

FOR SALE OR LEASE

7400 Woodbury Road, Laingsburg, MI



FREE-STANDING RETAIL/SERVICE BUILDING IN LAINGSBURG TOWN PLAZA

Potential For Significant Tenant Improvement Package!

In bedroom community's primary commercial corridor. Long-time grocer and pharmacy location, adjacent to popular strip center fully leased to **Subway**, **Ayven Grace Coffee & Studio** and **Dairy Den**

- Suite A: 12,000 SF, can be divided (currently occupied but available for immediate occupancy)
- Suite B: 2,000 SF (open area with tile flooring and restroom)
- Suite C: 2,784 SF (open area with service counter, carpeting and restroom; potential for drive-thru)

SALE PRICE:

\$675,000

CASH OR NEW MORTGAGE

LEASE RATE:

\$6-8.00

PSF/YR NNN

CARSON PATTEN

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SITE SOURCE

PROPERTY INFORMATION

SIZE: 16,902 SF

BUILT: 1978
(Remodeled 2014)

2.42 Acres
ZONED: C-2
COMMERCIAL

EASY
INGRESS/
EGRESS

DOCKS: 6
(Expandable)

MONUMENT
SIGNAGE

HIGH
VISIBILITY
CORNER

SIGNAGE
ON
BUILDING

POTENTIAL
±1.25 ACRES

PAVED
PARKING:
75 SPACES



CITY OF LAINGSBURG TAX DATA

Parcel Number	022-60-087-001-00
SEV and Taxable Value	\$293,450
2022 Taxes	±\$13,360

DEMOGRAPHICS

Proximity	3-Mile	7-Mile	10-Mile
Population	4,782	16,250	46,480
Avg. HH Income	\$110,529	\$114,932	\$119,171

AREA INFORMATION

10 Minutes

To I-69

16 Minutes

To US-127

9 Miles

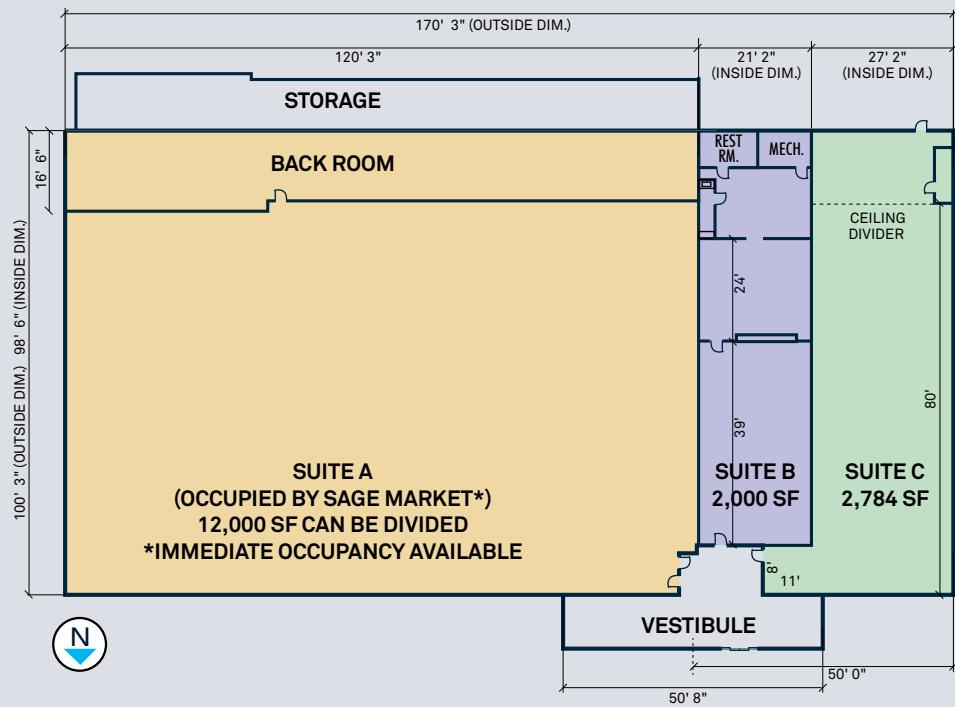
To Perry

Centrally Located

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



FLOOR PLAN



SUITE A



SUITE B



SUITE C

