

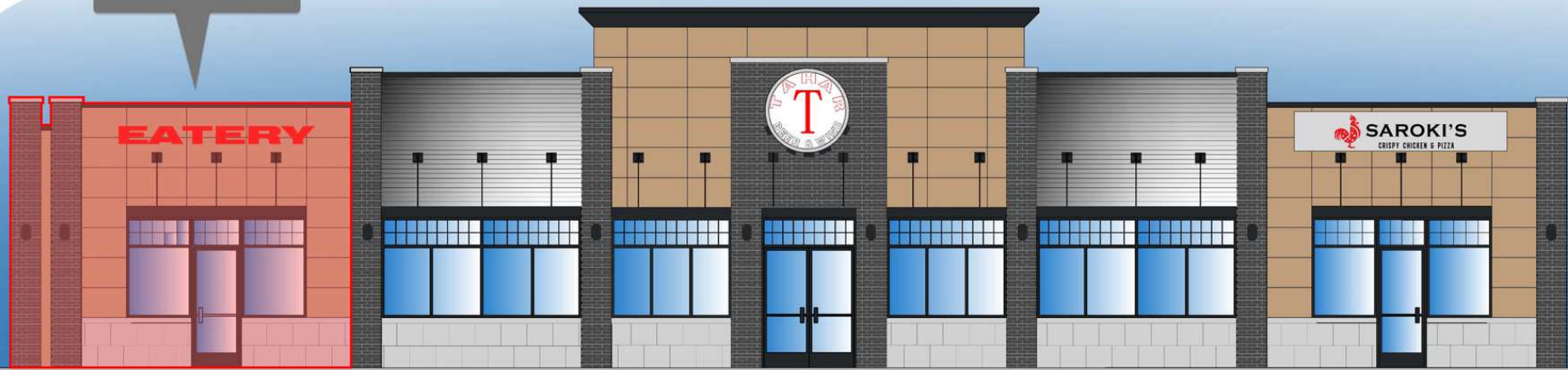
NEW DEVELOPMENT

1275 S CENTER RD, BURTON, MI 48509

1,500-2,000 SF END CAP SPACE WITH DRIVE THRU AVAILABLE

FOR LEASE

1,500- 2,000 SF
Available



KATHLEEN GARMO

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
End Cap Space Available	1,500- 2,000 SF

A 1,500- 2,000 SF drive-thru space is available inside a newly developed, modern gas station at 1275 S Center Rd, Burton, MI 48509. This prime location offers excellent visibility and accessibility, making it an ideal opportunity for a quick-service restaurant or retail business. Scheduled for delivery in September 2025, this brand-new development provides a contemporary setting in a high-traffic area. Don't miss the chance to secure this premier drive-thru space in a growing commercial corridor.



- End cap space with drive-thru
- High-traffic area with excellent visibility and accessibility
- Ideal for quick-service restaurant, coffee shop, or retail business
- Prime location in a growing commercial corridor

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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,662	47,461	125,473
Average Age	40	40	40
Average Age (Male)	37	39	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,031	20,143	52,812
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$45,974	\$57,429	\$62,011
Average House Value	\$106,466	\$111,171	\$137,195

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,492	28,227	74,424
Total Population - Black	2,849	13,644	37,345
Total Population - Asian	1	261	1,030
Total Population - American Indian	17	268	641
Total Population - Other	49	1,091	2,363

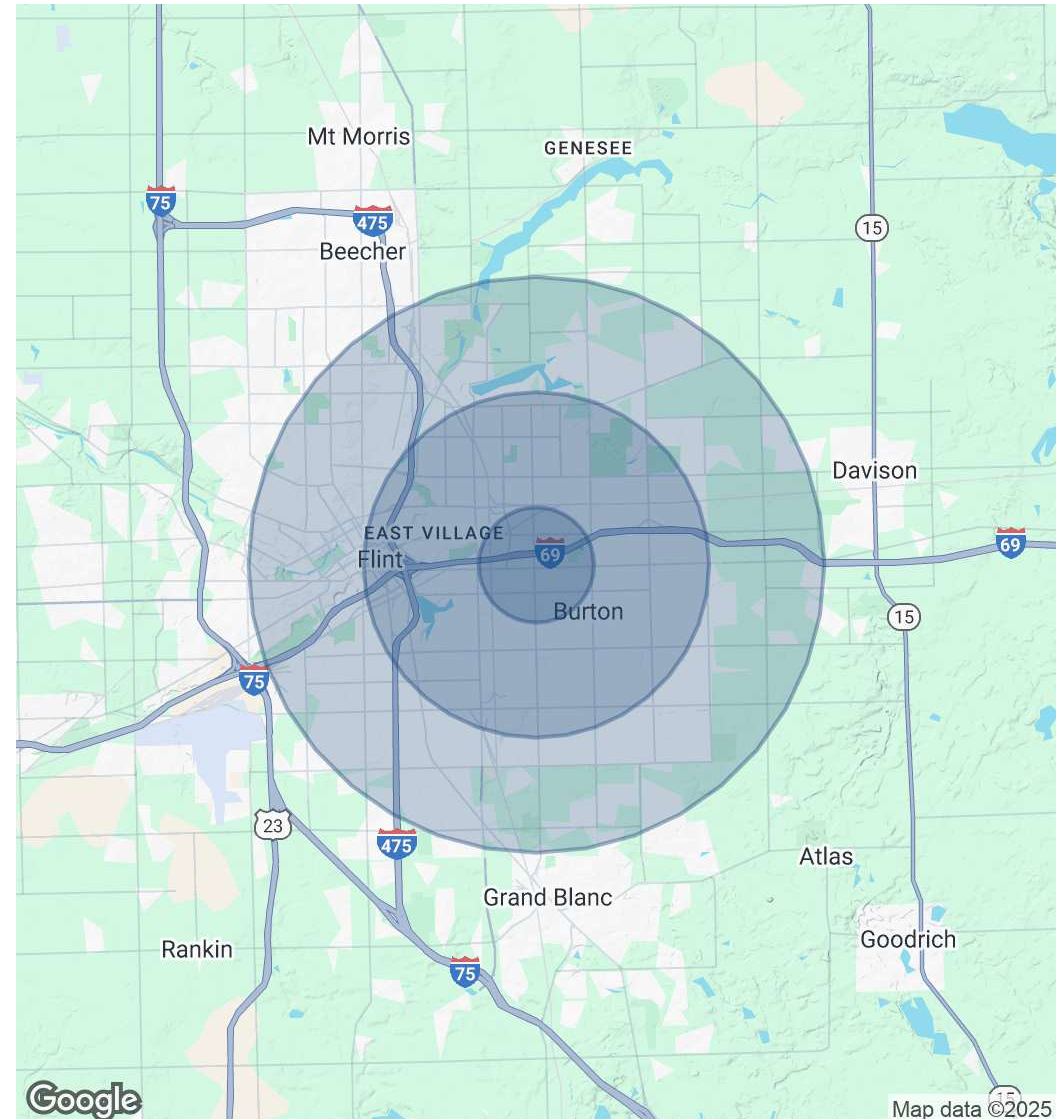
TRAFFIC COUNTS

S Center Road	31,319+ VPD
Lapeer Road	7,576+ VPD
I-69	68,267+ VPD

Demographics data derived from AlphaMap

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B R O K E R



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