

# FOR SALE



## 445 and 457 N Cedar Street, Mason, MI

Two Industrial / Retail Opportunities



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# PROPERTY HIGHLIGHTS

- Prime Location:
  - 19,560 AADT South of N Cedar Street on N US-127
  - 9,266 AADT on W Howell and N Cedar Street
  - 3,879 AADT on N US-127 and N Cedar Street
- Occupancy:
  - 445 is Currently Vacant
  - 457 is Currently Occupied by a Short-Term Lease Tenant
- Located on 1.79 Combined Acres

## FOR SALE

Two Industrial / Retail Opportunities





**FOR SALE**

445 N Cedar Street, Mason MI

- 12,500 SF Building
  - ±4,000 SF Showroom/Offices
  - ±6,000 SF Warehouse
  - ±1,050 SF Office/Parts Area
  - ±1,450 SF Upstairs Office
- Floor Drains in Warehouse Area
- New LED Lighting
- Warehouse has 11'1" – 14'6" Clear Heights
- Office Area has 17' Clear Height
- (2) Bathrooms on Main Floor and (1) Bathroom Upstairs

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**Sale Price:** \$585,000

**Building SF:** 1st Floor Showroom/Office  
±4,000  
Upstairs Office ±1,450  
Warehouse ±6,000  
Parts Office ±1,050

**Acreage:** 1.28 Acres

**Zoning** B-2  
(Automotive Centers)

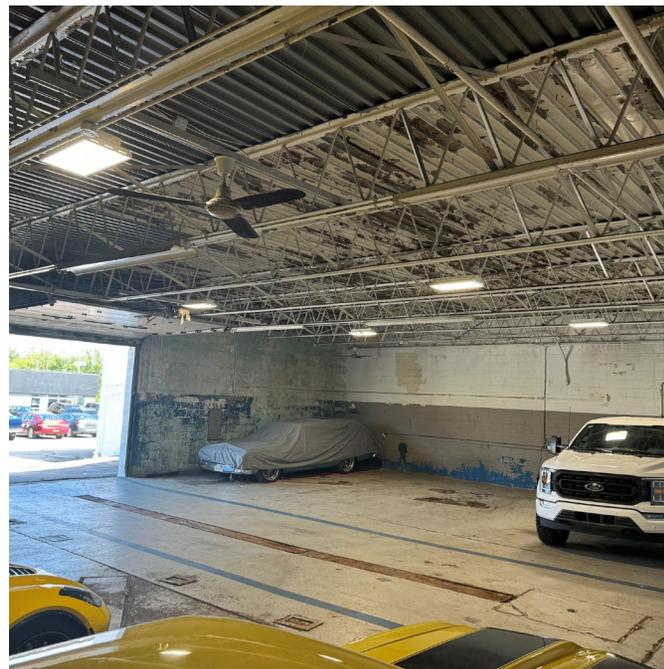
**Taxes 2023:** \$11,427

**Assessed Value 2024:** \$224,350

**Parcel #** 33-19-10-06-201-008

**FOR SALE**

445 N Cedar Street, Mason MI



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- 8,200 SF Building
  - ±5,800 SF Showroom
  - ±2,400 SF Pole Barn
- Garage has 11' Clear Height
- (2) 10' x 10' Overhead Doors
- New Roof 3/2026 with Ten-Year Warranty



**FOR SALE**

457 N Cedar Street, Mason MI

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**Sale Price:** \$340,000

**Building SF:** Garage/Showroom ±5,800  
Heated Pole Barn ±2,400

**Acreage:** .505 Acres

**Zoning:** B-2  
(Warehouse/Storage)

**Taxes 2023:** \$6,226

**Assessed Value 2025:** \$186,650

**Parcel #** 33-10-10-06-201-017

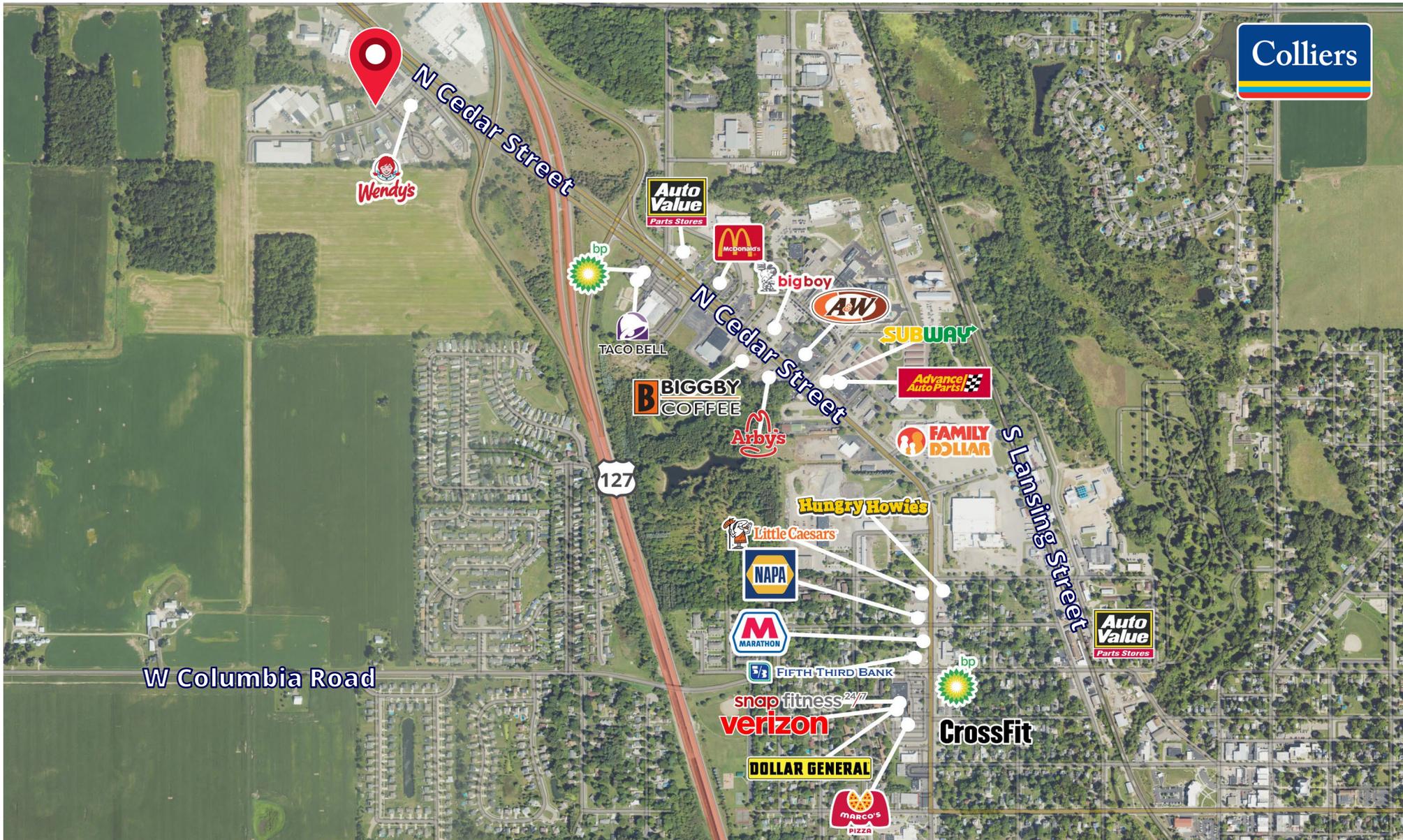


**FOR SALE**

457 N Cedar Street, Mason MI







# AERIAL MAP

Two Industrial / Retail Opportunities

# DEMOGRAPHICS

## Two Industrial / Retail Opportunities



<b>CURRENT YEAR SUMMARY</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Total Population	6,044	10,951	22,711
Total Households	2,597	4,559	9,360
Average Household Size	2.2	2.3	2.4
Total Owner Occupied	66.0%	74.7%	78.5%
Median Age	39.6	40.9	40.8
Population Age 25+	13.3%	11.7%	11.1%
2000 - 2025 Population: Annual Growth Rate (CAGR)	14.8%	13.0%	15.6%
<b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Population	-1.8%	-1.6%	0.9%
Households	2,607	4,581	9,648
<b>CURRENT YEAR POPULATION BY SEX</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Male Population / % Male	49.2%	48.8%	49.1%
Female Population / % Female	50.8%	51.2%	50.9%
<b>INCOME &amp; HOUSEHOLDS SUMMARY</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
2025 Median Household Income	\$81,665	\$84,154	\$89,552
Average Household Income	\$97,936	\$101,611	\$107,353
Per Capita Income	\$42,691	\$43,091	\$44,158
<b>SUMMARY BUSINESS DATA</b>	<b>1 MILE RADIUS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>
Total Businesses	314	556	811
Total Employees	3,245	8,498	11,184
Unemployment Rate	5.7%	5.3%	6.7%
Daytime Population	5,869	13,818	21,957

### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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