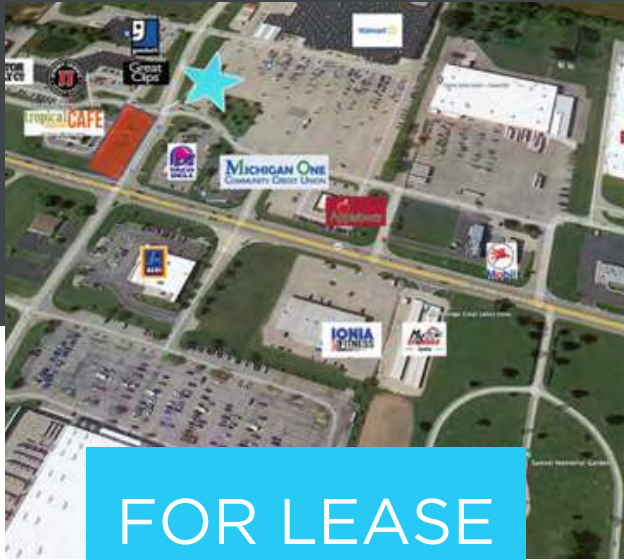


BTS PAD WITH DRIVE-THRU

3149-3153 COMMERCE LANE
IONIA, MI 48846

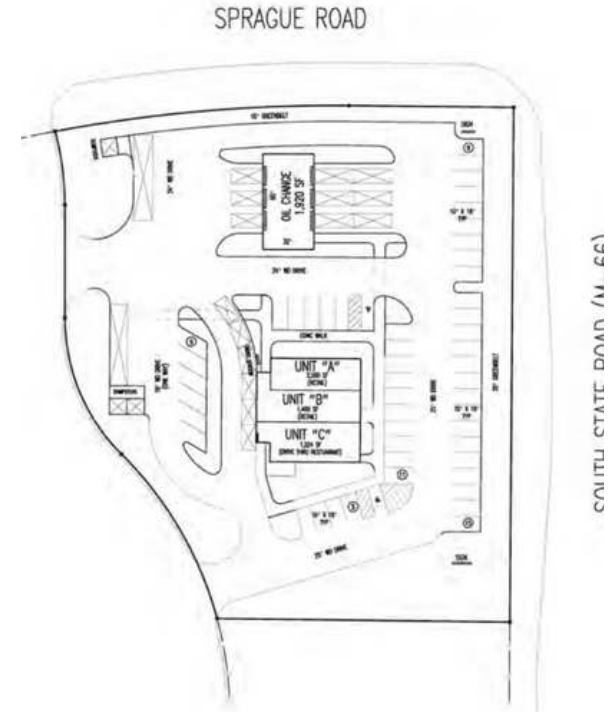


FOR LEASE
.75 ACRES AVAILABLE

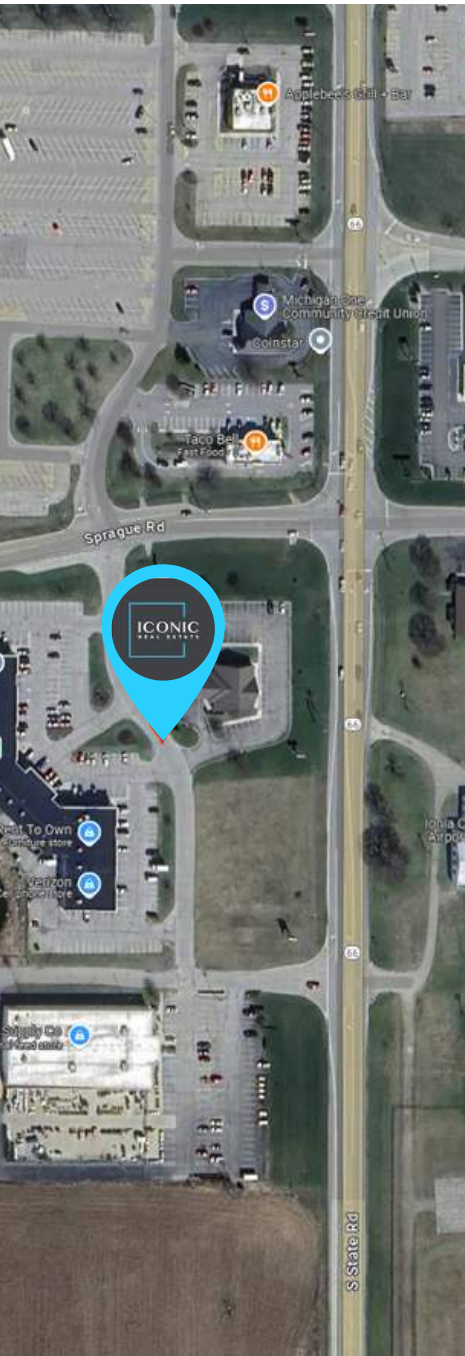


PROPERTY FEATURES:

- 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 Suite Freestanding Retail w/Drive-Thru
- SE corner of State Rd/M-66 (main retail artery) & Sprague Road just 4 miles for 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







THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.



313-603-ICON (4266)



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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

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

TRAFFIC COUNTS

S STATE RD/ DAVID HWY S	19,200
MILLER ST/ S STATE RD N	12,913

