

# 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 build-out. Suite-B is 1,491 SF and is fairly wide open with an office and possible walk up window.



**Jeff Ridenour**

Associate Vice President  
+ 517 204 7902  
jeff.ridenour@colliers.com



2501 Coolidge Rd.  
Suite 300  
East Lansing, MI 48823  
Main: +1 517 662 3535  
colliers.com

Suite-A



Suite-B





## Property Highlights

- High visibility area
- Total 2,797 SF or .346 Acres
- Has 17 parking spaces including 1 handicap space
- Two suites: Suite A: 1,309 SF and Suite B: 1,491 SF

## Lease Specifications

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

## Demographics



Total Population

(1 Mile)  
213

(3 Mile)  
2,210

(5 Mile)  
9,301



Avg Income

(1 Mile)  
\$118,222

(3 Mile)  
\$110,323

(5 Mile)  
\$97,922



Median Age

(1 Mile)  
46.7

(3 Mile)  
45.7

(5 Mile)  
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

