

FOR LEASE



4440 S Hagadorn Rd, Okemos, MI

2,400 – 26,881 SF Flex Facility with Office Space



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Flex with Office Space Available

PROPERTY HIGHLIGHTS

- 2,400 – 26,881 SF available
- Customizable build-out options
- Ideal for professional office, R&D, educational centers, or flex uses
- Natural lighting
- Potential grade-level doors
- Shared loading dock access
- (2) sets of multi-fixture restrooms with showers
- 161 parking spaces (5 handicap)
- Adjacent to Michigan State University
- Excellent access to major regional highways
 - 3.0 miles NW to US-127/I-496
 - 3.7 miles SE to I-96
- Close proximity to restaurants, lodging, grocery and retail

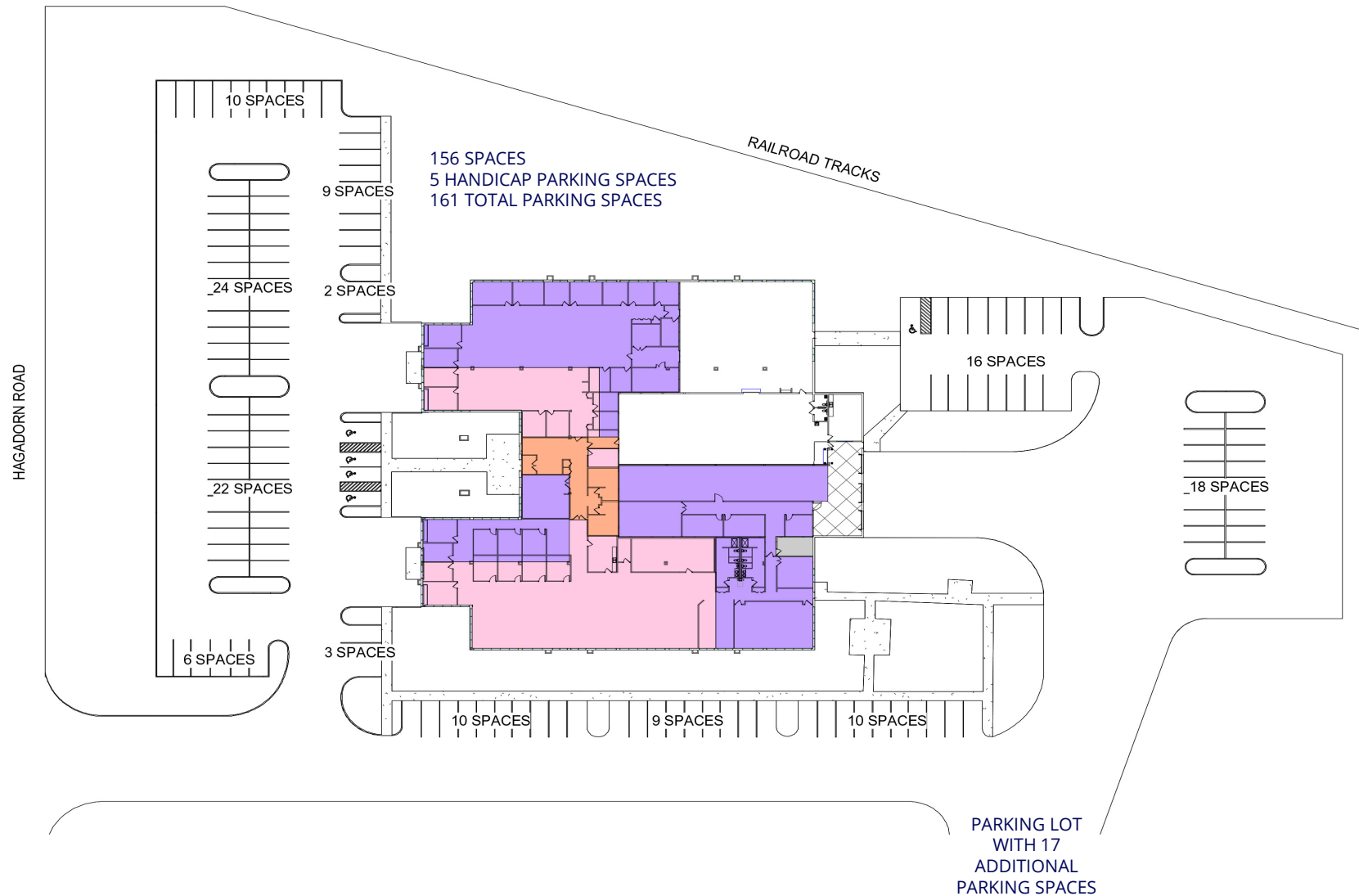




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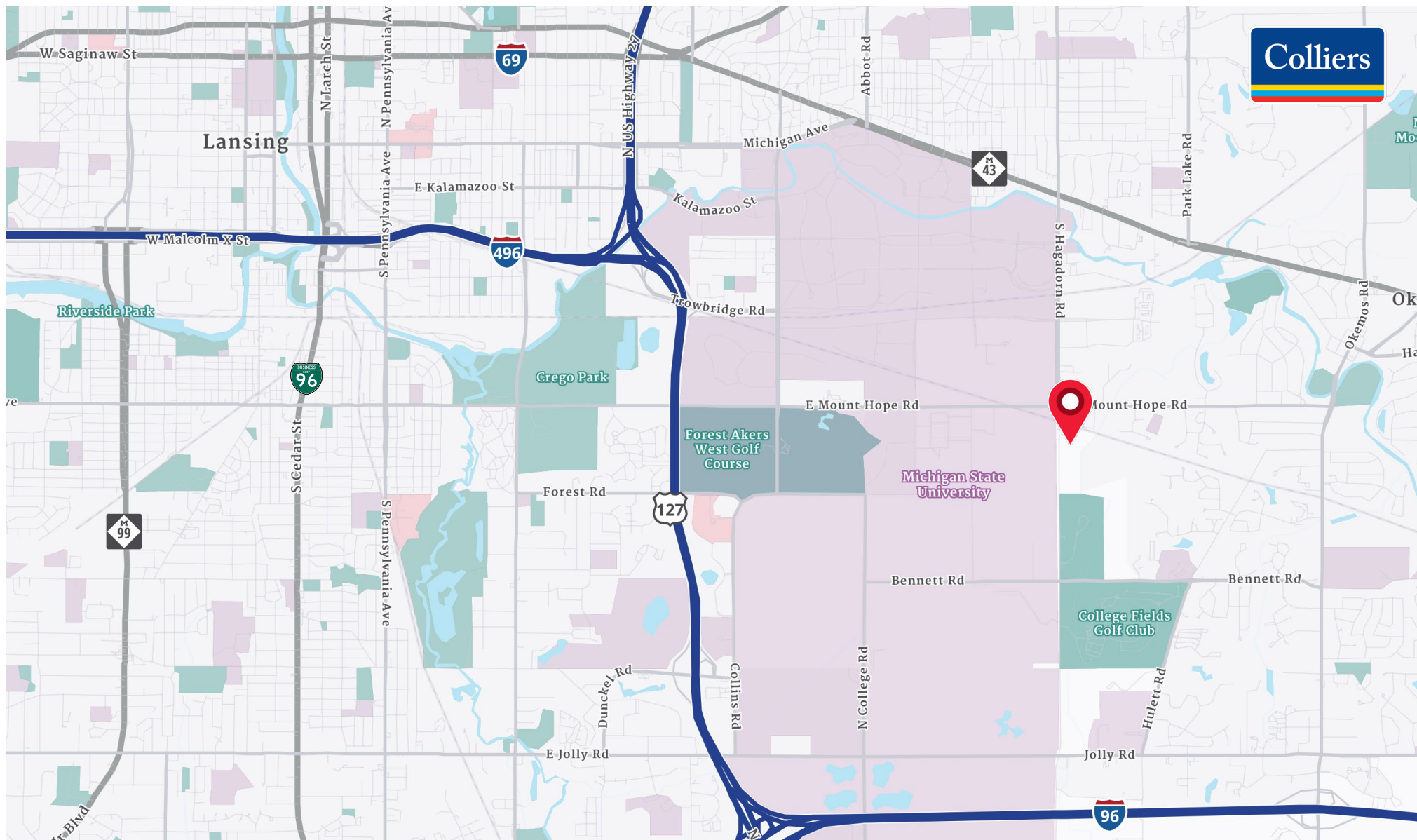
Flex with Office Space Available

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SITE PLAN

Flex with Office Space Available



LOCATION MAP

Flex with Office Space Available



MERCHANT MAP

Flex with Office Space Available

DEMOGRAPHICS

Flex with Office Space Available



Household & Population Characteristics



Current Total Population

3 Miles: 22,895

5 Miles: 93,130

10 Miles: 291,127



Current Total Households

3 Miles: 9,646

5 Miles: 34,537

10 Miles: 122,837



Median Home Value

3 Miles: \$348,927

5 Miles: \$297,816

10 Miles: \$217,814



Owner Occupied Housing Units

3 Miles: 62.2%

5 Miles: 51.2%

10 Miles: 58.7%



Median Age

3 Miles: 36.1

5 Miles: 25.4

10 Miles: 34.0

Income & Household Summary



Average Household Income

3 Miles: \$141,773

5 Miles: \$105,281

10 Miles: \$91,014



Per Capita Income

3 Miles: \$59,434

5 Miles: \$39,649

10 Miles: \$38,623

Business



Total Businesses

3 Miles: 1,380

5 Miles: 3,654

10 Miles: 11,022



Total Employees

3 Miles: 16,713

5 Miles: 56,401

10 Miles: 184,956

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.