

201 IONIA ST.

201 IONIA ST., GRAYLING, MI 49738

PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the charm of Grayling, MI, with the prime location of 201 Ionia St. Nestled in a vibrant commercial hub, the area offers access to a variety of retail hotspots, restaurants, and recreational opportunities. Visitors can explore the historic downtown area, enjoy outdoor dining, or take advantage of the nearby AuSable River for fishing and canoeing. The property's ideal positioning attracts consistent foot traffic and ensures high visibility for retail or strip center tenants. Embrace the community spirit and connect with a diverse customer base in this bustling and dynamic location.

PROPERTY HIGHLIGHTS

- Prime street frontage for high visibility
- Versatile layout for retail or strip center businesses
- Ample parking for customers and staff
- Customizable floor plan to suit tenant's needs

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,392 - 3,465 SF
Building Size:	6,657 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	445	1,285	2,792
Total Population	888	2,208	4,354
Average HH Income	\$48,644	\$41,724	\$38,844

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,392 - 3,465 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201 Ionia St	Available	3,465 SF	NNN	Contact Broker for Pricing	-
201 Ionia St	Two River Deli, LLC	1,800 SF	NNN	-	-
201 Ionia St	Available	1,392 SF	NNN	Contact Broker for Pricing	-

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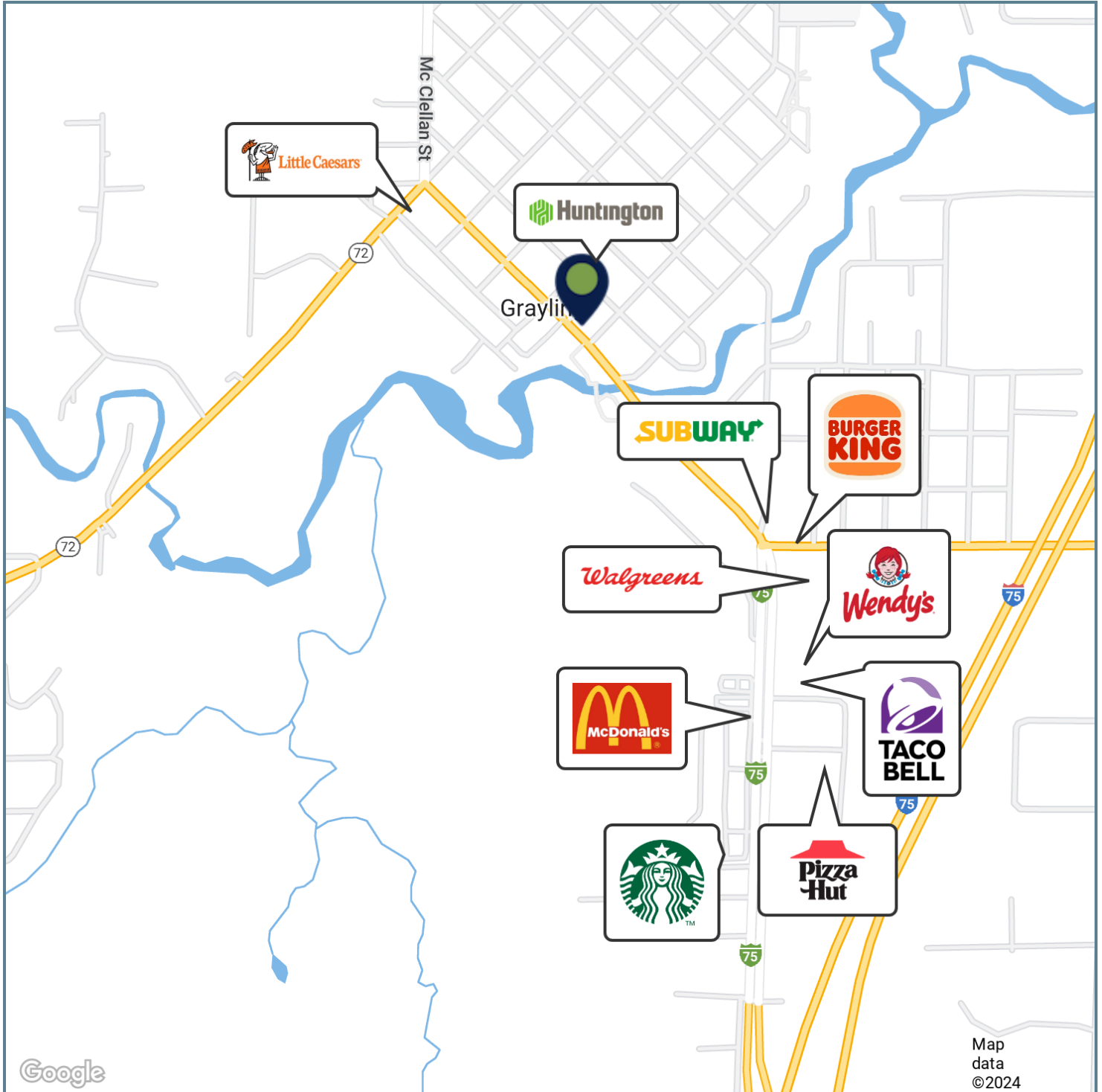
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RETAILER MAP



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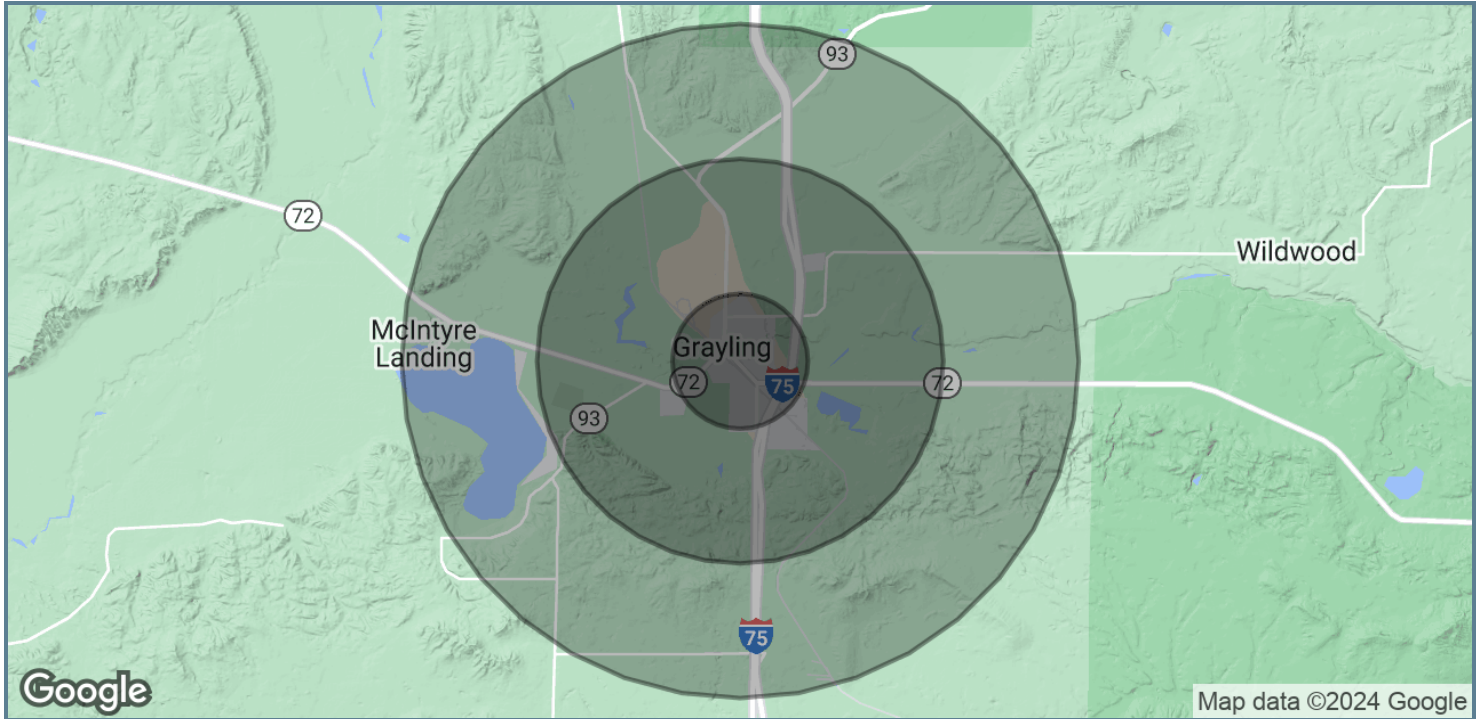
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	888	2,208	4,354
Average Age	42.1	43.8	45.8
Average Age (Male)	39.5	42.2	44.5
Average Age (Female)	47.1	45.1	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	445	1,285	2,792
# of Persons per HH	2.0	1.7	1.6
Average HH Income	\$48,644	\$41,724	\$38,844
Average House Value	\$88,365	\$97,959	\$110,747

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

