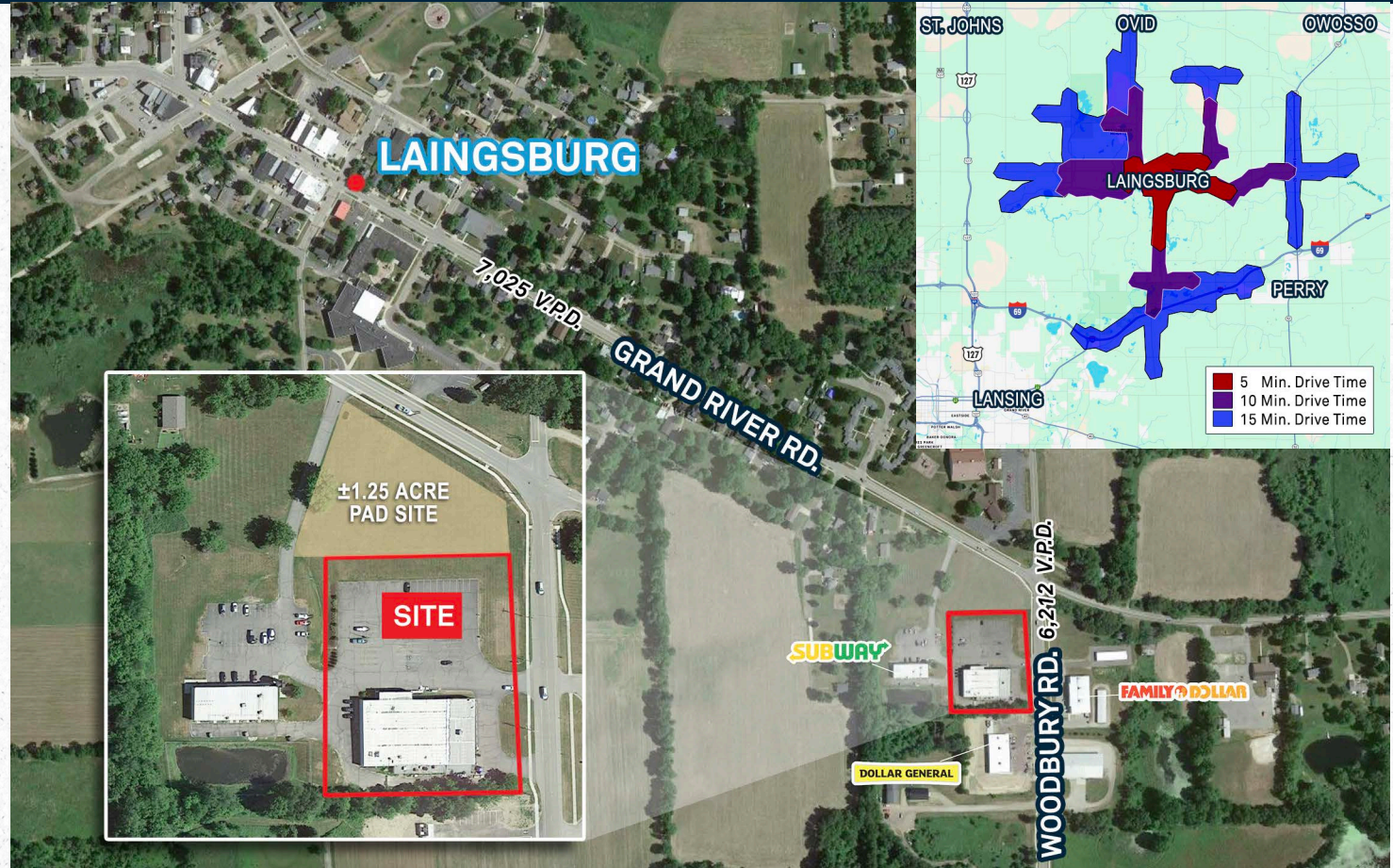
to US-127

9 Miles

to Perry

Centrally Located

within 20 miles of Owosso, Lansing, East Lansing & MSU



DEMOGRAPHICS

Proximity	3-Mile	7-Mile	10-Mile
Population	8,122	47,547	250,284
Avg. HH Income	\$121,943	\$112,830	\$102,982
Labor Force	6,642	38,993	209,102

TAXING AUTHORITY CITY OF LAINGSBURG

Parcel Number	022-60-087-001-00
2025 Taxes	±\$15,433
Taxable Value	\$211,716
SEV/Assessed Value	\$322,250

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