

VACANT LAND

8616 E LANSING RD.
DURAND, MI 48429



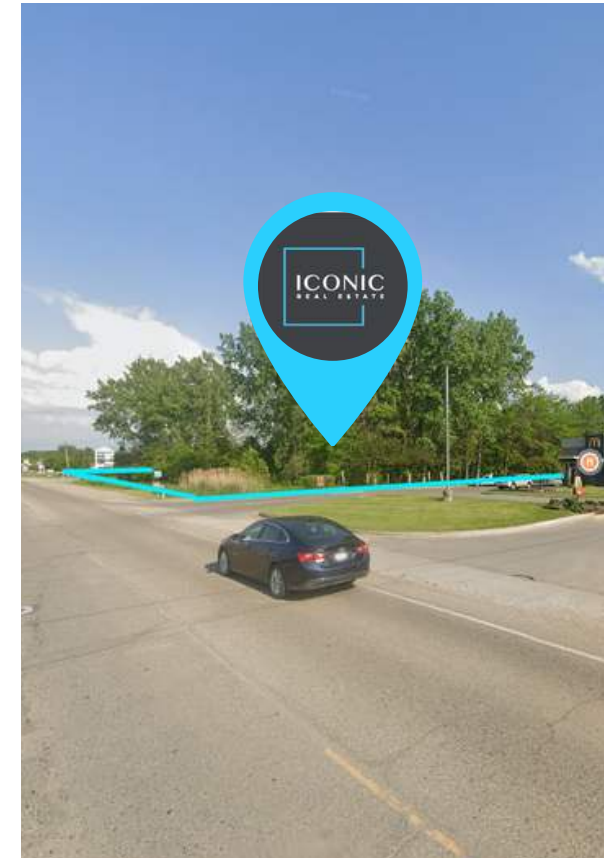
FOR
LEASE/SALE

1.38 ACRES



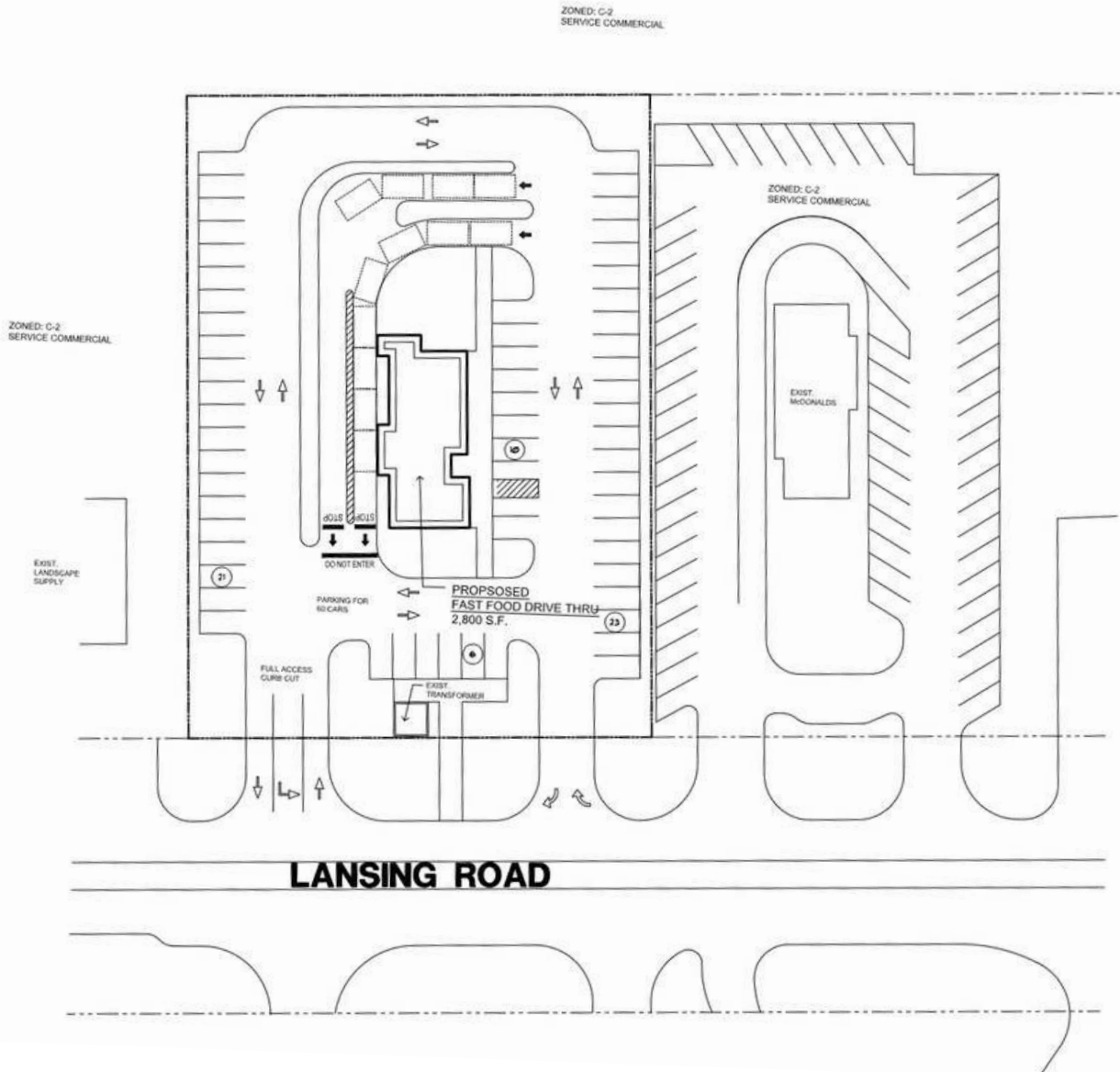
PROPERTY FEATURES:

- 1.38 AC Available
- Located off the I-69 and Lansing Rd. Ext. in Durand MI
- Join the Durand Retail Hub which includes McDonalds, Wendy's, Subway, New Taco Bell and more.
- Drive Thru Approved.
- In Immediate vicinity of Project TIM on the same road. (Proposed \$5 Billion Steel Plant 14 Million square feet)
- Asking: Contact Broker



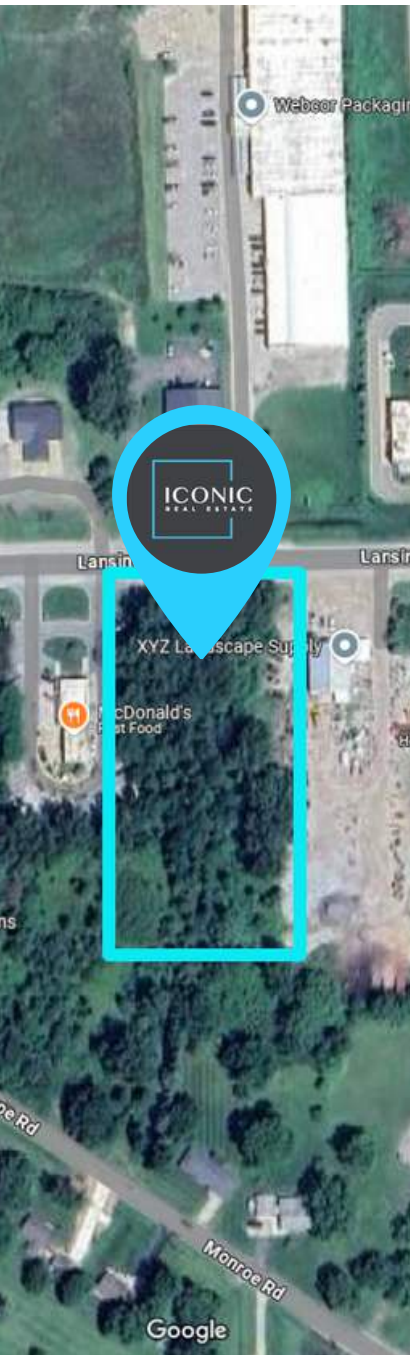
THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.

SITE PLAN

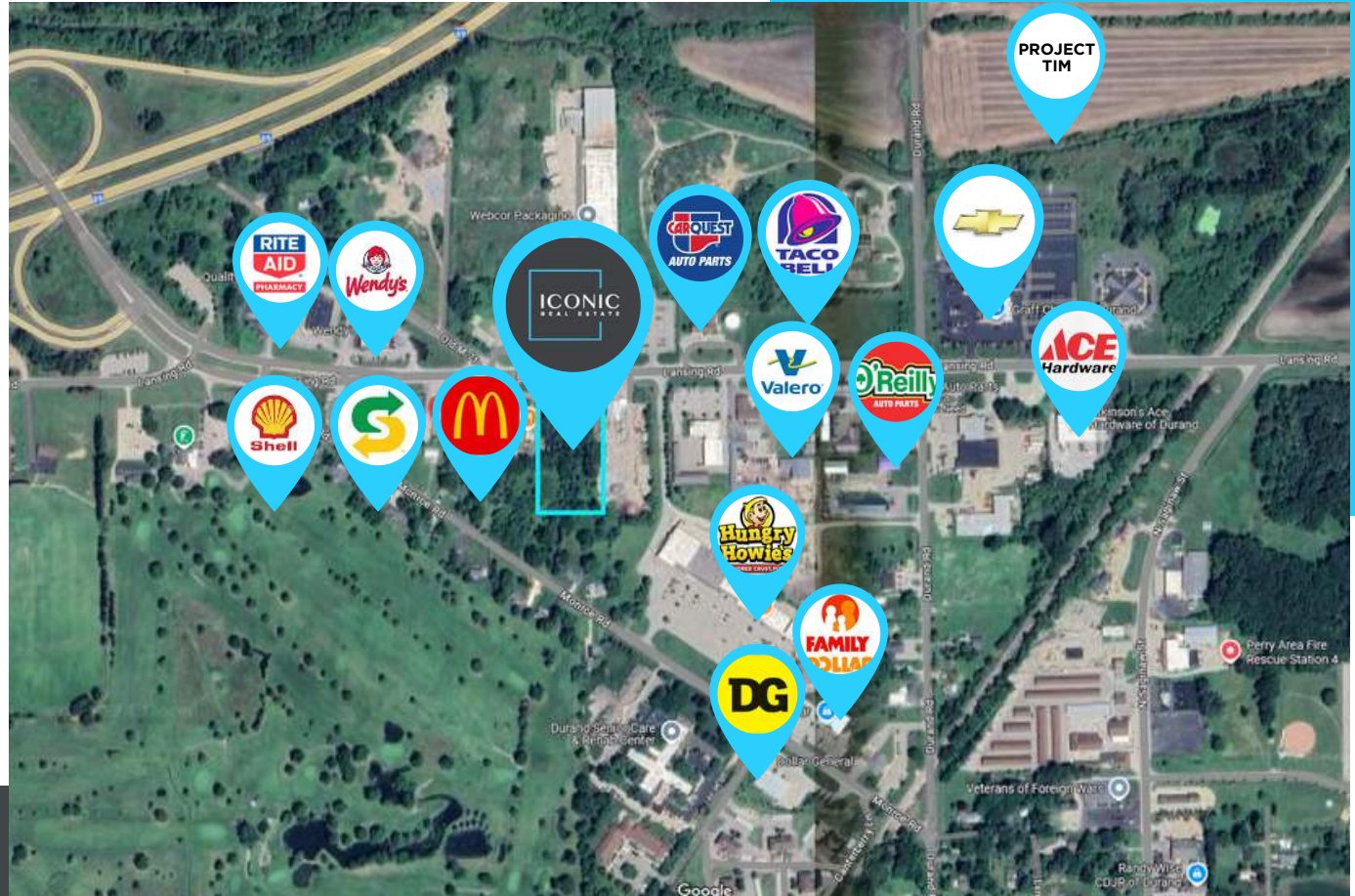


BUILDING / PARKING DATA:





CURRENT ZONING : C-2 SERVICE COMMERCIAL	
BUILDING AREA :	
PROPOSED FAST FOOD DRIVE THRU	2,800 S.F.
TOTAL BUILDING AREA:	2,800 S.F.
PARKING REQUIRED :	-- SPACES
FAST FOOD RESTAURANT DRIVE THRU :	
1 SPACE / 30 WAITING AREA UFA PLUS	
1 SPACE / EMPLOYEE IN LARGEST SHIFT PLUS	
1 SPACE / 2 SEATS	
PARKING PROVIDED :	60 SPACES
(21.4 SPACES / 1000 S.F.)	



313-603-ICON (4266)



Contact Us

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WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.

DEMOGRAPHICS

	1 MILE	3 MILE
DISTANCE	1 MILE	3 MILE
POPULATION	2,040	7,523
AVERAGE AGE	43.00	43.80
HOUSEHOLDS	916	3,270
HH INCOME	\$65,546	\$65,965

TRAFFIC COUNTS

OLD M / 78 SPR	9,476
MONROE RD SE	10,587

