

RETAIL REDEVELOPMENT - 3+ ACRES

11,145 SF Former Pharmacy w/ Drive-Thru & 17,749 SF Retail Building | 3.137 Acres



SUBJECT PROPERTY
3.137 ACRES
Zoning - B3

W LINCOLN AVE
8,800+ VPD

N DEXTER ST
13,100+ VPD

DOLLAR GENERAL

#1 Ranked MI Store

Per PLACER AI

431 W Lincoln Avenue | Ionia, MI 48846

Ionia Correctional Facility
Bellamy Creek Correctional Facility
Richard A. Handlon Correctional Facility

1.9 Miles

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TABLE OF CONTENTS

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Zoning - B3

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CONFIDENTIALITY AND DISCLAIMER	2
TABLE OF CONTENTS	3
EXECUTIVE SUMMARY	4
CONCEPT PLAN	5
PROPERTY PHOTOS	6
PROPERTY PHOTOS	7
FORMER RITE AID INTERIOR	8
AERIAL	9
DEMOGRAPHICS MAP & REPORT	10

EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

SUBJECT TO OFFER

INVESTMENT SUMMARY

Drug Store Building Size:	11,180 SF
Retail Building Size	17,149 SF
Land Acreage:	3.14 Acres
Drug Store Year Built:	2006
Property Type:	Retail
Parking:	72 Spaces
Zoning:	B3
Occupancy	Immediate



INVESTMENT HIGHLIGHTS

- 11,145 SF Free Standing Former Pharmacy w/ Drive-Thru & 17,749 SF Retail Building Situated On 3.137 Acres In Ionia, MI
- Property Zoning - B3
- 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 & Home To (3) Correctional Facilities
- Ionia Boasts A Mix of Industries Such As Manufacturing, Healthcare & Education - Notable Employers: Ventra Ionia, Michigan Department of Corrections, Herbruck's Poultry Ranch

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	16,794	19,220	34,084
Total Households	4,693	5,570	11,083
Average HH Income	\$62,487	\$63,608	\$66,719



[CLICK HERE FOR A FINANCING QUOTE](#)

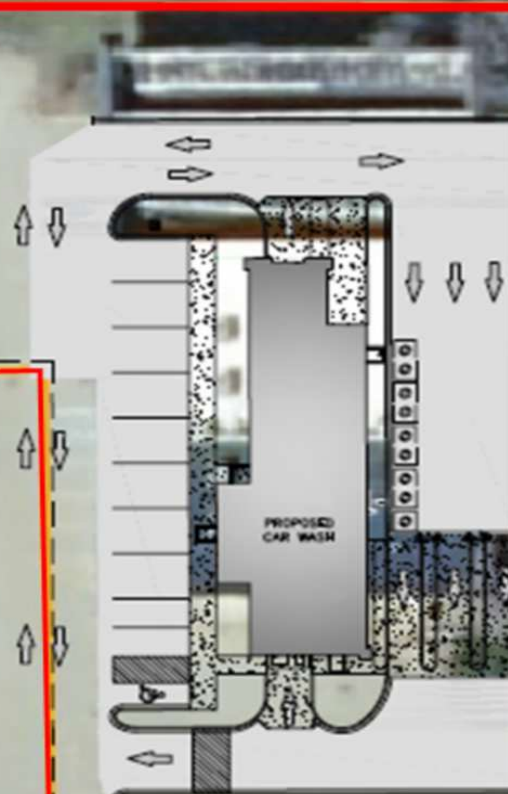
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CONCEPT GAS STATION & CAR WASH

W LINCOLN AVE.



N DEXTER ST.



DISCLAIMER:
THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT FOR THE PURPOSE OF OBTAINING PERMITS AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

PHOTOS

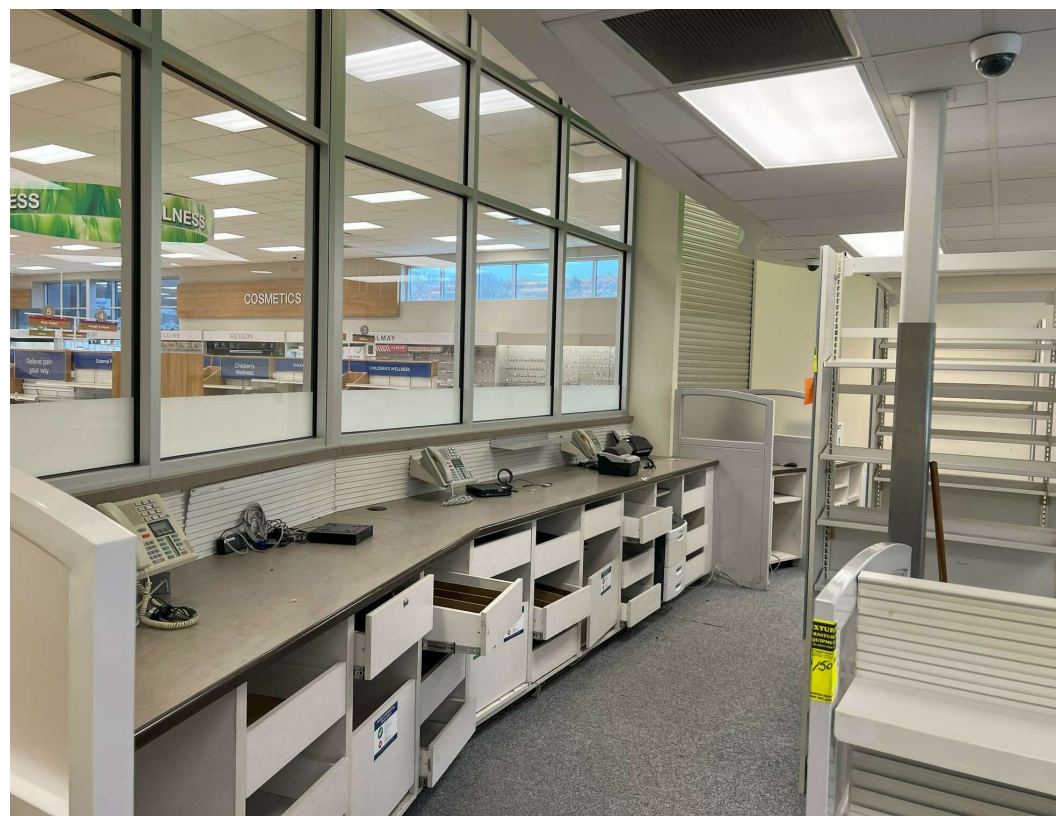
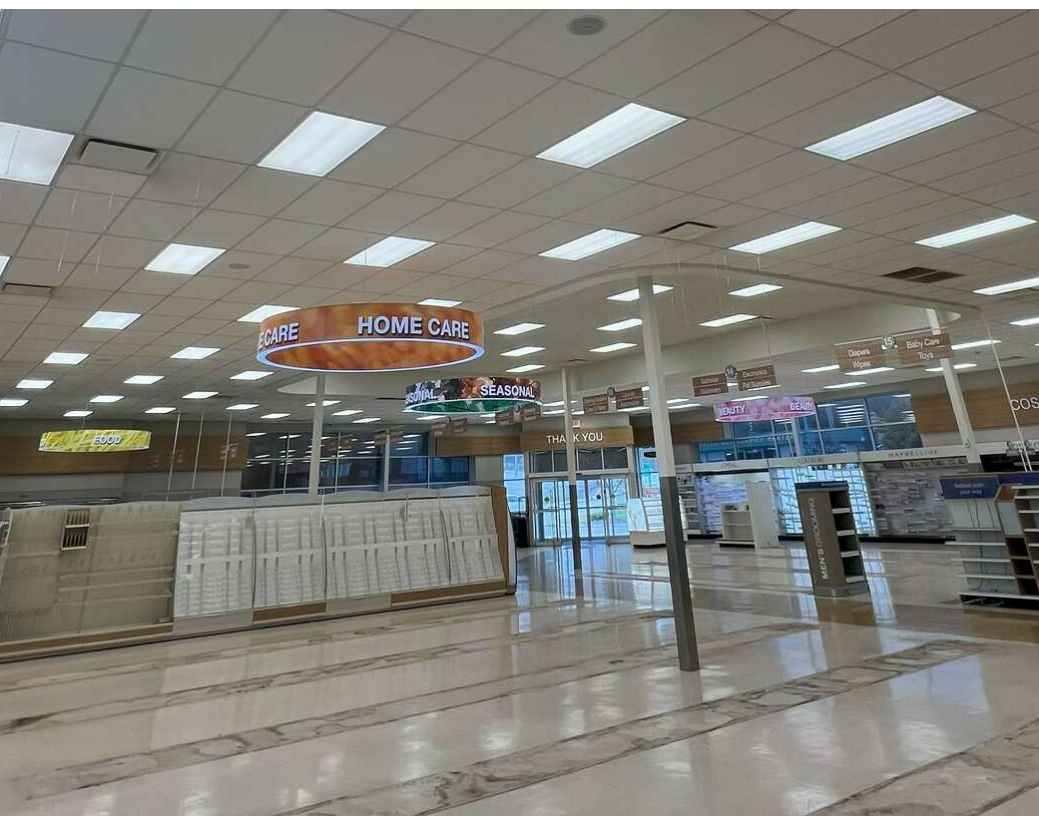


PHOTOS





FORMER RITE AID INTERIOR





AERIAL



Mercantile Bank

SUBJECT PROPERTY
3.137 ACRES
Zoning - B3



the Bowling Alley
IONIA



W LINCOLN AVE 8,800+ VPD

N DEXTER ST 13,100+ VPD

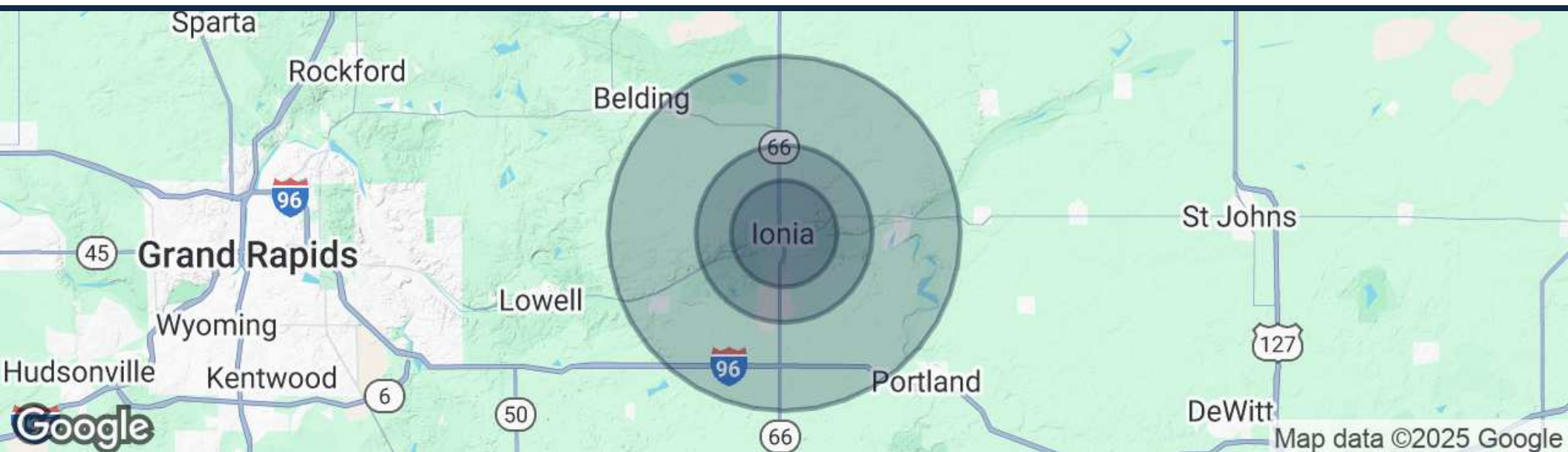
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1.9 Miles

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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

2020 American Community Survey (ACS)



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