For Lease

High Visibility Retail/Office

902 US-127-BR S St. Johns, MI 48879

All brick 2,797 SF office building (previously a bank) in high exposure location. The property sits directly in front of Krogers supermarket. The building has two suites. Suite-A, with 1,309 SF, is currently occupied by a Title Company with month-to-month lease has office buildout. Suite-B is 1,491 SF and is fairly wide open with an office and possible walk up window.



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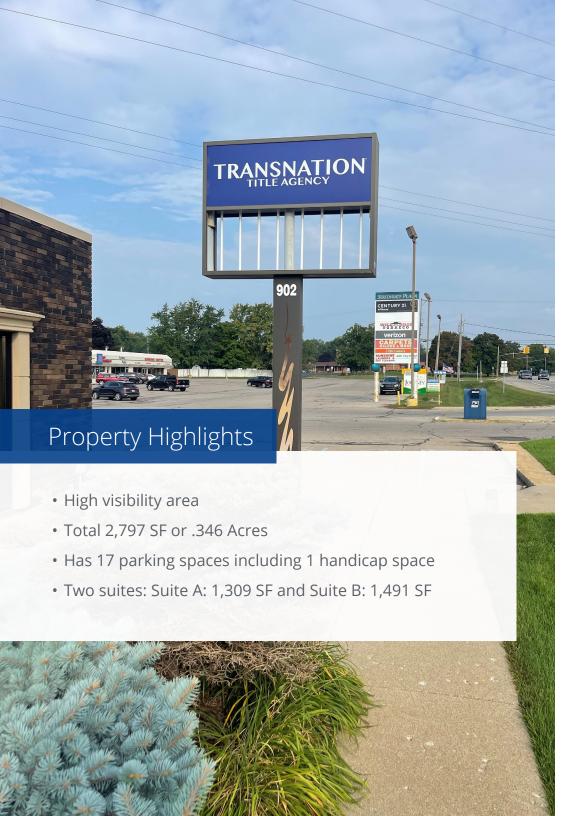












Lease Specifications

Suite	RSF Available	Rate/RSF/Year	NNN
Α	1,309 SF	\$13.00/SF	\$5.42/SF
В	1,491 SF	\$13.00/SF	\$5.42/SF
Entire Building	2,797 SF	\$13.00/SF	\$5.42/SF

Demographics

Total Population	Avg Income	Median Age
(1 Mile)	(1 Mile)	(1 Mile)
213	\$118,222	46.7
(3 Mile)	(3 Mile)	(3 Mile)
2,210	\$110,323	45.7
(5 Mile)	(5 Mile)	(5 Mile)
9,301	\$97,922	43.5

Traffic Counts

• US-127: 12,088 VPD (2022)

E. Sturgis St: 4,991 VPD (2021)

Lease Rate

\$13.00/SF NNN NNN = \$5.42 SF



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