

# FOR LEASE



206 W Grand River Ave | Williamston, MI

# SPEEDWAY GAS STATION

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Property Address	206 W Grand River Ave
City/Township	Williamston, MI
Building Size	4,400 SF
Space Available	1,650 SF
Land Size	1.02 AC
Parking	Surface
Zoning	C-3 (Commercial)
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$3.00 PSF

## DEMOGRAPHICS (5-MILE RADIUS)



11,602  
PEOPLE



\$131,163  
AVG. HOUSEHOLD INCOME



4,489  
HOUSEHOLDS



\$175.8 M  
OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

### PRIME DOWNTOWN WILLIAMSTON LOCATION

Positioned directly on Grand River Avenue, this highly visible commercial site offers exceptional frontage along Williamston's main retail corridor, benefiting from strong daily traffic counts, prominent signage exposure, and central placement within the city's core commercial district.

### ESTABLISHED GAS STATION & CONVENIENCE RETAIL TRAFFIC GENERATOR

Existing Speedway fuel and convenience operation provides consistent daily vehicle traffic, repeat customer visits, and built-in consumer draw, making the site a proven retail destination with strong ongoing commercial utility.

### WALKABLE MAIN STREET SETTING WITH ESTABLISHED COMMUNITY DRAW

Surrounded by downtown shops, restaurants, service businesses, and civic destinations, the property benefits from consistent pedestrian activity, local consumer engagement, and a built-in customer base driven by Williamston's active small-town business environment.

### STRONG REGIONAL ACCESS ALONG GRAND RIVER CORRIDOR

Strategically located along the heavily traveled Grand River Avenue corridor, the property benefits from direct connectivity to Lansing, I-96, and surrounding Mid-Michigan communities, providing convenient access for local residents, regional commuters, and destination-based retail traffic.

### COMPETITIVE LEASE RATE IN A TIGHT DOWNTOWN COMMERCIAL

Offered at \$12.00/SF NNN, the property presents a compelling leasing opportunity for retailers, service users, or operators seeking a highly visible downtown location with established traffic patterns, existing infrastructure, and limited comparable commercial availability within the Williamston market.

### LIMITED DIRECT COMPETITION WITHIN IMMEDIATE TRADE AREA

The property's established fuel and convenience presence within downtown Williamston positions it as a key service location in the immediate market, benefiting from steady consumer reliance and reduced direct competition compared to larger oversaturated retail corridors.

## AREA TENANTS



# PHOTOS



# AERIAL



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	4,072	7,743	12,301
2024 Population	3,967	7,364	11,602
2029 Population Projection	3,929	7,260	11,419
Annual Growth 2020-2024	-0.6%	-1.2%	-1.4%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.3%
HOUSEHOLDS			
2020 Households	1,678	3,085	4,768
2024 Households	1,634	2,932	4,489
2029 Household Projection	1,618	2,890	4,416
Annual Growth 2020-2024	-0.1%	-0.6%	-0.8%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.3%
Avg Household Size	2.40	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$111,871	\$123,835	\$131,163
Median Household Income	\$82,851	\$98,872	\$107,186

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$242,000	\$262,885	\$275,543
Median Year Built	1989	1985	1980
Owner Occupied Households	1,138	2,225	3,637
Renter Occupied Households	480	664	780
HOUSING COMPOSITION			
1-Person Households	523	816	1,109
2-Person Households	506	987	1,599
3-Person Households	225	408	636
4-Person Households	250	462	712
5-Person Households	104	192	299
6-Person Households	17	51	102
7-Person Households	9	17	31
EMPLOYMENT			
Civilian Employed	2,129	3,953	6,183
Civilian Unemployed	43	93	158
Civilian Non-Labor Force	1,047	1,965	3,174

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