

**FOR SALE**

# .87 AC Walmart Outparcel

**RETAIL**



## PROPERTY INFO

**970 GEHRINGER DRIVE,  
FOWLerville, MI 48836  
STORE #4540 - PAD 1**

- + Walmart Supercenter provides strong regional draw
- + Easily accessible location just off the I-96 Interchange
- + Located in western Livingston County
  - 25 minutes from Lansing
  - 45 minutes from Detroit
- + Fowlerville is experiencing growth in the industrial and residential sectors
  - 170 new jobs in 2018 within 1.5 miles from site
  - 75 new housing permits issued in 2018

**\$550,000**



### Total Population

5 Minutes	1,822
10 Minutes	5,413
15 Minutes	29,550

### Number of Households

5 Minutes	741
10 Minutes	2,143
15 Minutes	11,515

### Average HH Income

5 Minutes	\$51,834
10 Minutes	\$68,131
15 Minutes	\$77,634

Source: Esri, 2019 Estimates

## CONTACT US

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### CBRE, Inc.

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Licensed Real Estate Broker

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[www.cbre.us/walmart](http://www.cbre.us/walmart)

**Walmart**  
Realty

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## PROPERTY INFO

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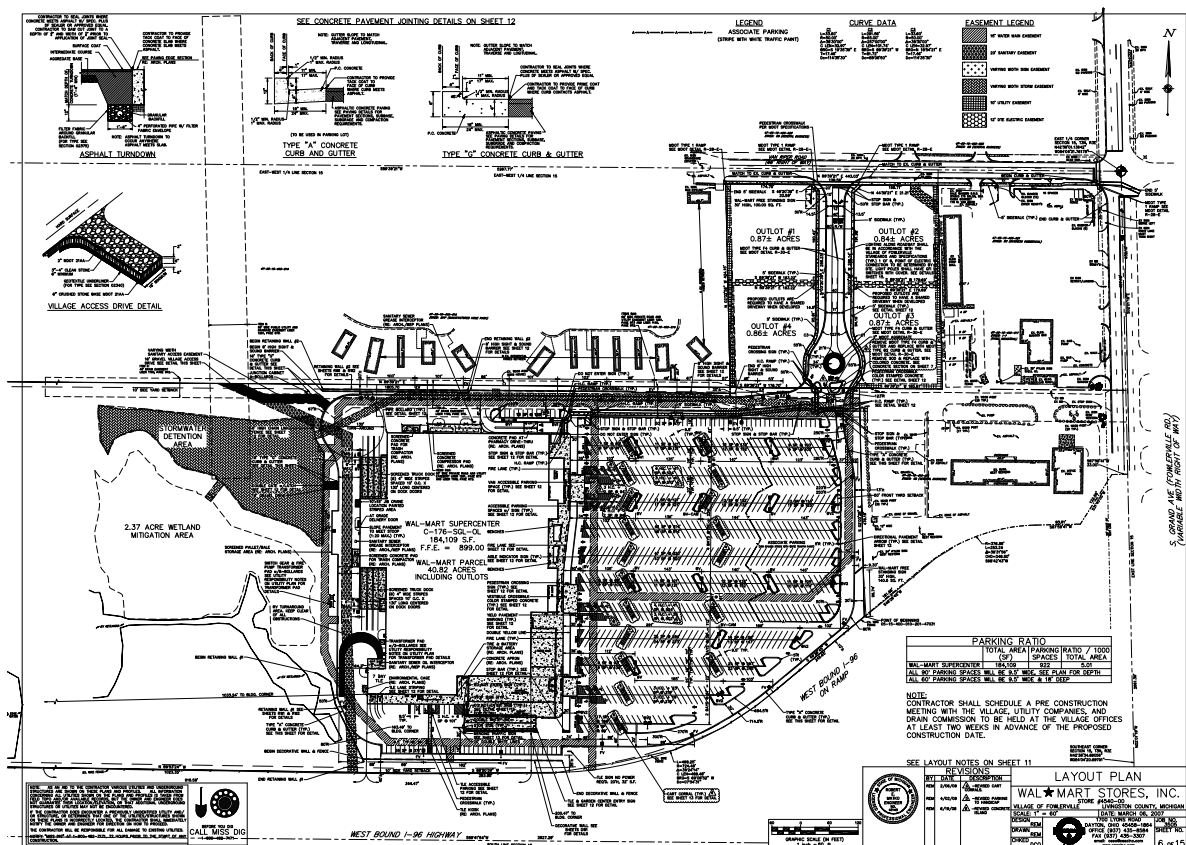
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## SITE PLAN



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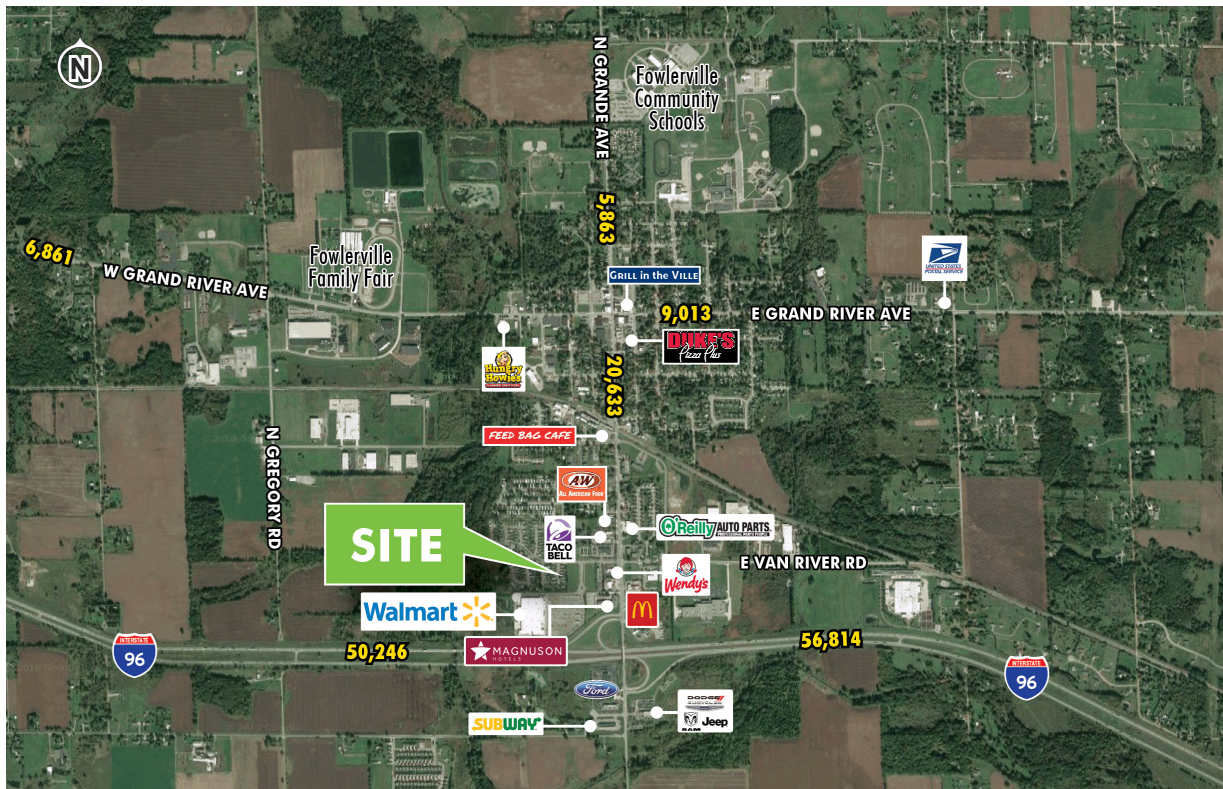
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## RETAIL TRADE AREA



### Total Population

1 Mile	2,841
3 Miles	7,817
5 Miles	15,323

### Number of Households

1 Mile	1,109
3 Miles	2,986
5 Miles	5,685

### Average HH Income

1 Mile	\$59,421
3 Miles	\$74,122
5 Miles	\$80,177

Source: Esri, 2019 Estimates

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