



RETAIL PROPERTY FOR SALE OR LEASE

11,180 +/- SF W/ DRIVE THRU ON .98 ACRES

## FORMER PHARMACY

431 W Lincoln Avenue, Ionia, MI 48846

Exclusively Listed By:

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# FORMER PHARMACY

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431 W Lincoln Avenue | Ionia, MI 48846

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	Subject To Offer
Lease Rate:	Subject To Offer
Lease Type:	Triple "NNN" Net
Land Acreage:	0.98 Acres
Year Built:	2006
Building Size:	11,180
2023 Property Taxes:	\$28,945.06
Zoning:	B-3 General Business

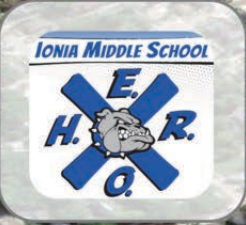
### PROPERTY HIGHLIGHTS

- 11,180 +/- SF Free Standing Retail Building Situated On .98 Acres In Ionia, MI
- Former Rite Aid Pharmacy Constructed In 2006 w/ Drive-Thru
- Located on Corner Signalized Intersection | W Lincoln Ave and N Dexter Street Boasts Combined Daily Traffic Count of 24,000 VPD+/-
- Three Mile Average Household Income Exceeds \$62,000
- Surrounding Retailers: Dollar General, Pizza Hut, KFC, Burger King, AutoZone, Shell Oil, Dominos, and more
- Ionia Is The Largest City In The County - Located 30 Miles From Grand Rapids & 40 Miles From the State Capitol Lansing, MI
- Ionia Boasts A Mix of Industries Such As Manufacturing, Healthcare & Education - Notable Employers: Ventra Ionia, Michigan Department of Corrections, Herbruck's Poultry Ranch.

# PHOTOS



# AERIAL



**SUBJECT  
PROPERTY**

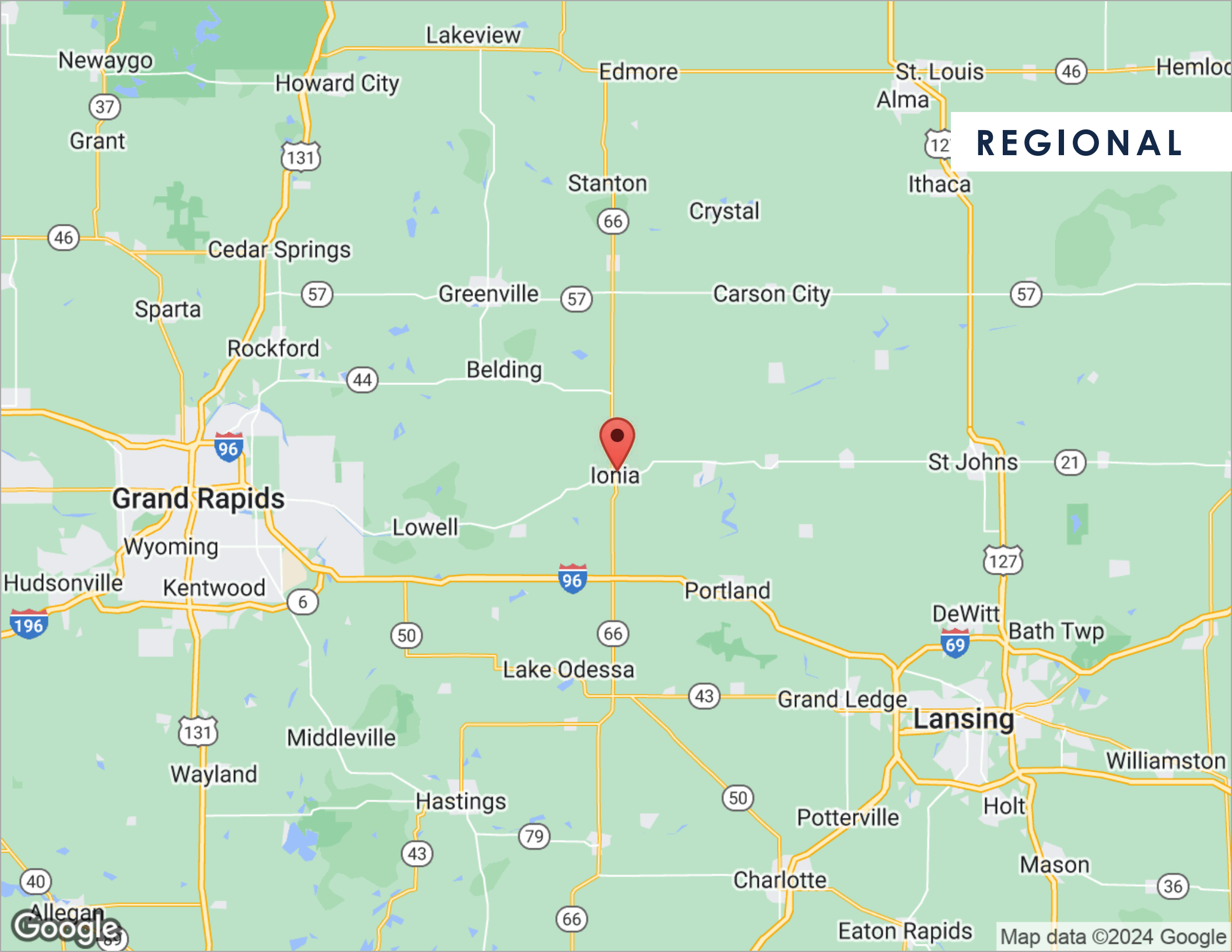


Green Arrow Rte 12,900+/- VPD



Bluewater Hwy 14,300+/- VPD





**REGIONAL**

**Grand Rapids**

**Lansing**

Ionia

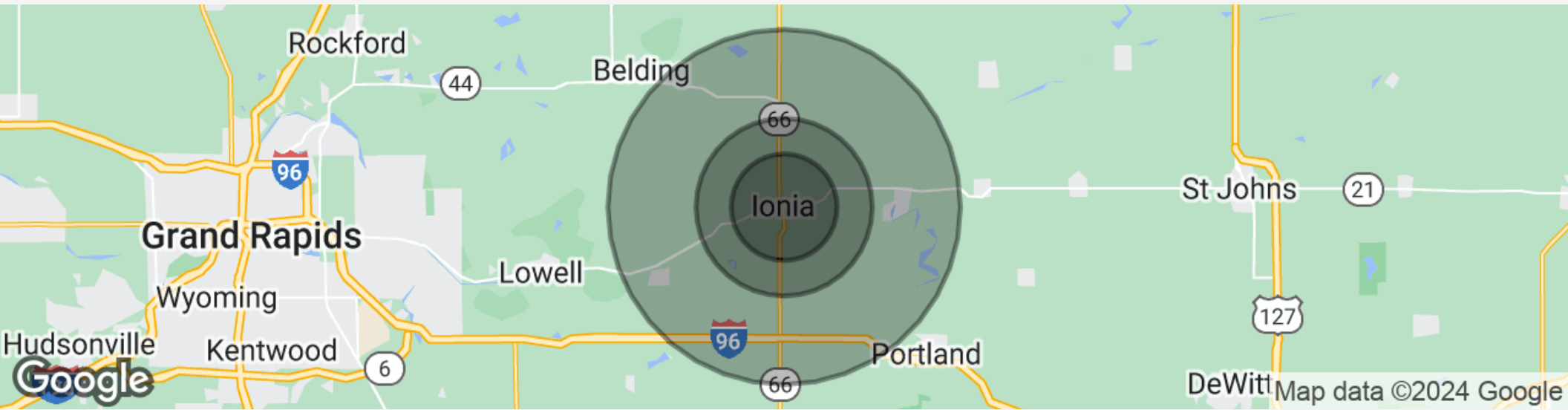


Map data ©2024 Google

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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	16,794	19,220	34,084
Average Age	36.7	38.5	39.7
Average Age (Male)	36.2	37.4	38.4
Average Age (Female)	29.7	34.3	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,693	5,570	11,083
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$62,487	\$63,608	\$66,719
Average House Value	\$116,986	\$123,123	\$131,800

\* Demographic data derived from 2020 ACS - US Census

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