

401 East Warwick Drive

401 East Warwick Dr, Alma MI 48801

FOR SALE OR LEASE



989.839.9655
mid-land.com

OFFICE SERVICE / COMMERCIAL



BUILD TO SUIT



**GREAT LAKES BAY
CONSTRUCTION**
DESIGN-BUILD GENERAL CONTRACTOR

OFFERING MEMORANDUM



401 East Warwick Drive

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401 EAST WARWICK DRIVE

01 Executive Summary
Location Summary

PROPERTY AVAILABLE

- Commercial Property available on East Warwick in Alma, MI. Great location for office space and close to many amenities.

Alma, Michigan, in Gratiot County, is 35 miles W of Saginaw, Michigan (center to center) and 109 miles NW of Detroit, Michigan.

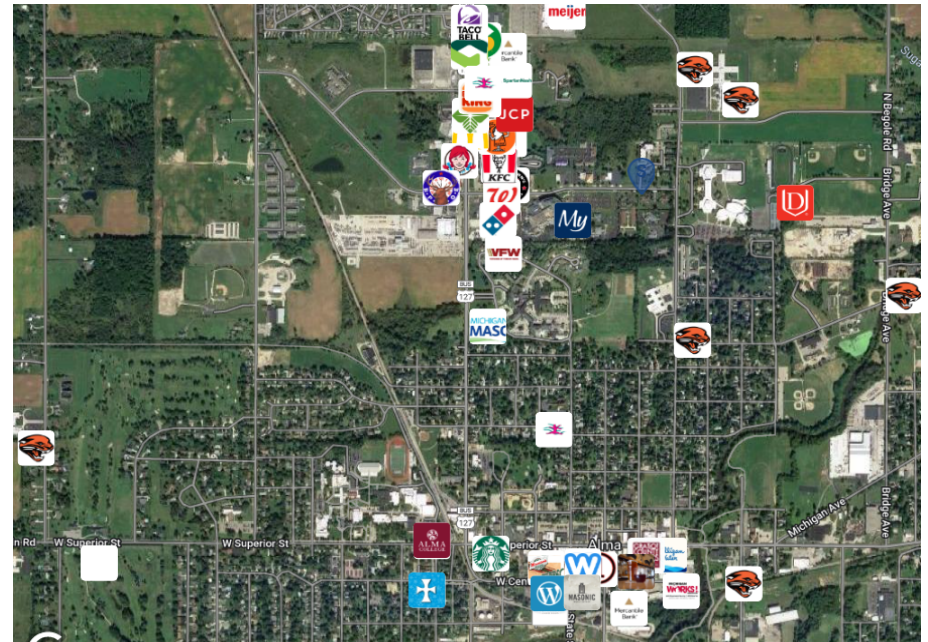
Nearby Attractions

Ionia State Recreation Area
St. Charles Museum and Historical Society
Flat River Historical Museum
Chippewassee City Park
Dow Gardens

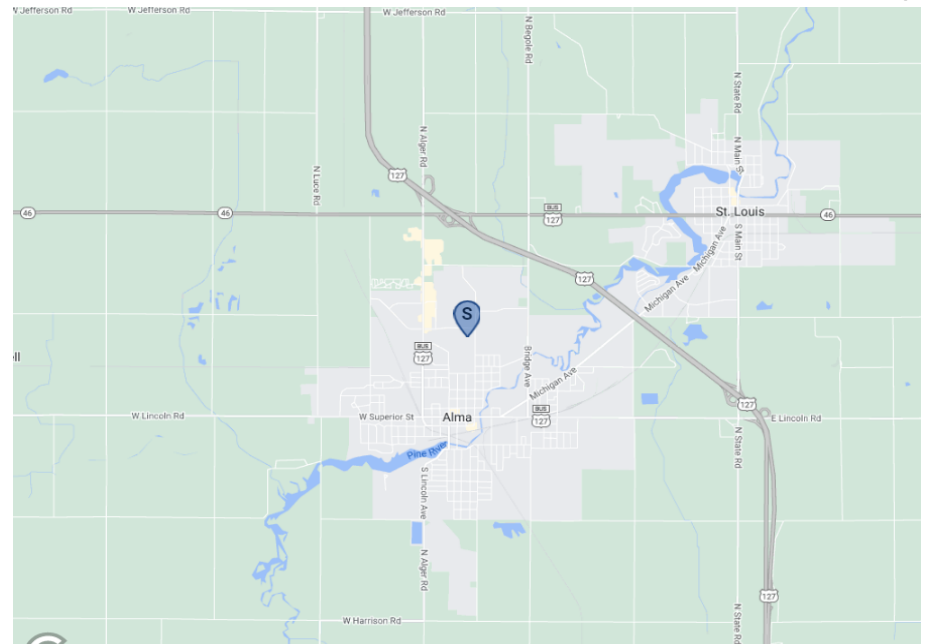
Alma has a number of recreational opportunities for visitors. The Splash Park at Ridge is an exciting outing for children. The Chippewassee City Park and Plymouth Park are popular picnic sites, and the Ionia State Recreation Area has picnic areas, hiking trails, and campgrounds, as well as swimming areas. Founder's Day, Gratiot County Fair and the Highland Festival are popular local festivals.

Alma College is the local college. Nearby colleges include Central Michigan University, Northwood University and Michigan State University.

Regional Map



Locator Map



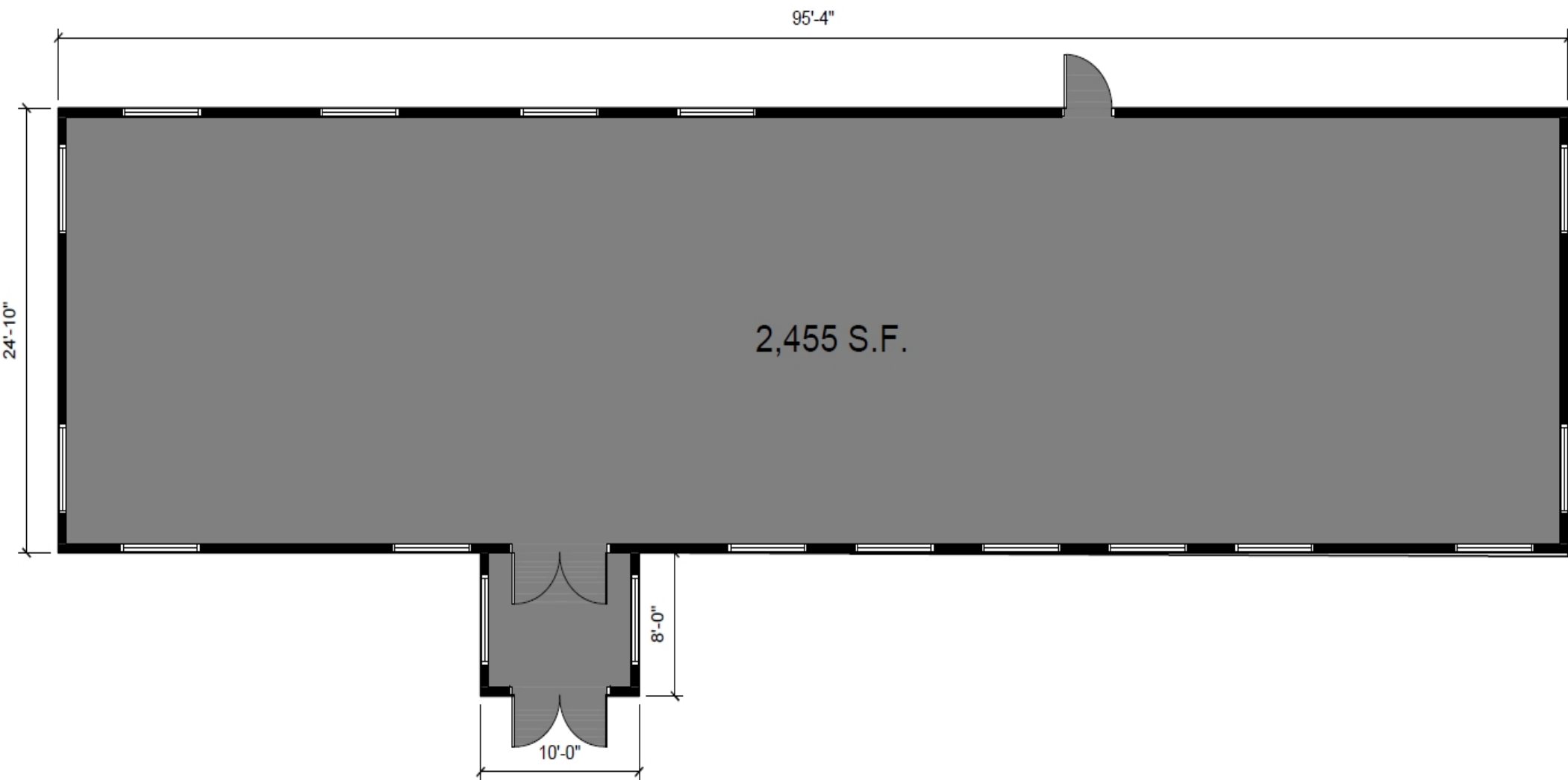
401 EAST WARWICK DRIVE

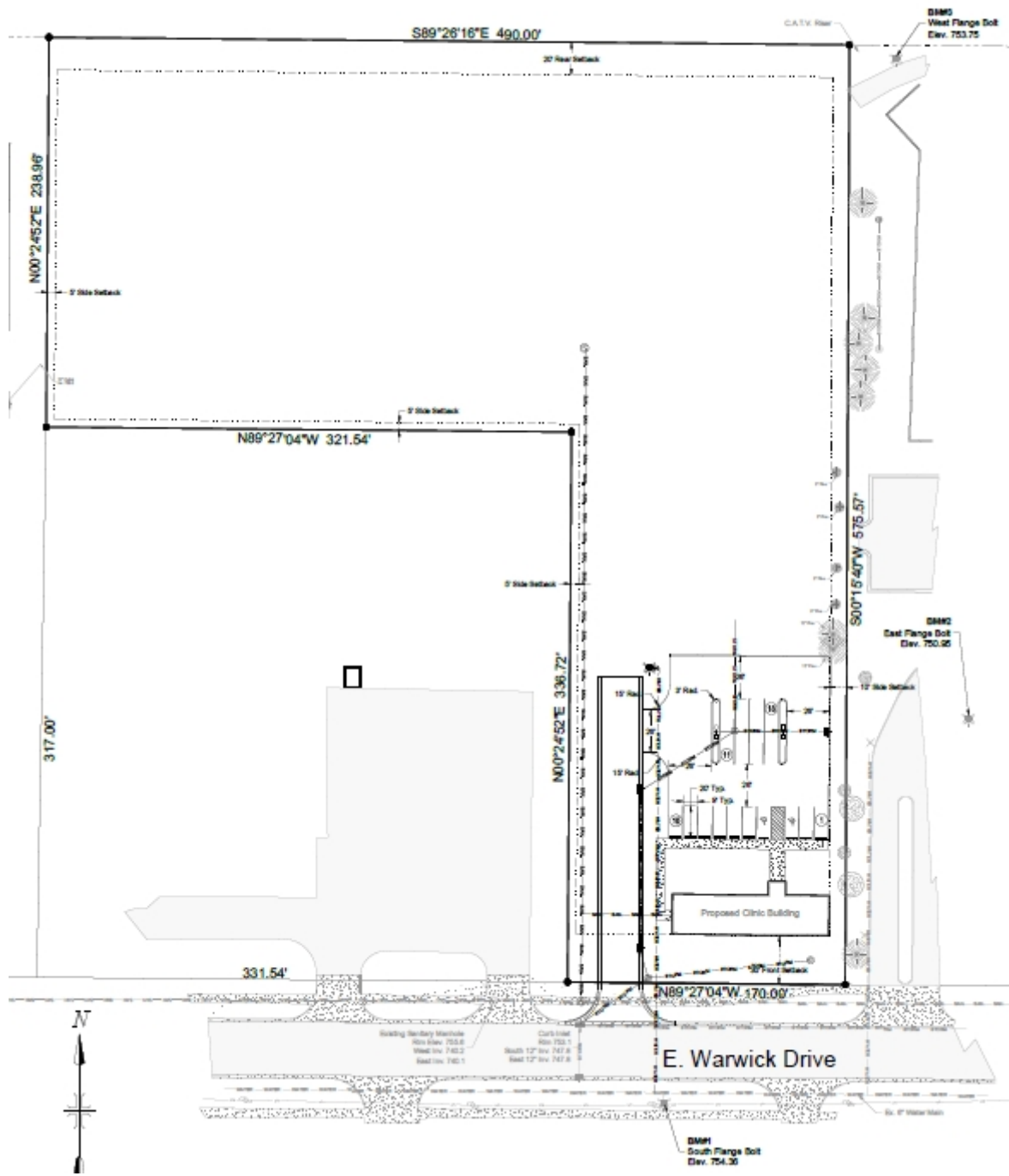
02

Property Description

- Aerial Map
- Floor Plan
- Site Plan
- Retail Map









401 EAST WARWICK DRIVE

03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,047	14,741	20,939
2010 Population	4,904	14,684	21,727
2022 Population	4,987	14,557	21,704
2027 Population	4,911	14,417	21,527
2022 African American	180	389	2,156
2022 American Indian	13	77	127
2022 Asian	63	122	141
2022 Hispanic	640	1,662	2,064
2022 Other Race	290	685	794
2022 White	4,139	12,378	17,336
2022 Multiracial	286	880	1,123
2022-2027: Population: Growth Rate	-1.55 %	-0.95 %	-0.80 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	339	778	896
\$15,000-\$24,999	241	735	831
\$25,000-\$34,999	235	718	845
\$35,000-\$49,999	306	923	1,133
\$50,000-\$74,999	194	930	1,193
\$75,000-\$99,999	147	529	700
\$100,000-\$149,999	129	473	705
\$150,000-\$199,999	63	165	240
\$200,000 or greater	39	153	228
Median HH Income	\$36,081	\$41,350	\$44,683
Average HH Income	\$56,829	\$62,655	\$67,480

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,770	5,612	7,071
2010 Total Households	1,858	5,523	6,887
2022 Total Households	1,693	5,404	6,771
2027 Total Households	1,669	5,373	6,735
2022 Average Household Size	2.31	2.34	2.39
2000 Owner Occupied Housing	980	3,609	4,732
2000 Renter Occupied Housing	674	1,624	1,864
2022 Owner Occupied Housing	874	3,309	4,416
2022 Renter Occupied Housing	819	2,094	2,354
2022 Vacant Housing	131	439	561
2022 Total Housing	1,824	5,843	7,332
2027 Owner Occupied Housing	894	3,341	4,448
2027 Renter Occupied Housing	776	2,032	2,287
2027 Vacant Housing	101	402	528
2027 Total Housing	1,770	5,775	7,263
2022-2027: Households: Growth Rate	-1.45 %	-0.55 %	-0.55 %

Source: esri

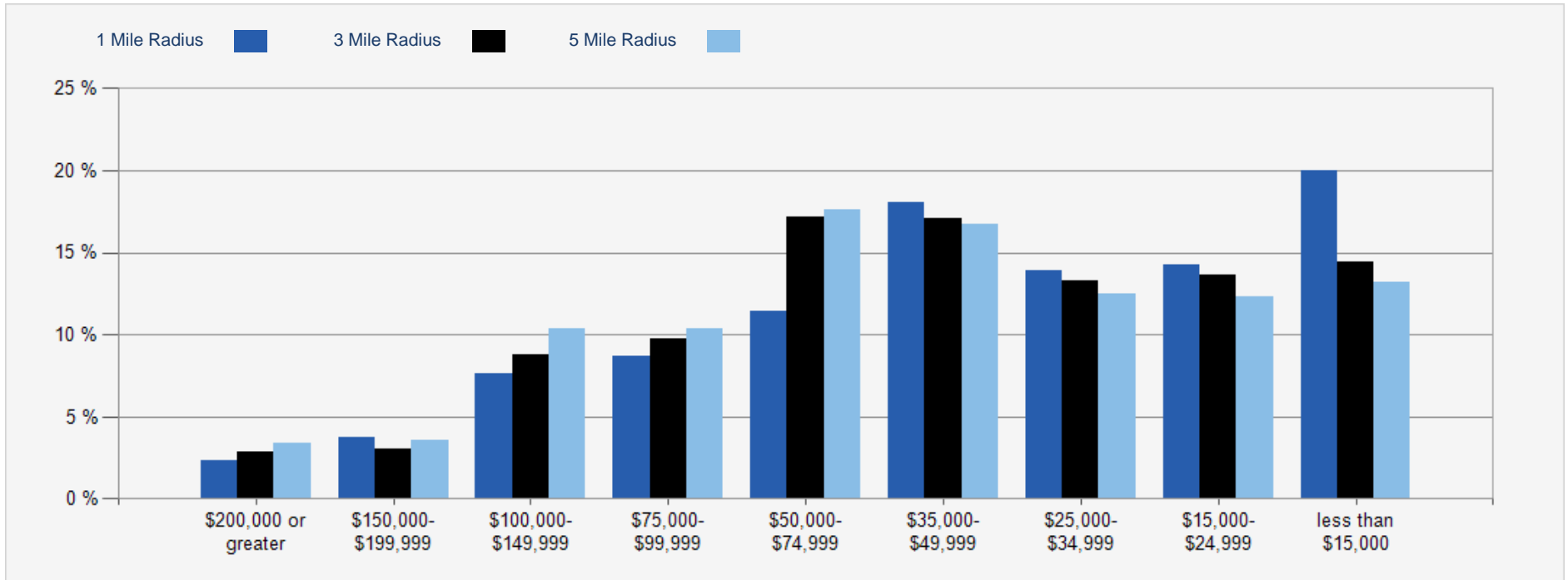
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	296	882	1,636
2022 Population Age 35-39	247	836	1,516
2022 Population Age 40-44	210	750	1,379
2022 Population Age 45-49	195	668	1,258
2022 Population Age 50-54	204	730	1,205
2022 Population Age 55-59	237	802	1,188
2022 Population Age 60-64	242	820	1,137
2022 Population Age 65-69	239	738	1,027
2022 Population Age 70-74	205	619	818
2022 Population Age 75-79	197	499	633
2022 Population Age 80-84	170	372	455
2022 Population Age 85+	277	497	591
2022 Population Age 18+	4,154	11,578	17,948
2022 Median Age	34	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,219	\$45,335	\$48,619
Average Household Income 25-34	\$63,611	\$64,186	\$67,935
Median Household Income 35-44	\$42,603	\$51,533	\$56,680
Average Household Income 35-44	\$65,923	\$73,235	\$81,368
Median Household Income 45-54	\$45,661	\$53,622	\$57,716
Average Household Income 45-54	\$74,792	\$76,347	\$82,149
Median Household Income 55-64	\$37,039	\$45,598	\$50,357
Average Household Income 55-64	\$58,783	\$66,952	\$72,920
Median Household Income 65-74	\$33,403	\$38,895	\$41,855
Average Household Income 65-74	\$54,000	\$58,340	\$62,152
Average Household Income 75+	\$38,086	\$44,220	\$45,552

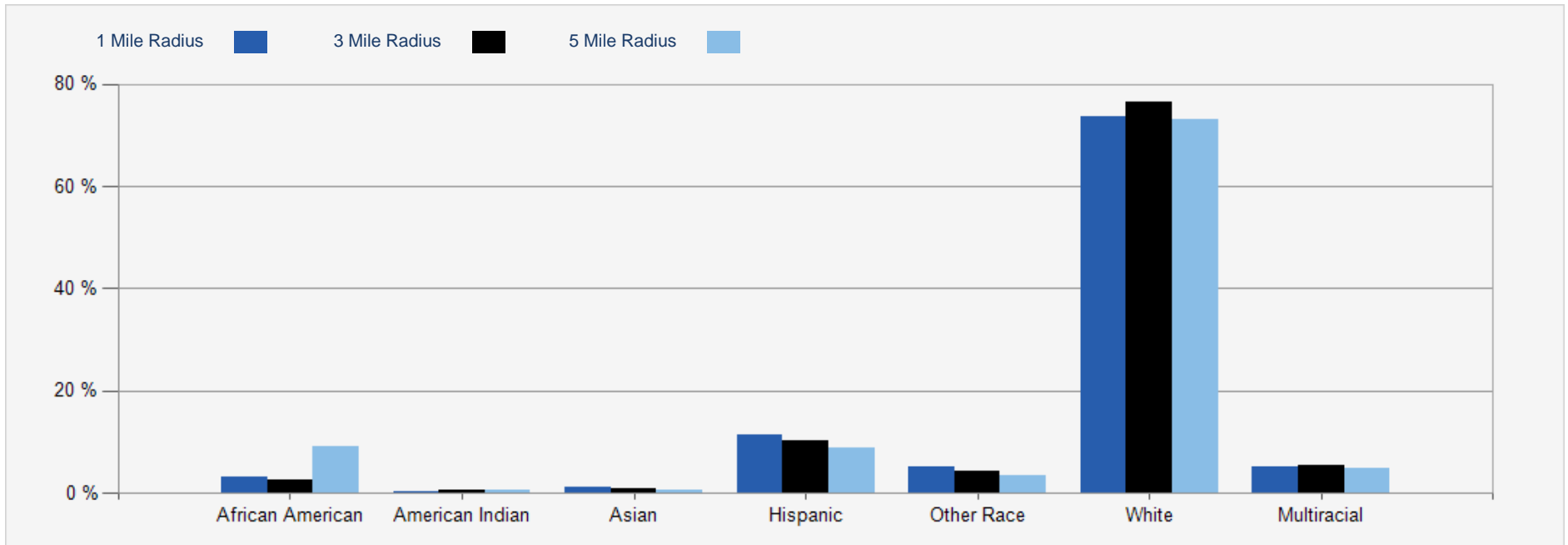
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	249	863	1,638
2027 Population Age 35-39	285	837	1,499
2027 Population Age 40-44	229	813	1,461
2027 Population Age 45-49	208	729	1,305
2027 Population Age 50-54	189	651	1,121
2027 Population Age 55-59	207	712	1,071
2027 Population Age 60-64	216	735	1,048
2027 Population Age 65-69	235	770	1,038
2027 Population Age 70-74	239	670	908
2027 Population Age 75-79	198	530	683
2027 Population Age 80-84	187	426	533
2027 Population Age 85+	261	478	575
2027 Population Age 18+	4,091	11,448	17,789
2027 Median Age	35	36	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,469	\$51,470	\$53,887
Average Household Income 25-34	\$74,647	\$74,173	\$78,689
Median Household Income 35-44	\$48,346	\$57,194	\$64,457
Average Household Income 35-44	\$75,022	\$83,430	\$92,978
Median Household Income 45-54	\$48,777	\$56,668	\$62,627
Average Household Income 45-54	\$80,795	\$83,924	\$91,876
Median Household Income 55-64	\$40,991	\$51,853	\$56,476
Average Household Income 55-64	\$68,450	\$77,121	\$85,196
Median Household Income 65-74	\$37,197	\$43,042	\$46,912
Average Household Income 65-74	\$62,512	\$67,865	\$72,653
Average Household Income 75+	\$43,408	\$51,338	\$53,567

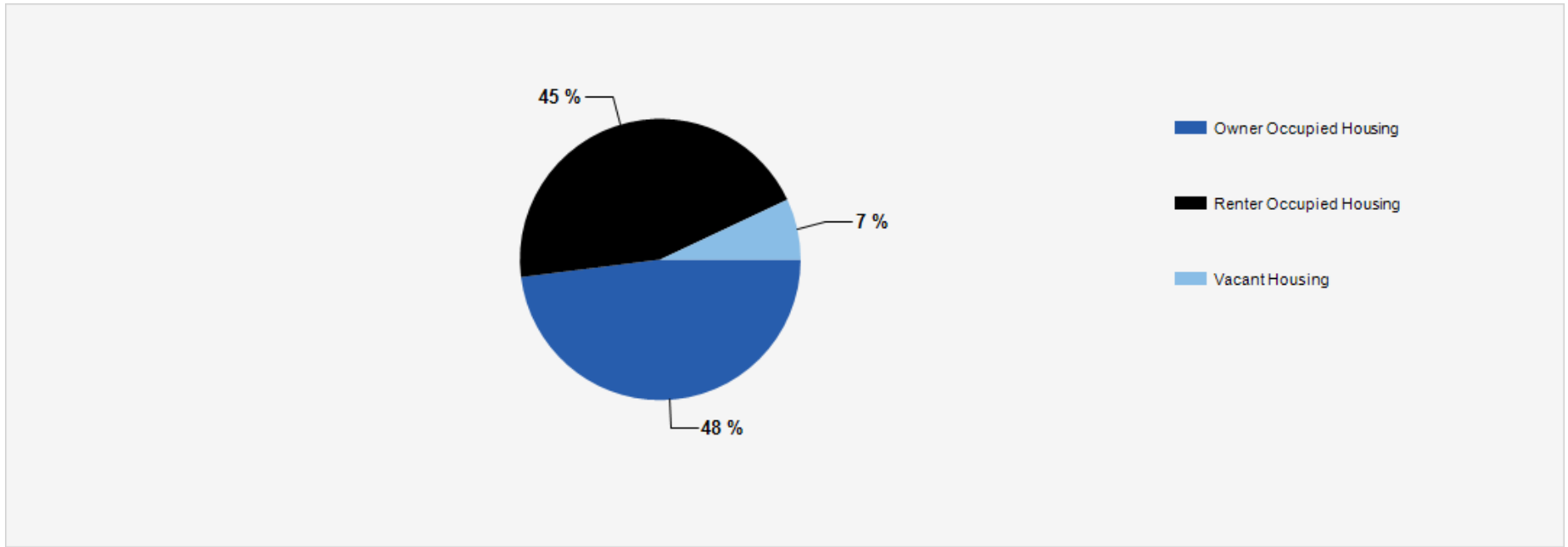
2022 Household Income



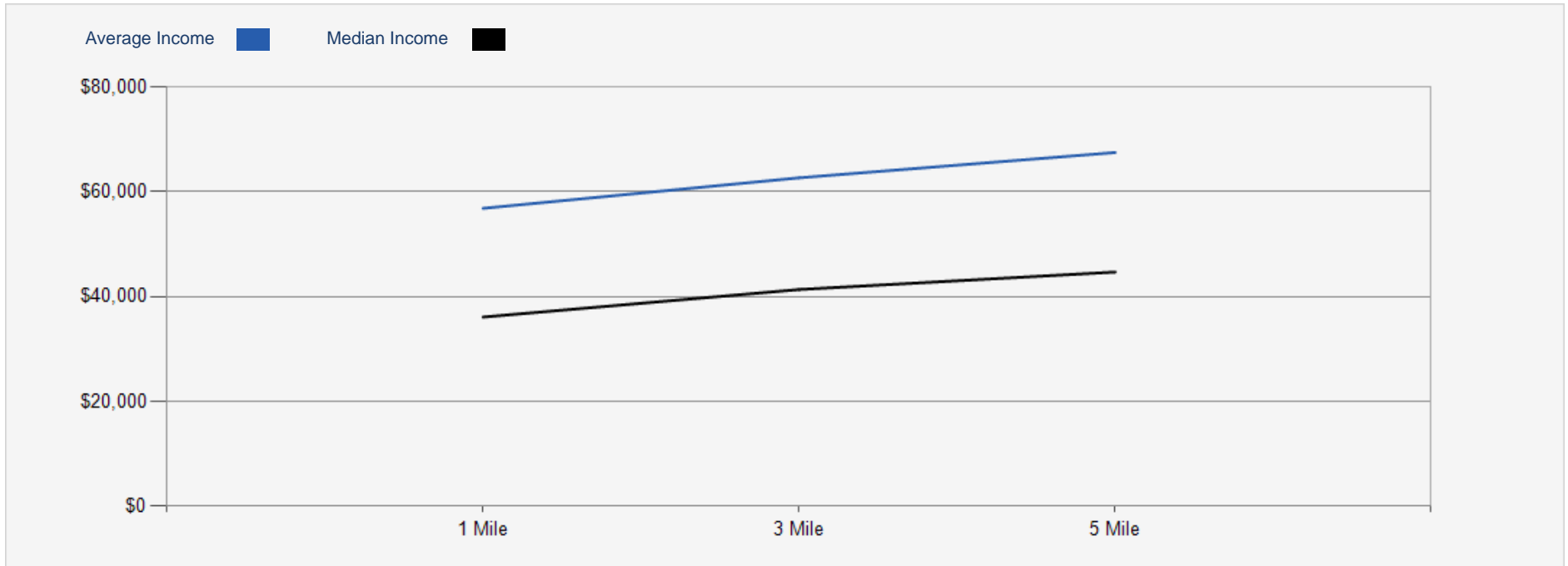
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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