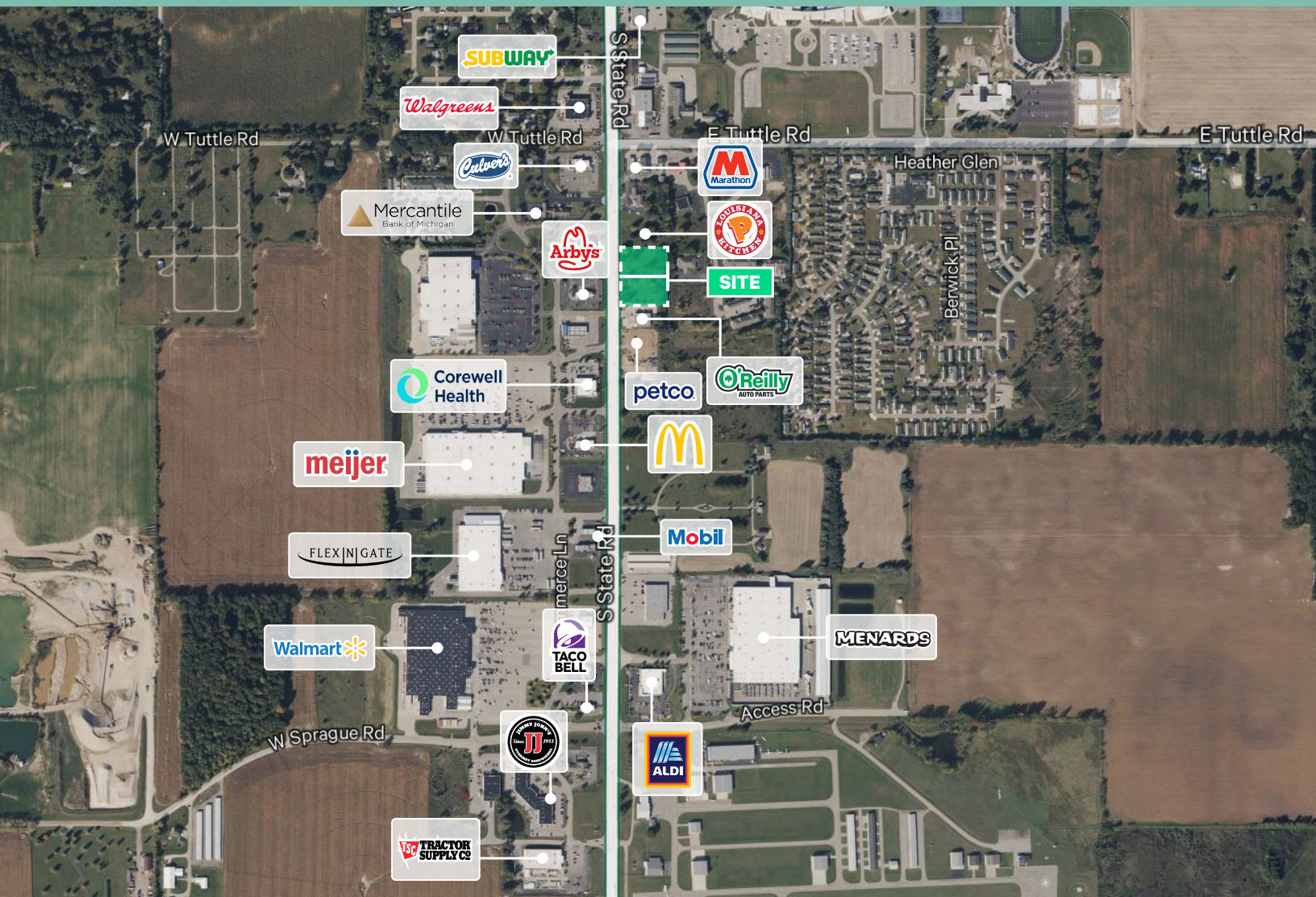


# Commercial Land

1.44 Acres Available

S State Road  
Ionia, Michigan 48846

Join Meijer, Walmart, and Menards Along South State Road

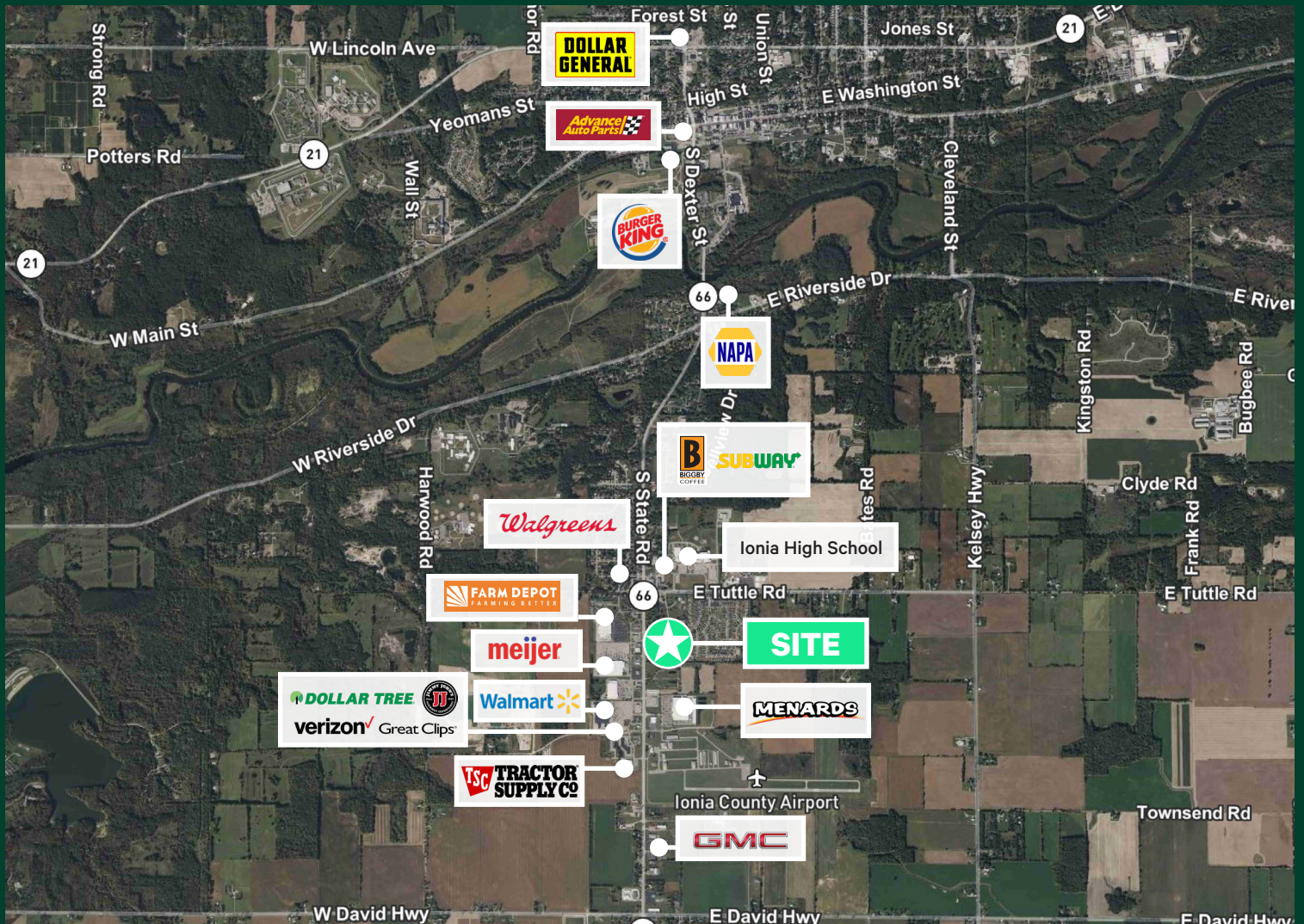




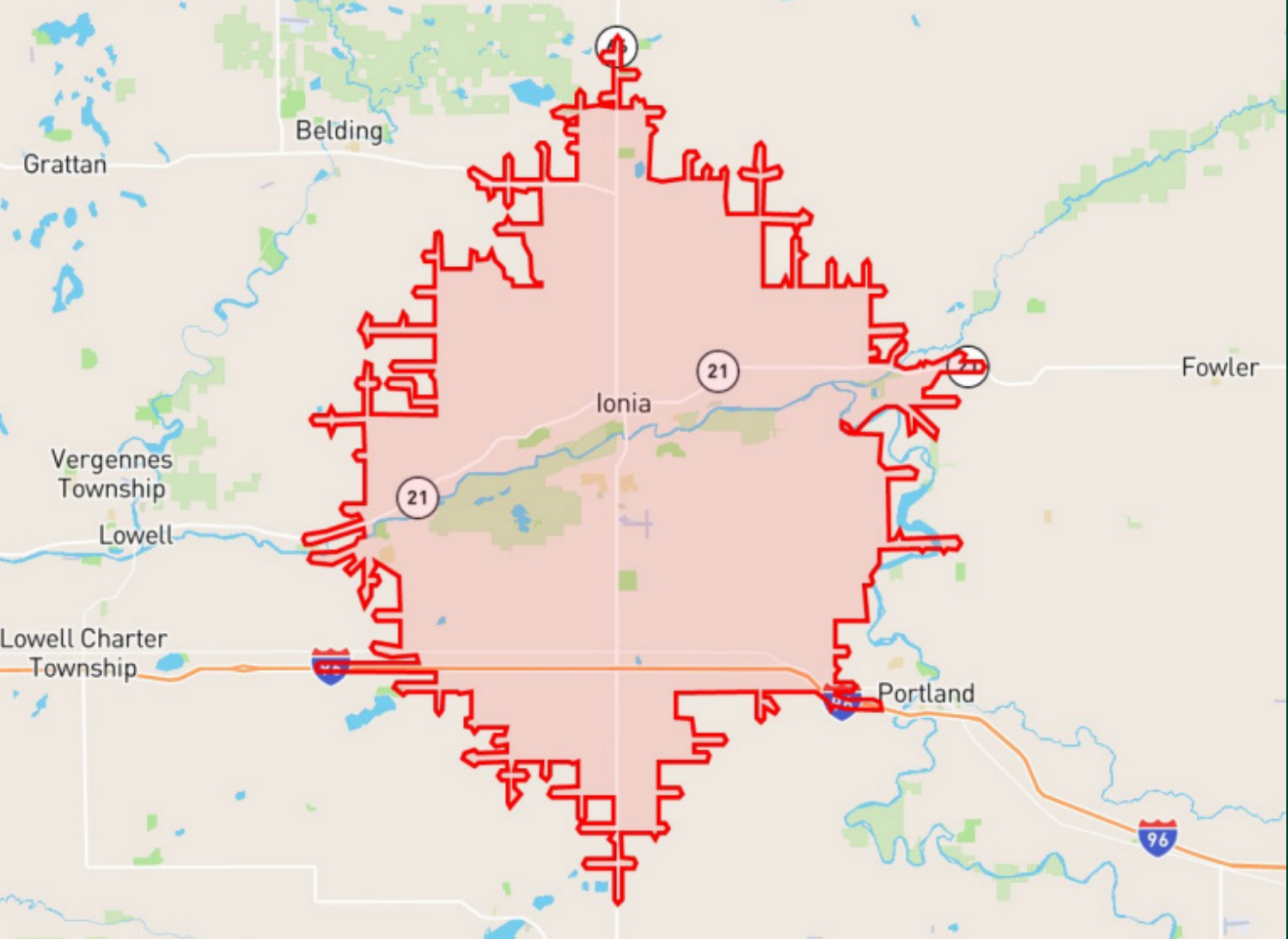
# Property Highlights

- + Two parcels available for sale or ground lease
- + Parcel 1 = 0.72 Acres
- + Parcel 2 = 0.72 Acres
- + Excellent visibility along main retail artery in Ionia
- + Close proximity to several big box retailers including Meijer, Walmart, and Menards
- + Parcels sit between Popeyes and O'Reilly Auto Parts
- + Utilities to site
- + Asking Price: \$550,000 per parcel
- + Ground Lease Rate: Contact Broker

## Macro Aerial

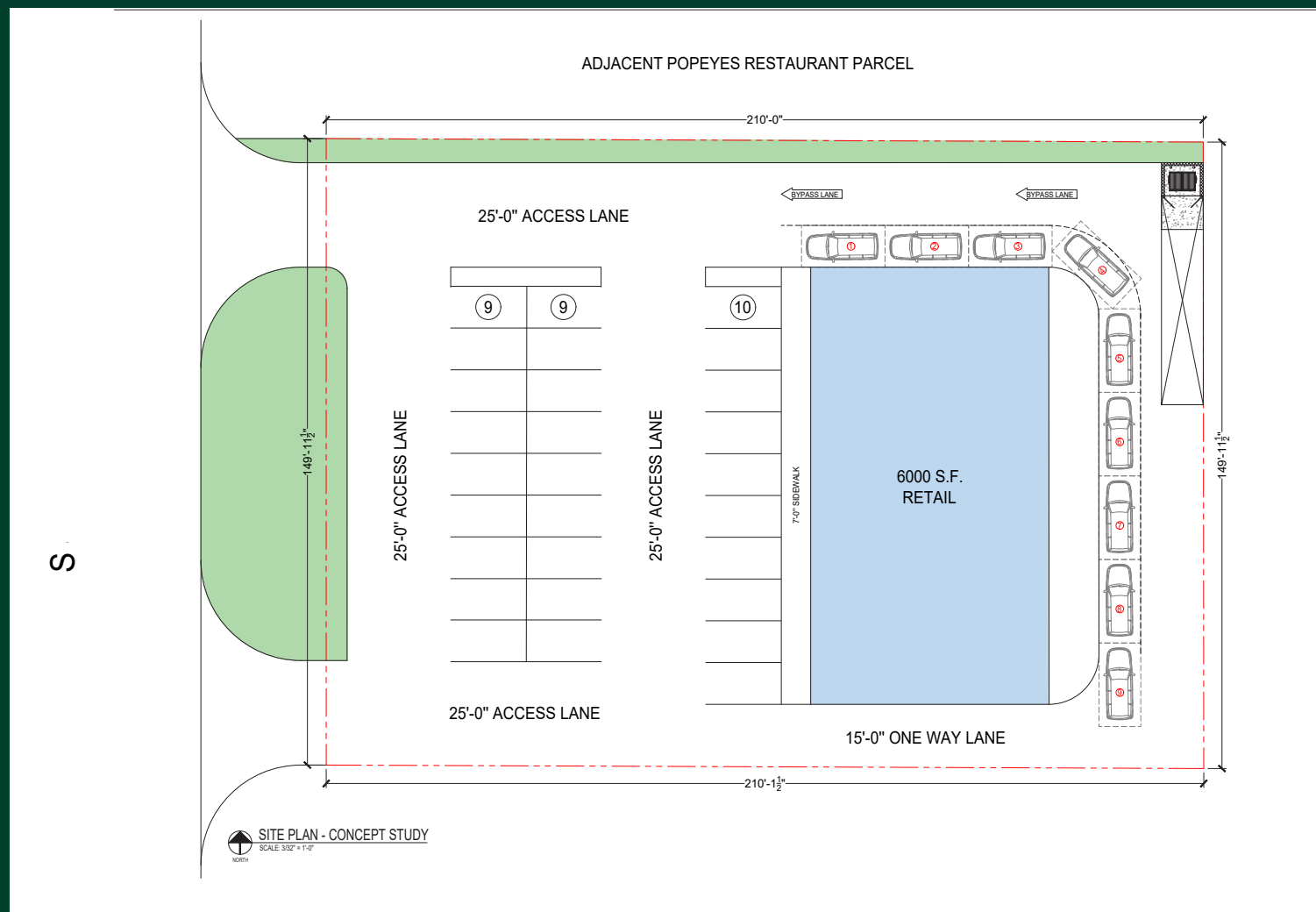


# Drivetime Map



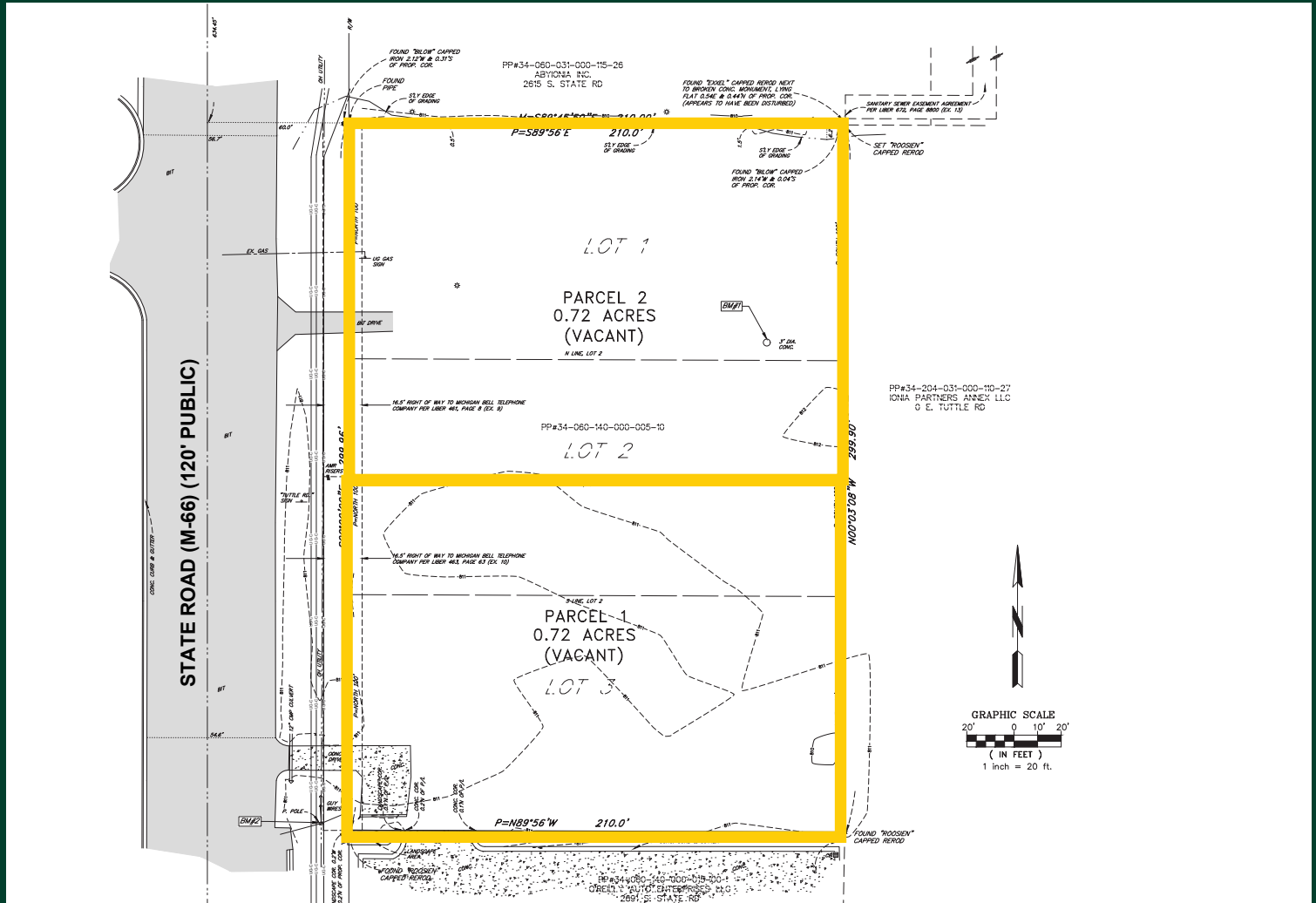
2024 Demographics	3 Mile	5 Miles	10 Miles
Population	17,079	20,643	36,405
Number of Households	4,247	5,607	11,686
Average Household Size	2.51	2.53	2.56
Average Household Income	\$74,327	\$75,065	\$82,484
Daytime Population	15,381	17,849	29,287

# Concept Plan





# Alta Survey



## Contact Us

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