

RETAIL REDEVELOPMENT - 3+ ACRES

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



431 W Lincoln Avenue | Ionia, MI 48846

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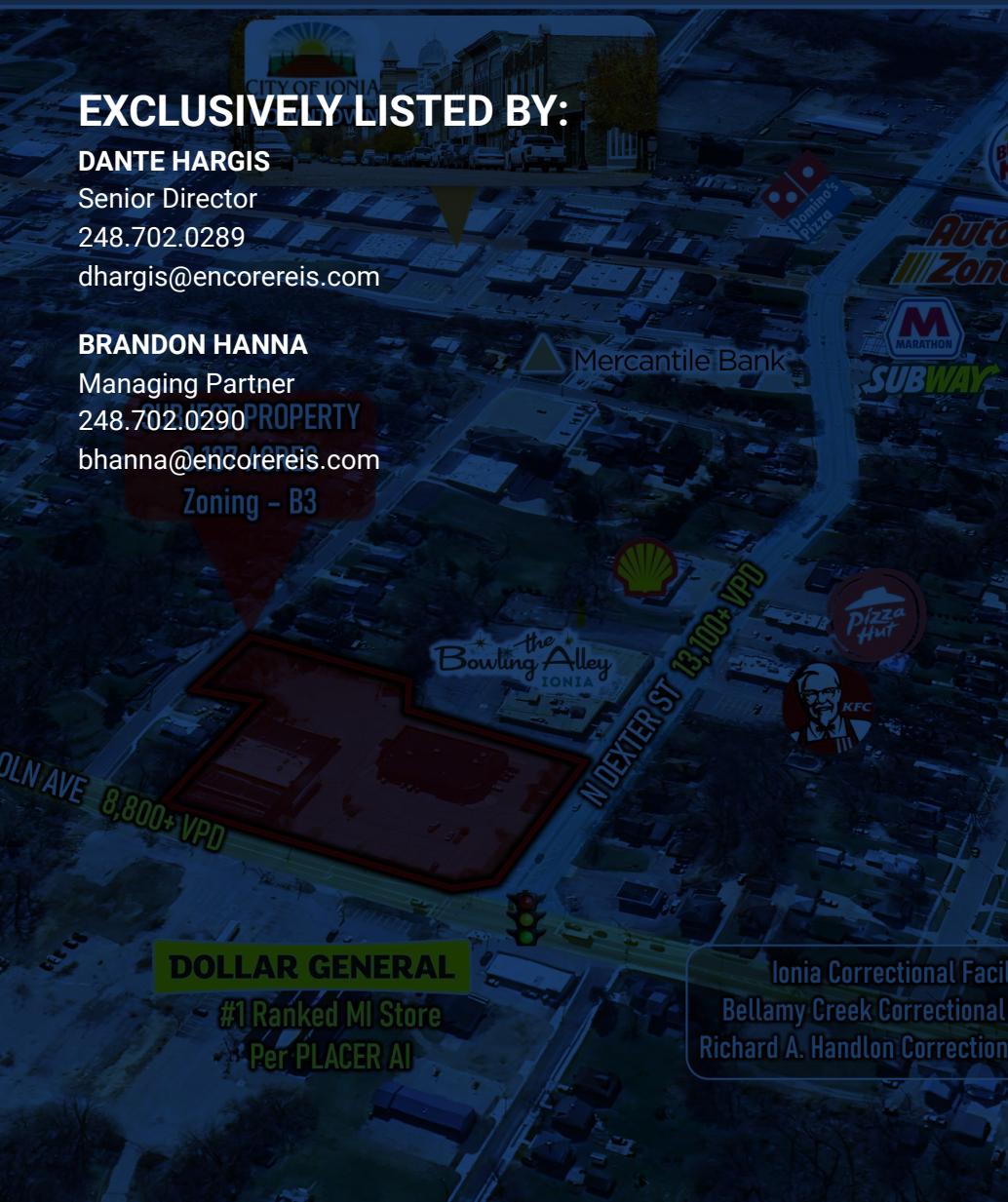
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EXECUTIVE SUMMARY

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

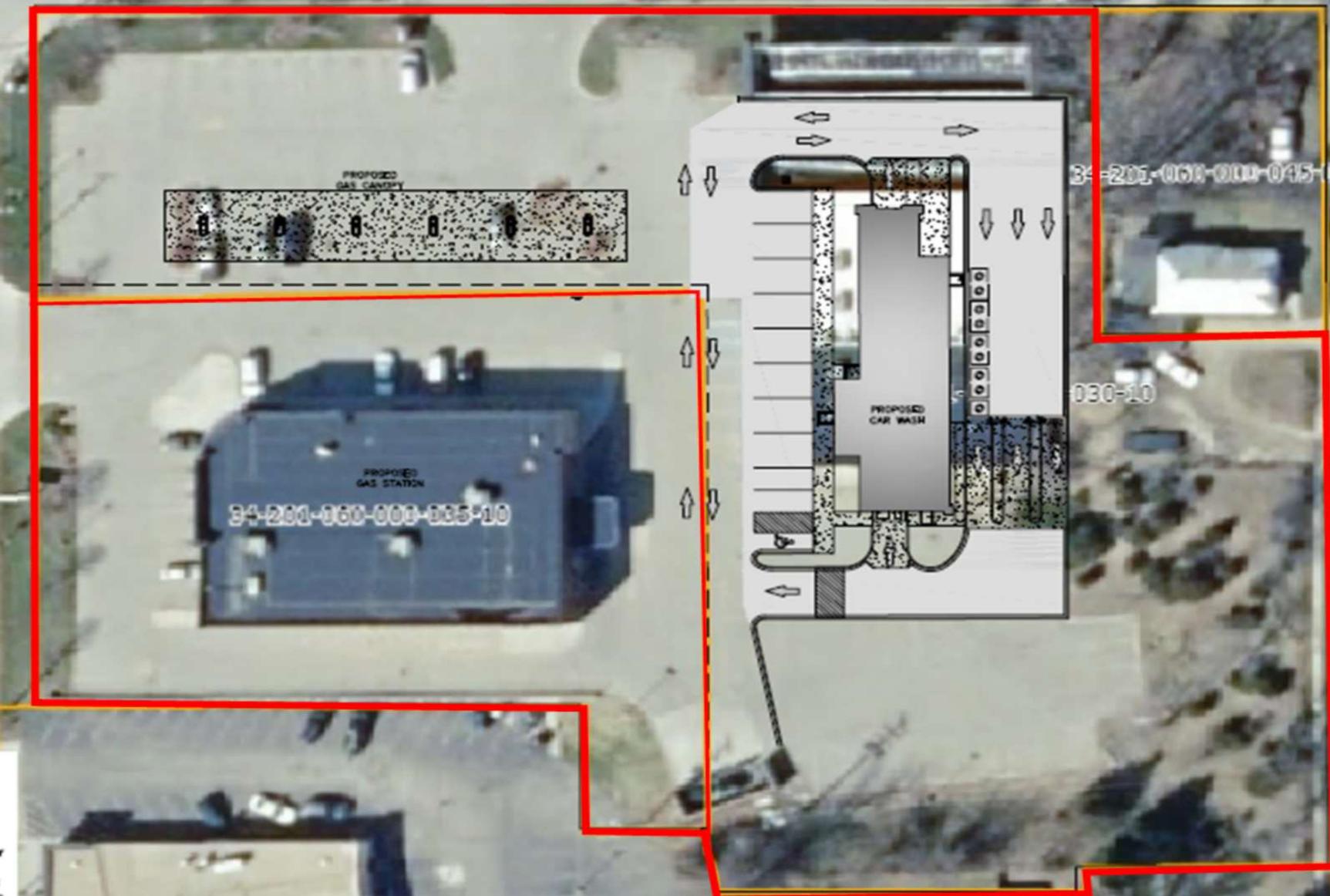
	3 MILES	5 MILES	10 MILES
Total Population	16,794	19,220	34,084
Total Households	4,693	5,570	11,083
Average HH Income	\$62,487	\$63,608	\$66,719

34-201-180-000-011500

CONCEPT GAS STATION & CAR WASH

W LINCOLN AVE.

INDEXER ST.



DISCLAIMER:
INSTRUCTION IN THE SAFETY IS THE SOLE RESPONSIBILITY OF THE
INSTRUCTORS. WHETHER THE OWNER NOR THE ENGINEER SHALL BE
PROTCTED FROM ANY RESPONSIBILITY FOR INJURY OR THE
DEATH OF PERSONS ENGAGED IN THE WORK, OR ANY INJURY
TO PROPERTY, OR OF ANY OTHER PERSON.

PHOTOS



PHOTOS





FORMER RITE AID INTERIOR



AERIAL

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

Mercantile Bank

Bowling
the Alley
IONIA



**Auto
Zone**



SUBWAY

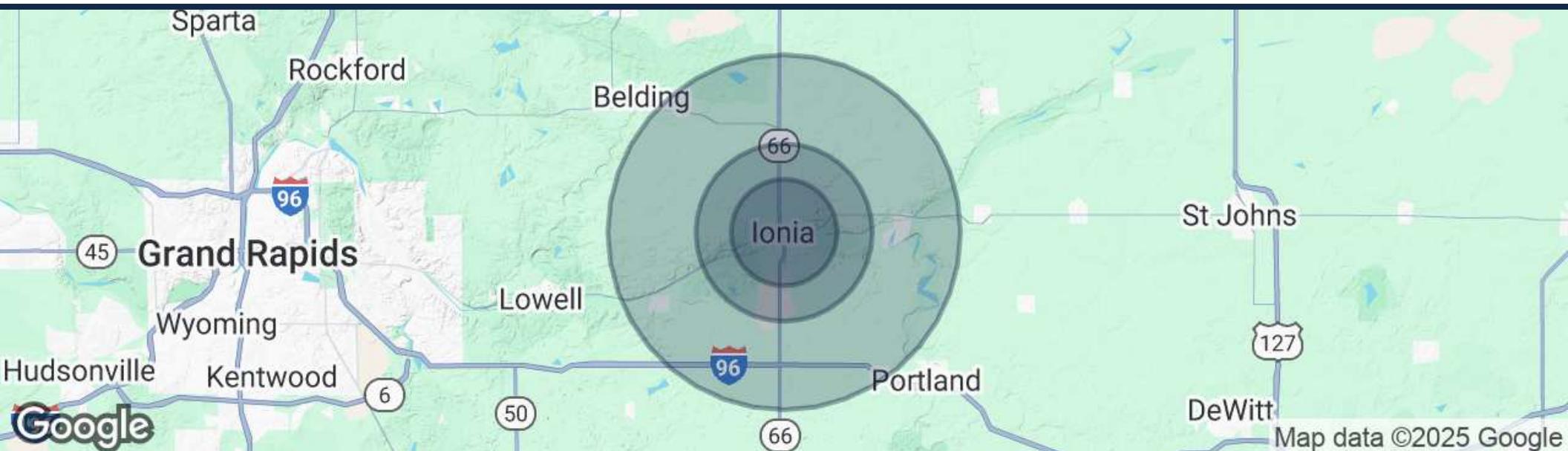


Ionia Correctional Facility

Bellamy Creek Correctional Facility
Richard A. Handlon Correctional Facility

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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SUBJECT PROPERTY

3.137 ACRES

Zoning - B3

W LINCOLN AVE 8,800+ VPD

DOLLAR GENERAL

#1 Ranked MI Store
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