

FOR LEASE

IRISH & LAPEER ROAD



7518 Lapeer Rd | Davison, MI

ENDCAP RETAIL SPACES

NICHOLAS SHABA
ASSOCIATE

nshaba@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	7518 Lapeer Rd
City/Township	Davison, MI
Building Size	9,889 SF
Min. Space Available	2,238 SF (Drive-Thru Space)
Max. Space Available	3,212 SF
Land Size	3.12 AC
Zoning	GC (General Commercial)
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

DEMOGRAPHICS (5-MILE RADIUS)

 63,274 PEOPLE	 \$74,383 AVG. HOUSEHOLD INCOME
 26,625 HOUSEHOLDS	 \$754.4 M OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME HARD-CORNER LOCATION

Situated on the hard corner of Irish Road and Lapeer Road (M-15) in Davison, MI, this gas station offers unparalleled visibility and access with over 32,000 vehicles passing daily. The site features multiple curb cuts, prominent signage, and excellent frontage.

SPACES AVAILABLE FOR LEASE

The property offers two highly flexible spaces: a 2,238 SF former McDonald's drive-thru endcap with dedicated lane (available April 2026), and a 3,212 SF standard endcap available now.

STRONG AREA TENANTS & TRAFFIC DRIVERS

Surrounded by national anchors & consistent traffic from commuters, residents, and students. High-demand location with proximity to I-69 and the M-15 retail corridor.

THRIVING MARKET

Davison's growing economic base, anchored by manufacturing, healthcare, and education employers, drives consistent daytime population and strong consumer spending, further evidenced by exceptional tenant longevity, including a flagship gas station store operator that has continuously occupied the center since 1976.

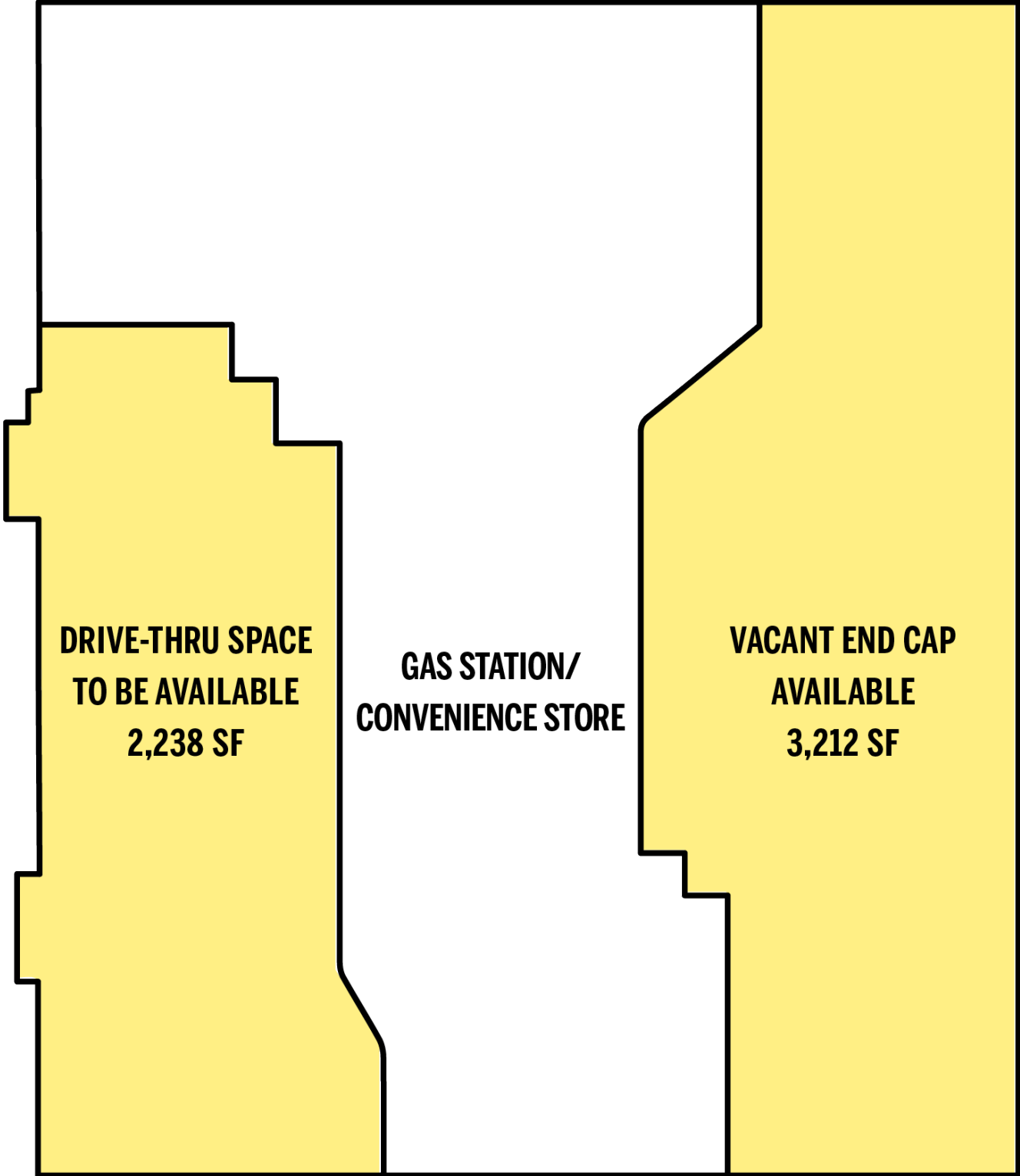
IMMEDIATE LEASING & REDEVELOPMENT UPSIDE

Both available units benefit from strong site infrastructure and highly flexible ownership. Competitive TI packages, work letters, and turnkey buildout options are available to accommodate qualified tenants.

AREA TENANTS



SITE PLAN



PHOTOS



AERIAL (1)



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,614	30,836	68,442
2024 Population	5,003	28,523	63,274
2029 Population Projection	4,834	27,788	61,633
Annual Growth 2020-2024	-2.7%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
HOUSEHOLDS			
2020 Households	2,716	13,541	28,760
2024 Households	2,426	12,562	26,625
2029 Household Projection	2,344	12,245	25,941
Annual Growth 2020-2024	-2.0%	-0.8%	-1.0%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	1.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$68,866	\$77,741	\$74,383
Median Household Income	\$51,068	\$60,324	\$58,008

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$189,385	\$171,518	\$166,389
Median Year Built	1977	1974	1972
Owner Occupied Households	696	8,029	18,074
Renter Occupied Households	1,648	4,216	7,867
HOUSING COMPOSITION			
1-Person Households	1,015	4,354	8,478
2-Person Households	798	4,304	8,960
3-Person Households	322	1,791	4,146
4-Person Households	168	1,269	2,976
5-Person Households	88	606	1,417
6-Person Households	26	182	455
7-Person Households	10	56	192
EMPLOYMENT			
Civilian Employed	2,783	14,765	30,085
Civilian Unemployed	85	424	1,279
Civilian Non-Labor Force	1,125	8,324	20,085

FOR LEASE | ENDCAP RETAIL SPACES



NICHOLAS SHABA
ASSOCIATE
248 538 2000
nshaba@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT
248 538 2000
asesi@cmprealestategroup.com

www.cmprealestategroup.com

6476 Orchard Lake Rd | Suite A West Bloomfield, MI | 48322

The information contained in this Offering Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential purchaser may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner ("Owner") and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective buyers. Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.