



Woodland Square

2311 Jolly Rd
Okemos, Michigan 48864

Property Highlights

- Great Frontage on Jolly Road at the Okemos/Jolly intersection
- Several floor plans to choose from 1304-4600 sq. ft.
- Build out options available
- Great tenant mixture
- Jolly Rd/Meridian Crossing Dr W 13,008 VPD (2020)
- Okemos Rd/Woodlake Dr N 28,214 VPD (2020)
- Okemos Rd/Jolly Rd N 17,849 VPD (2020)

Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	24,000 SF
Available SF:	1,304 - 4,600 SF
Lot Size:	2.7 Acres

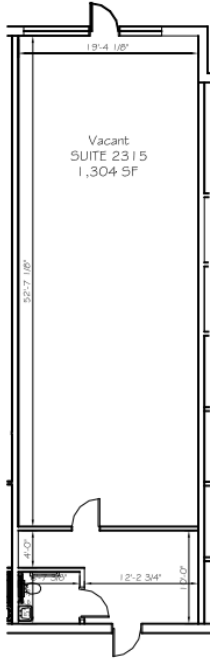
Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,323	24,811	95,593
Total Population	3,337	66,853	249,285
Average HH Income	\$98,490	\$80,618	\$63,983

For More Information

Frank Woronoff

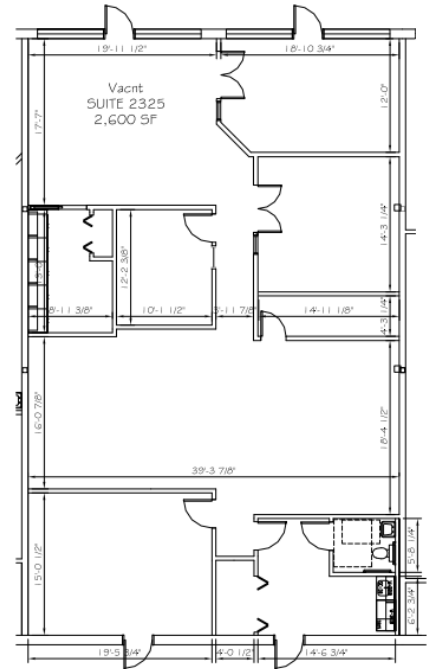
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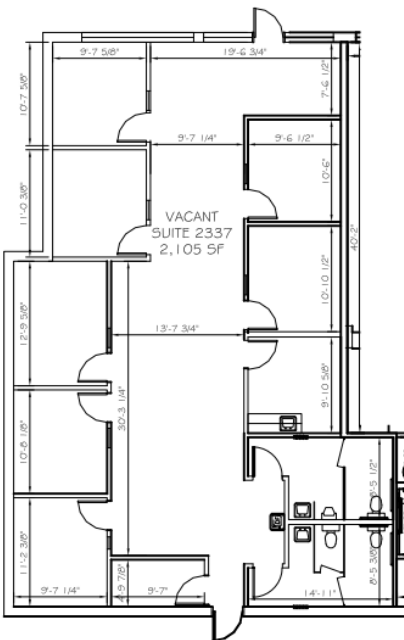
2315 Jolly Road

SCALE: NONE



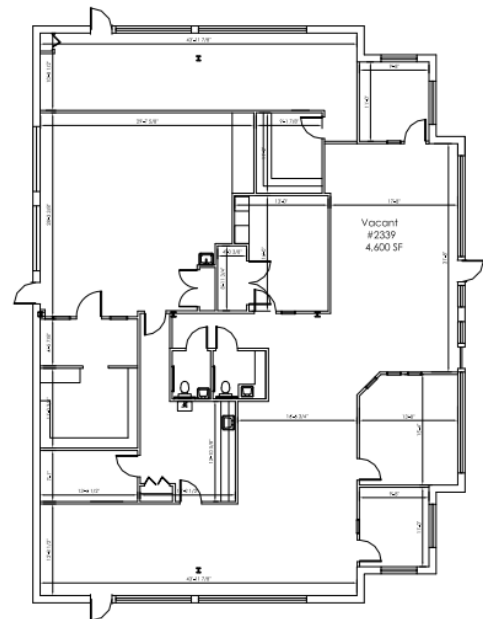
2325 Jolly Road

SCALE: NONE



2337 Jolly Road

SCALE: NONE



2339 Jolly Road

SCALE: NONE



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,304 - 4,600 SF	Lease Rate:	\$16.00 SF/yr

Available Spaces

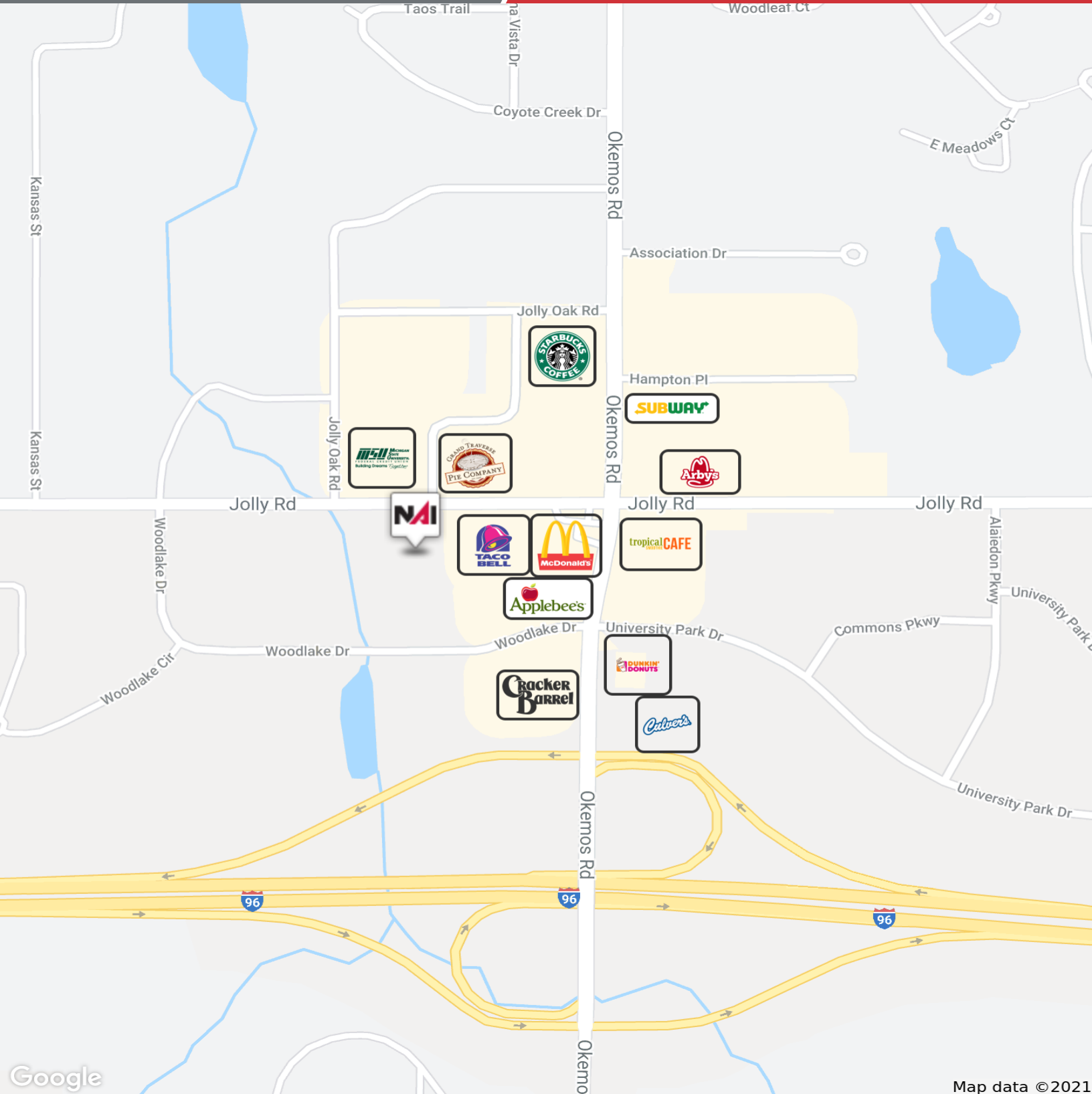
Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2315	Available	1,304 SF	NNN	\$16.00 SF/yr	Rectangular suite with restroom in back with a rear entrance and open floor plan.
2325	Available	2,600 SF	NNN	\$16.00 SF/yr	Dual entrances/exits with this suite. Built-out with multiple offices with a few larger rooms. Build-to-suit available as well.
2337	Available	2,105 SF	NNN	\$16.00 SF/yr	Office/retail suite with eight plus offices within this floor plan.
2339	Available	4,600 SF	NNN	\$16.00 SF/yr	Free-standing retail building with several offices, conference rooms and two restrooms. Great suite for busy office/retail user.

For Lease

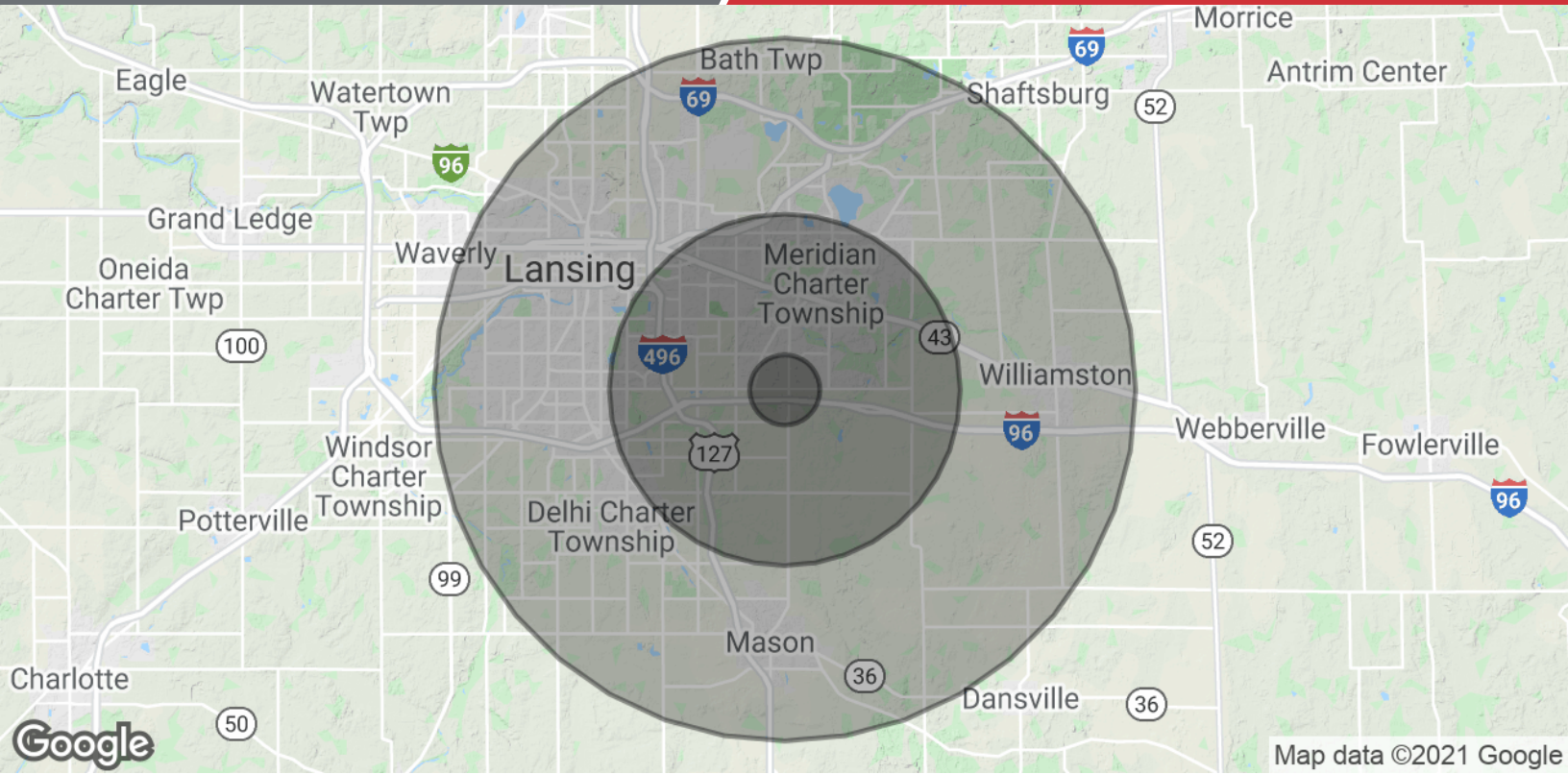
1,304 - 4,600 SF | \$16.00 SF/yr

Retail Space



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Population

	1 Mile	5 Miles	10 Miles
Total Population	3,337	66,853	249,285
Average age	39.8	34.7	33.0
Average age (Male)	39.3	34.3	32.8
Average age (Female)	40.2	35.2	33.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,323	24,811	95,593
# of persons per HH	2.5	2.7	2.6
Average HH income	\$98,490	\$80,618	\$63,983
Average house value	\$306,886	\$255,622	\$202,505

* Demographic data derived from 2010 US Census