

**ICONIC**  
REAL ESTATE

ENDCAP WITH DRIVE-THRU AVAILABLE

# FOR LEASE

IMMEDIATE INLINE AVAILABILITY  
UP TO 3,000 SF FREESTANDING RETAIL  
W/DRIVE-THRU

FREESTANDING  
MULTI-TENANT RETAIL &  
BTS PAD W/DRIVE-THRU

## CONTACT

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IONIA, MI 48846



## PROPERTY FEATURES

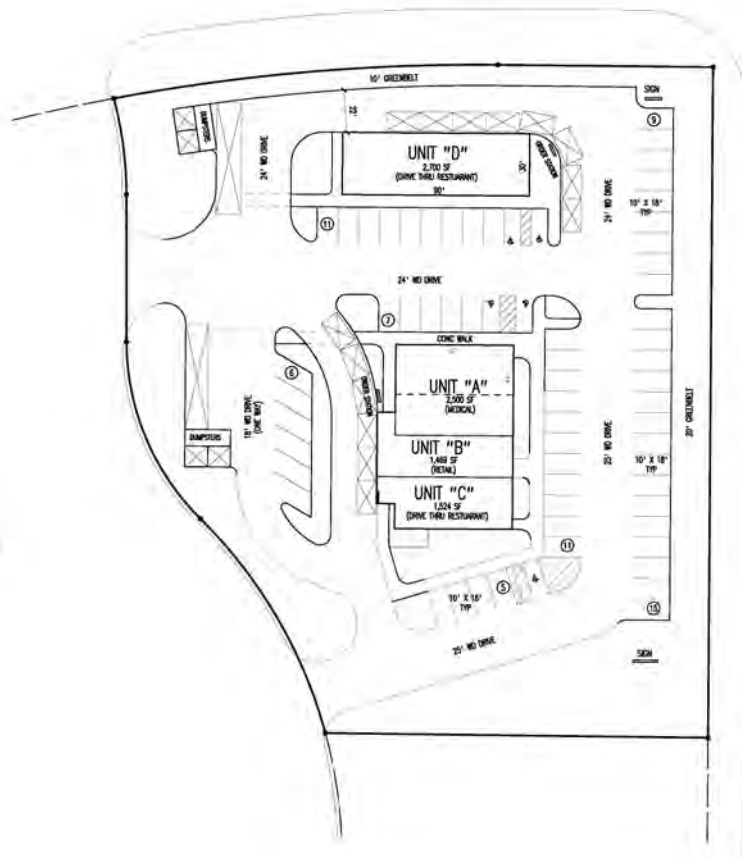
- Join Wild Bill's Tobacco Anchored Retail Center in Ionia, MI
- 1,525 SF Endcap with Drive-thru Available
- 1,222 - 2,500 SF Endcap Retail Space
- Up to 3,000 SF Build to Suit Freestanding Retail w/Drive-Thru
- SE corner of State Rd/M-66 (main retail artery) & Sprague Rd just 4 miles from I-96
- Surrounded by many national retailers such as Walmart, Menard's, Aldi, and Tractor Supply Co.
- Under New Ownership
- Asking Rate: Contact Broker



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SPRAGUE ROAD

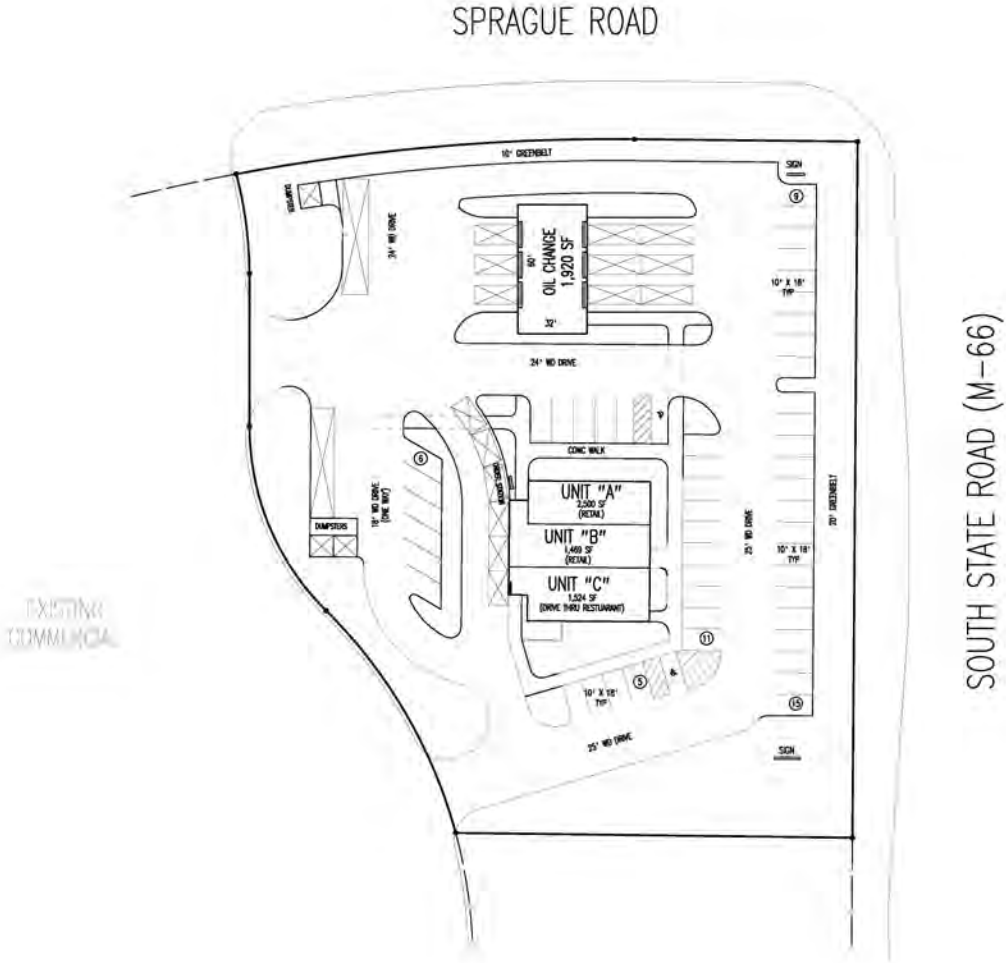


EXISTING  
COMMISSION

SOUTH STATE ROAD (M-66)

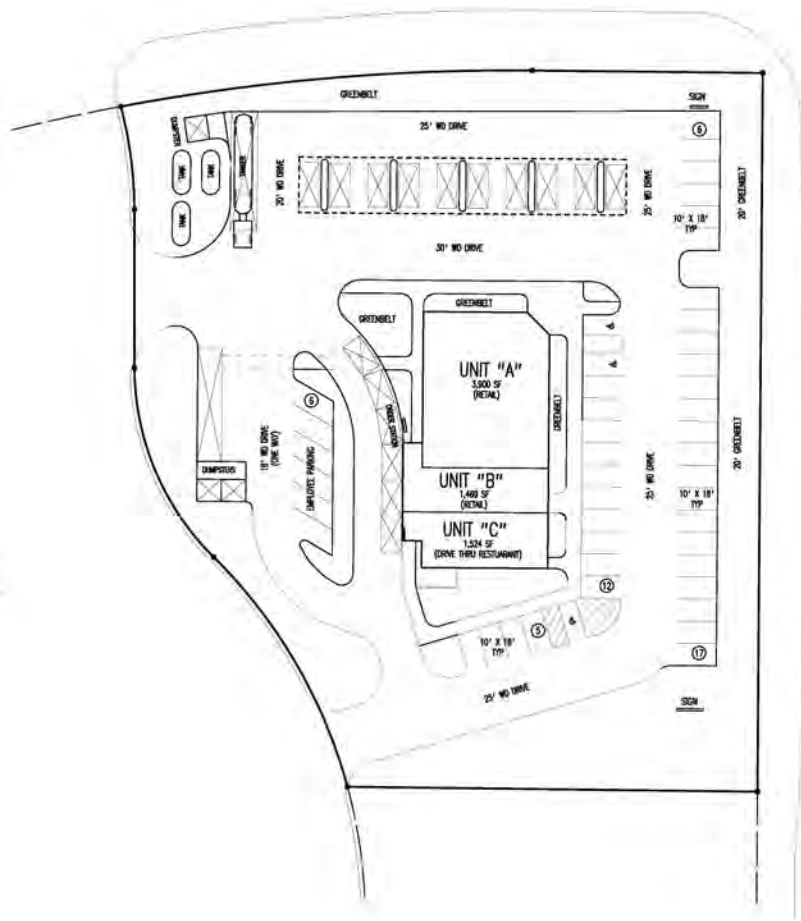


# CONCEPTUAL OIL CHANGE PLAN



# CONCEPTUAL GAS STATION PLAN

SPRAGUE ROAD



SOUTH STATE ROAD (M-66)

EXISTING  
COMMERCIAL



## 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