

FOR SALE



445 | 457 | 465 N Cedar Street, Mason, MI

Three Industrial / Retail Opportunities



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FOR SALE

Three Industrial / Retail Opportunities

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 and 465 are Currently Occupied by a Short-Term Lease Tenant
- Located on 2.46 Combined Acres



445 N Cedar Street

Sale Price: \$585,000

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

Acreage: .689 Acres

Zoning B-2
(Automotive Centers)

Taxes 2023: \$11,427

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

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

457 N Cedar Street

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

465 N Cedar Street

Sale Price: \$399,000

Building SF: Office/Showroom ±1,875
Garage ±3,245

Acreage: 1.4 Acres

Zoning: B-2
(Automotive Centers)

Taxes 2023: \$9,683

**Assessed
Value 2025:** \$224,750

Parcel # 33-10-10-06-201-010

BUILDING SPECS

Three 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



- 8,200 SF Building
 - ±5,800 SF Showroom
 - ±2,400 SF Heated Pole Barn
- Garage has 11' Clear Height
- (2) 10' x 10' Overhead Doors



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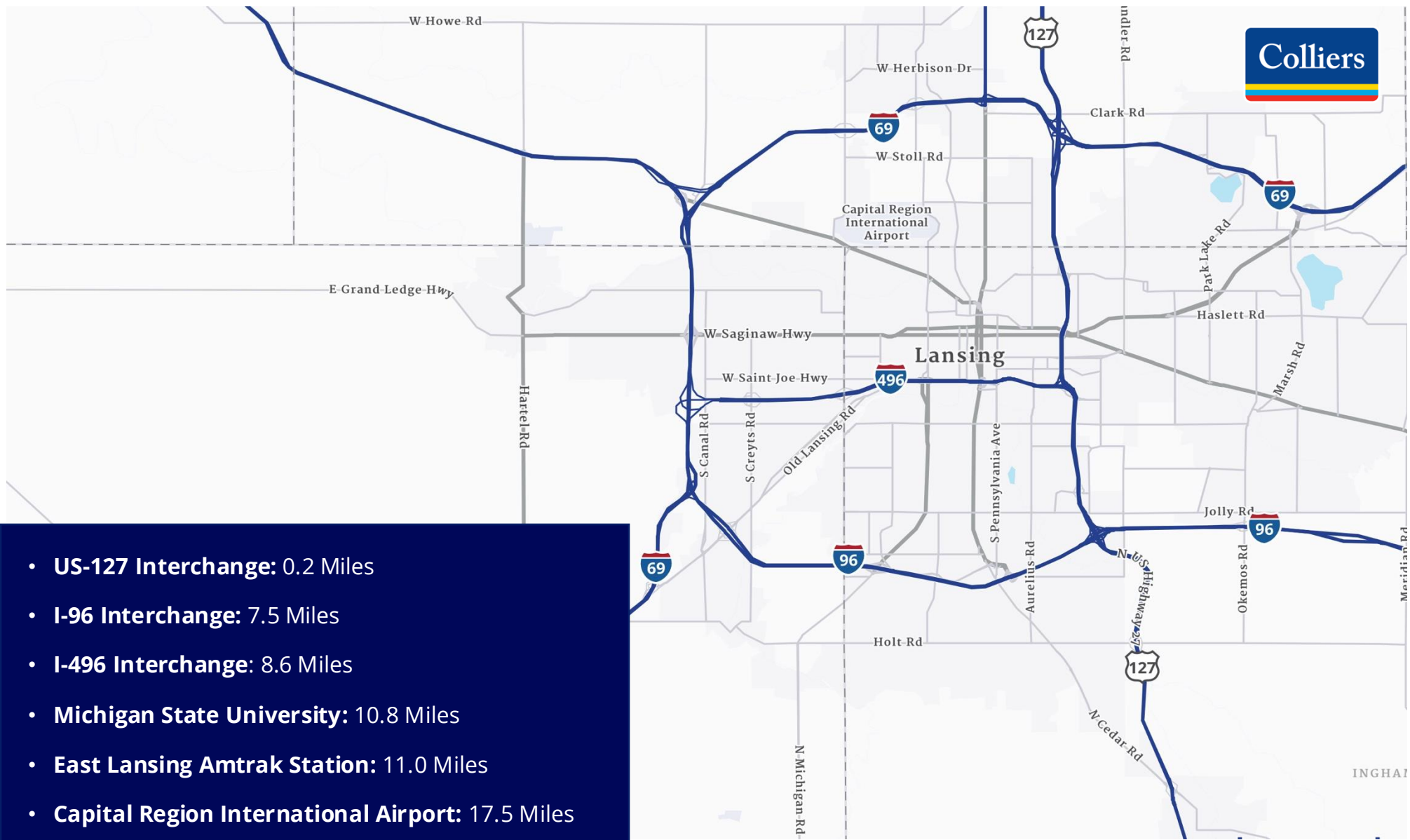


FOR SALE

465 N Cedar Street, Mason MI

- 5,120 SF Building
 - ±1,875 SF Office/Showroom with (2) Bathrooms
 - ±3,245 SF Garage with (1) Bathroom
- (5) Overhead Doors with 9' – 10' Clear Height
- Garage has 11' Clear Height and Wash Bays with Floor Drains
- Currently Occupied but Short-Term Tenant Could Vacate with Ample Notice

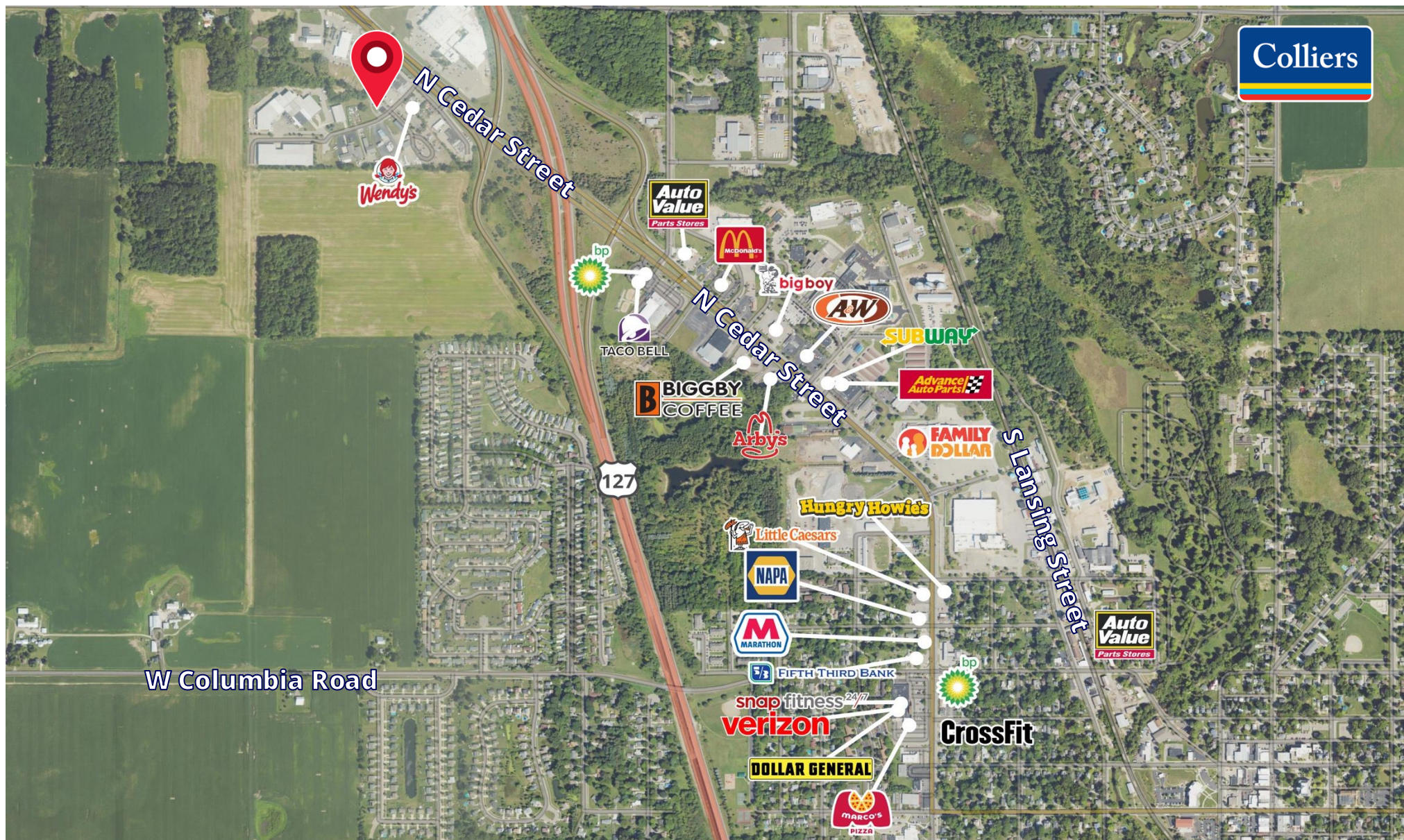




We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

Three Industrial / Retail Opportunities



AERIAL MAP

Three Industrial / Retail Opportunities

DEMOGRAPHICS

Three Industrial / Retail Opportunities



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
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%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-1.8%	-1.6%	0.9%
Households	2,607	4,581	9,648
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	49.2%	48.8%	49.1%
Female Population / % Female	50.8%	51.2%	50.9%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$81,665	\$84,154	\$89,552
Average Household Income	\$97,936	\$101,61	\$107,353
Per Capita Income	\$42,691	\$43,091	\$44,158
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
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

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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.



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