

FORMER RITE AID

8531 LANSING ROAD, DURAND, MI 48429

11,082 SF BUILDING ON 1.57 ACRES

FOR SALE / LEASE



GREG NEWMAN

248.406.7113

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an outstanding leasing opportunity in Durand, MI! This building is equipped with a drive-thru and offers a well-maintained space with a strategic location, just off the freeway. Offering 11,082 SF, this space can be leased to one tenant, or split for multiple tenants. The property presents an open layout and prominent visibility, ideal for capturing customer attention. With its adaptable design and prime positioning, this space is perfectly suited to meet the needs of a diverse range of retail businesses.

OFFERING SUMMARY

Sale price/Lease Rate:	Contact Broker
Lot Size:	1.57 Acres
Building SF:	11,082 SF

PROPERTY HIGHLIGHTS

- 11,082 SF building
- Prime location in Durand, MI just off I-69
- Drive-thru opportunity
- Prominent visibility
- Ample space for retail operations
- Conveniently located between Owosso and Flint
- Excellent opportunity for retail expansion
- Well-suited for a range of retail concepts
- Single user or can be demised for multiple tenants

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SITE PLAN



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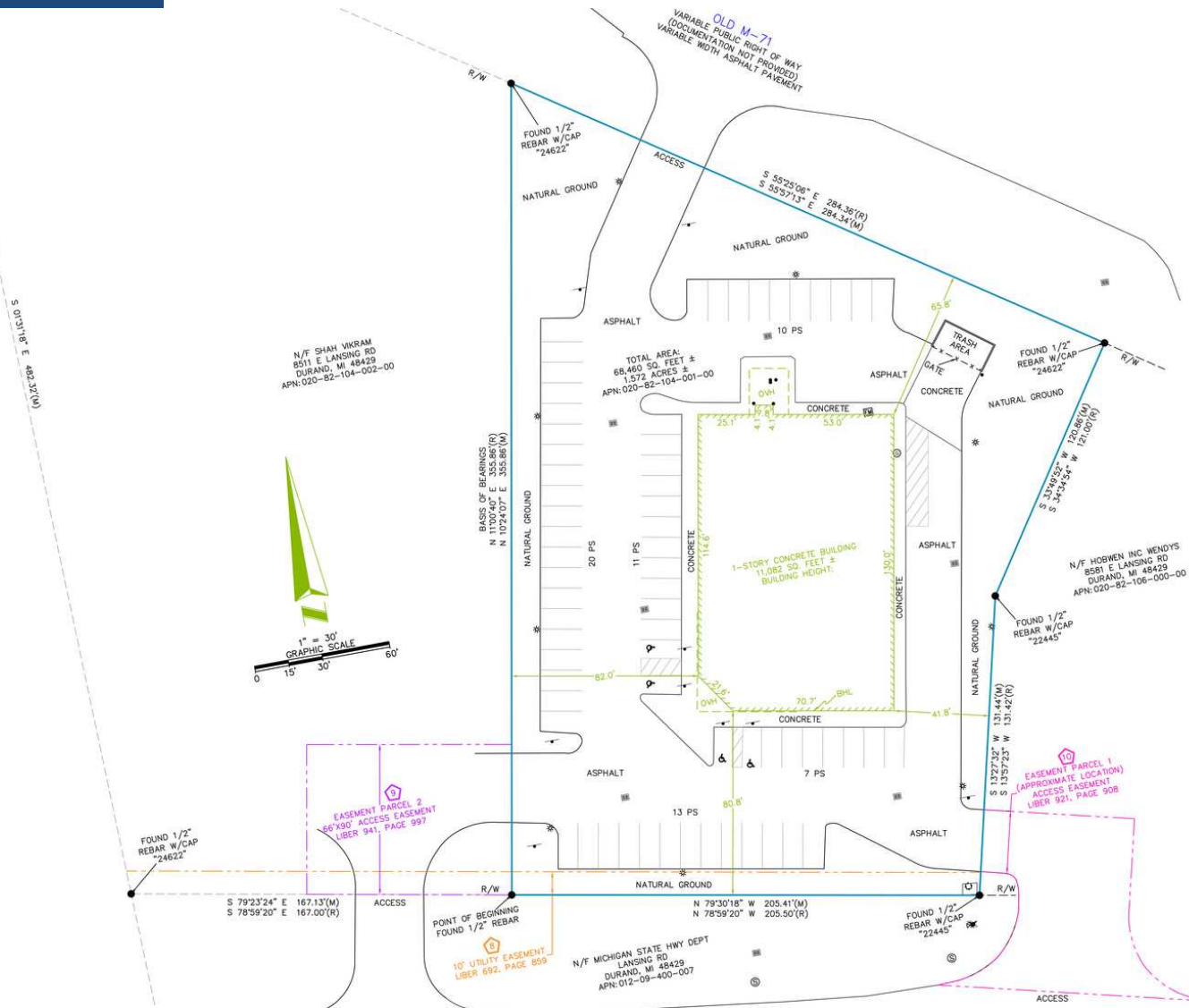
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TRADE AERIAL



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ADDITIONAL PHOTOS



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DEMOGRAPHICS

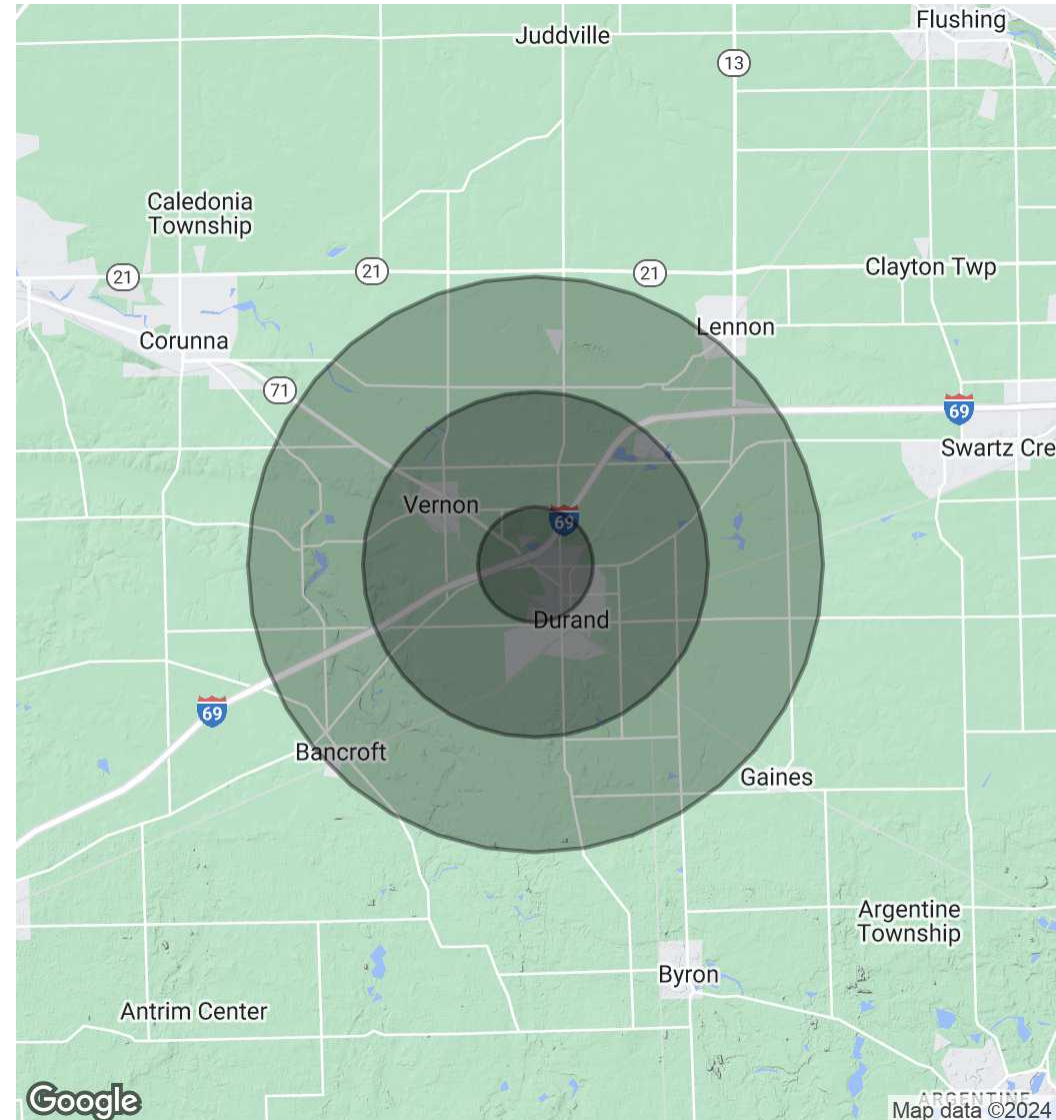
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,681	6,895	11,206
Average Age	44	44	44
Average Age (Male)	42	42	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	746	2,982	4,723
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$67,400	\$67,962	\$73,672
Average House Value	\$157,850	\$160,799	\$182,779

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,556	6,390	10,396
Total Population - Black	2	10	28
Total Population - Asian	3	18	33
Total Population - Hawaiian	3	10	11
Total Population - American Indian	5	28	50
Total Population - Other	9	34	60

TRAFFIC COUNTS

Lansing Road	9,636 VPD
I-69	31,676 VPD



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B R O K E R



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