

GROUND LEASE

1098 N IRISH RD, DAVISON, MI 48423

1.94 ACRES AVAILABLE

FOR LEASE



PETER ABRO

248.835.3134

pabro@keystonecres.com



GROUND LEASE

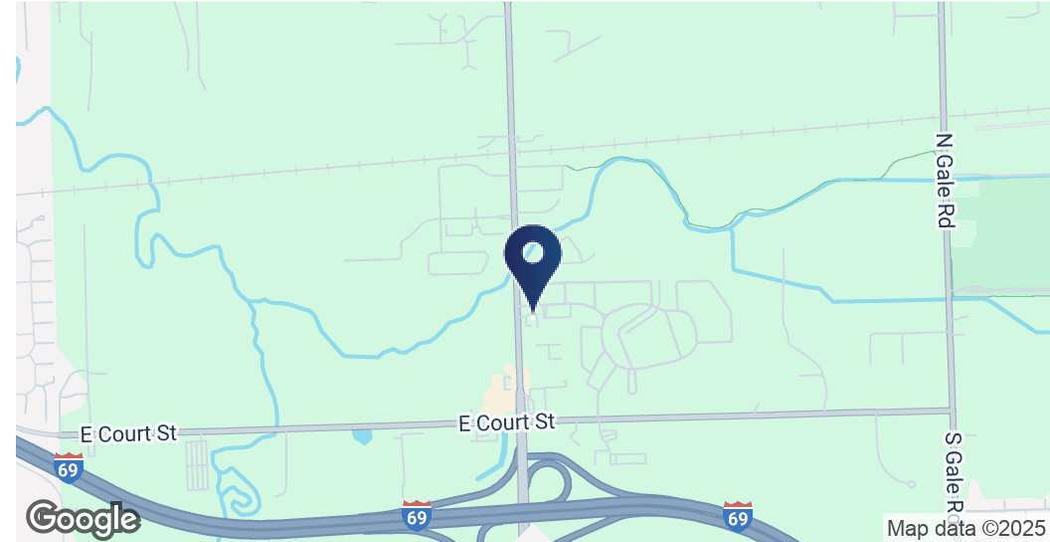
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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Land
Property Subtype	Retail
APN	05-08-300-016
Lot Size	84,506 SF

Exceptional 1.94-acre commercial parcel available for lease in a high-traffic retail corridor of Davison, Michigan. Within range of Meijer, Starbucks, Speedway, and Culver's, this prime location offers excellent visibility and accessibility, making it ideal for a quick-service restaurant, sit-down dining, retail storefront, medical office, or service-based business.

With strong co-tenancy from national brands, a robust consumer base, and convenient access to major roadways, this site is perfectly suited for businesses looking to capitalize on consistent foot and vehicle traffic. Ample space allows for custom site development, drive-thru potential, and generous parking options.



- Build-to-suit options and flexible lease terms available
- Highly visible location on N Irish Road
- Convenient access to major roads and highways
- Newly developed area, bringing in increasing traffic flow

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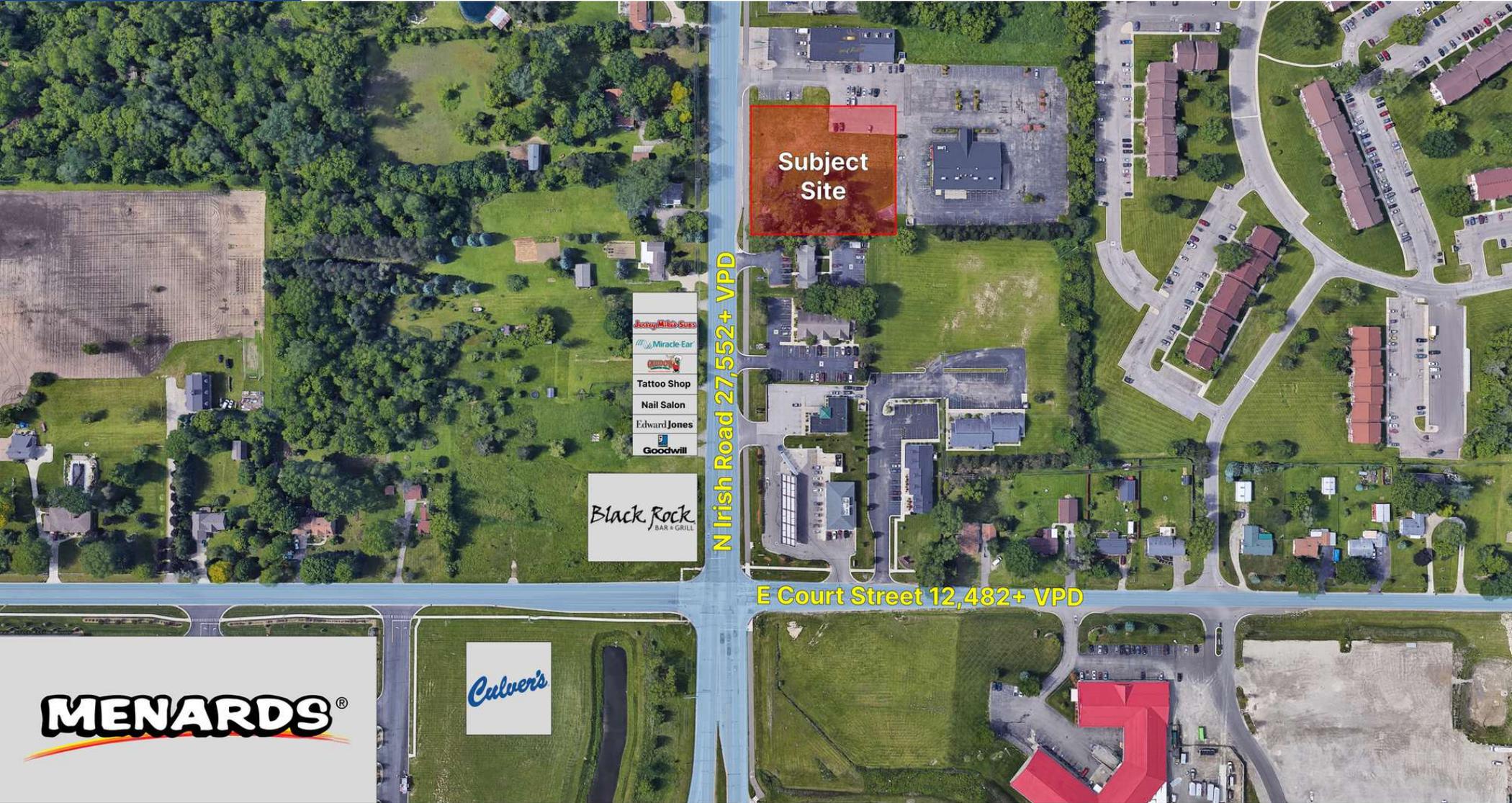
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SITE PLAN



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TRADE AERIAL



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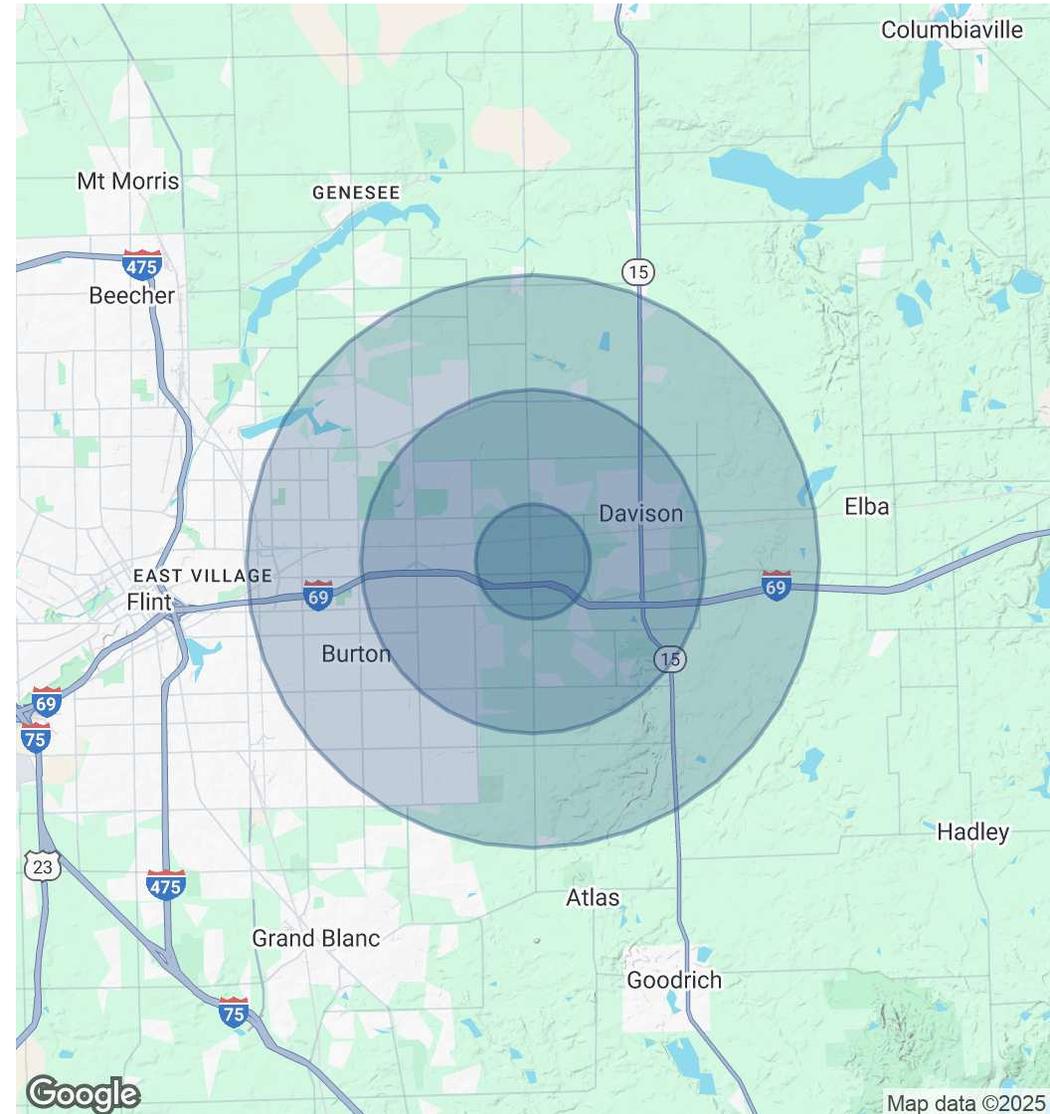
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,142	31,805	68,659
Average Age	37	42	42
Average Age (Male)	35	41	40
Average Age (Female)	38	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,646	14,112	29,026
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$74,592	\$82,331	\$77,588
Average House Value	\$222,783	\$212,923	\$193,195

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,442	27,403	54,785
Total Population - Black	396	1,353	6,956
Total Population - Asian	35	206	460
Total Population - Hawaiian	4	18	27
Total Population - American Indian	9	130	319
Total Population - Other	40	345	935

Demographics data derived from AlphaMap



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BROKER



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