

ICONIC
REAL ESTATE

AVAILABLE

.76 ACRES
BTS PAD W/DRIVE-THRU



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BTS PAD W/DRIVE-THRU

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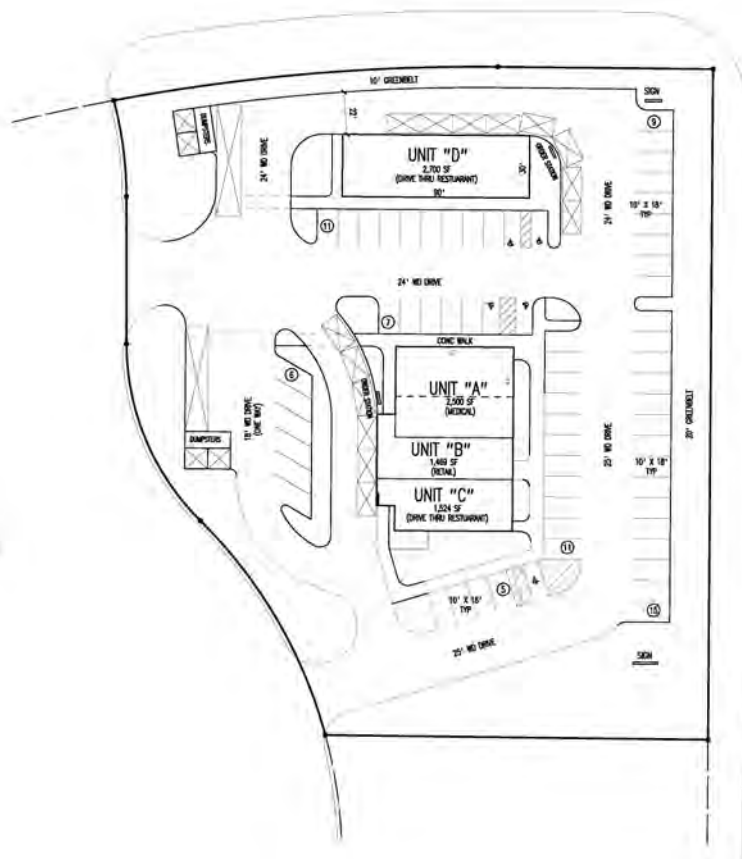
3149- 3153 COMMERCE LANE
IONIA, MI 48846

PROPERTY FEATURES

- In heart of Ionia Retail Hub
- Join adjacent Tropical Smoothie & Wild Bill's Tobacco anchored Retail Center
- .76 Acres PAD w/Drive-Thru
- Ideal for medical, automotive or gas station
- Up to 3,000 SF Build to Suit Freestanding Retail w/Drive-Thru
- SE corner of State Rd./M-66 (main retail artery) & Sprague Rd. just 4 miles from I-96
- Surrounded by many national retailers such as: Walmart, Menard's, Aldi, and Tractor Supply Co. & Meijer
- Under New Ownership
- Asking Rate: Contact Broker



SPRAGUE ROAD

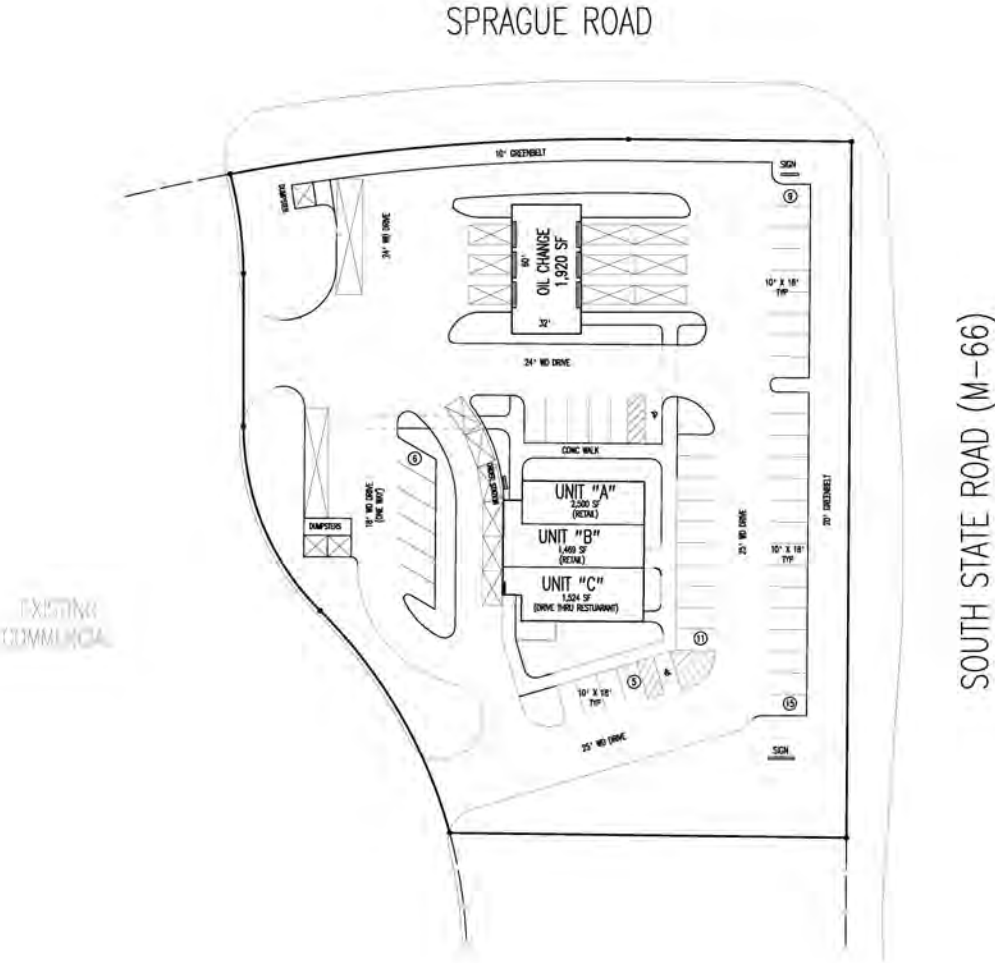


EXISTING
COMMISSION

SOUTH STATE ROAD (M-66)

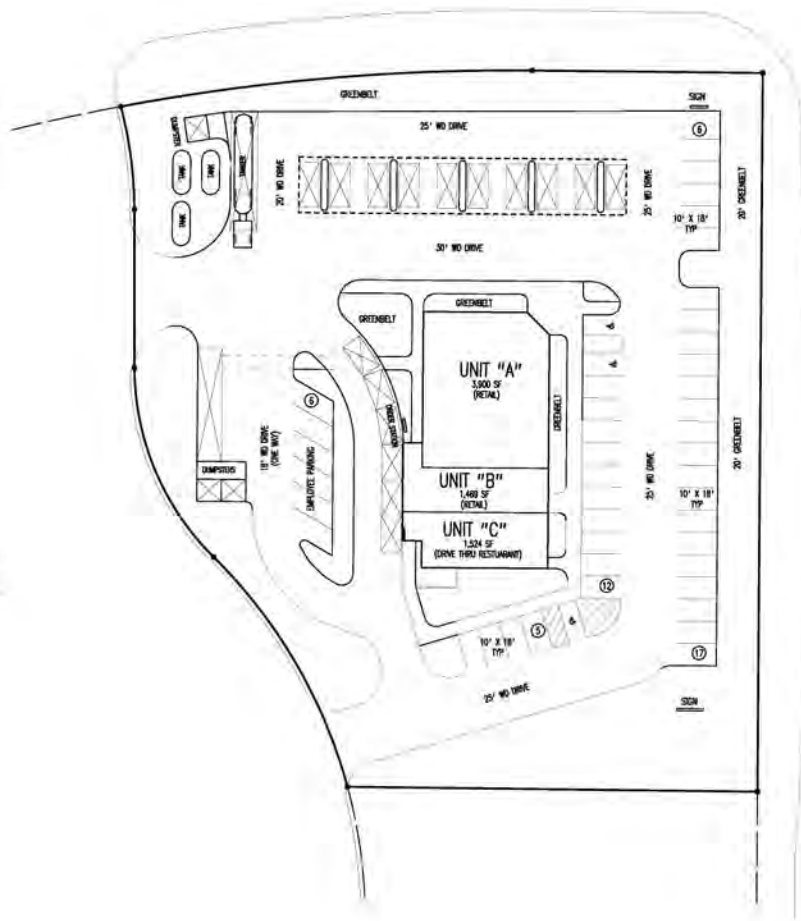


CONCEPTUAL OIL CHANGE PLAN



CONCEPTUAL GAS STATION PLAN

SPRAGUE ROAD



SOUTH STATE ROAD (M-66)



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	1,019	41.40	407	\$58,194
3 MILE	9,436	38.70	2,036	\$49,999

DAILY TRAFFIC COUNTS

ROADS

DAILY TRAFFIC

S STATE RD/DAVID HWY S

19,200

MILLER ST/S STATE RD N

12,913