

# FOR SALE OR LEASE



## 610 N Cedar St, Mason, MI

19,157 SF Retail Building on 1.48 Acres



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## FOR SALE OR LEASE

Retail Building Available

# PROPERTY HIGHLIGHTS

- 19,157 SF total building
- 11,175 SF end cap with drive-thru available at rear of space
- Can be demised to suit tenant needs
- Pylon and window signage available
- Close proximity to Cedar St and US-127 interchange with 11,695 AADT
- Strong co-tenants: Advance Auto Parts and Won Ton Chinese Carry Out Restaurant
- Close to Major Retailers: Biggby Coffee, City Limits Bowling Center & Sports, Taco Bell, McDonald's, Big Boy, A&W Restaurant, Arby's, Hungry Howie's Pizza, Little Caesar's, Asian Taste, Marco's Pizza, Ace Hardware and more



# PROPERTY INFORMATION

- Parcel # 33-19-10-05-327-016
- City of Mason
- Zoned C-2/Commercial
- ± 1.48-acre land parcel
- Built: 1996
- 2026 Value:
  - Assessed: \$830,730
  - Taxable: \$745,198
- Taxes:
  - 2026 Summer: \$44,262
  - 2025 Winter: \$10,686

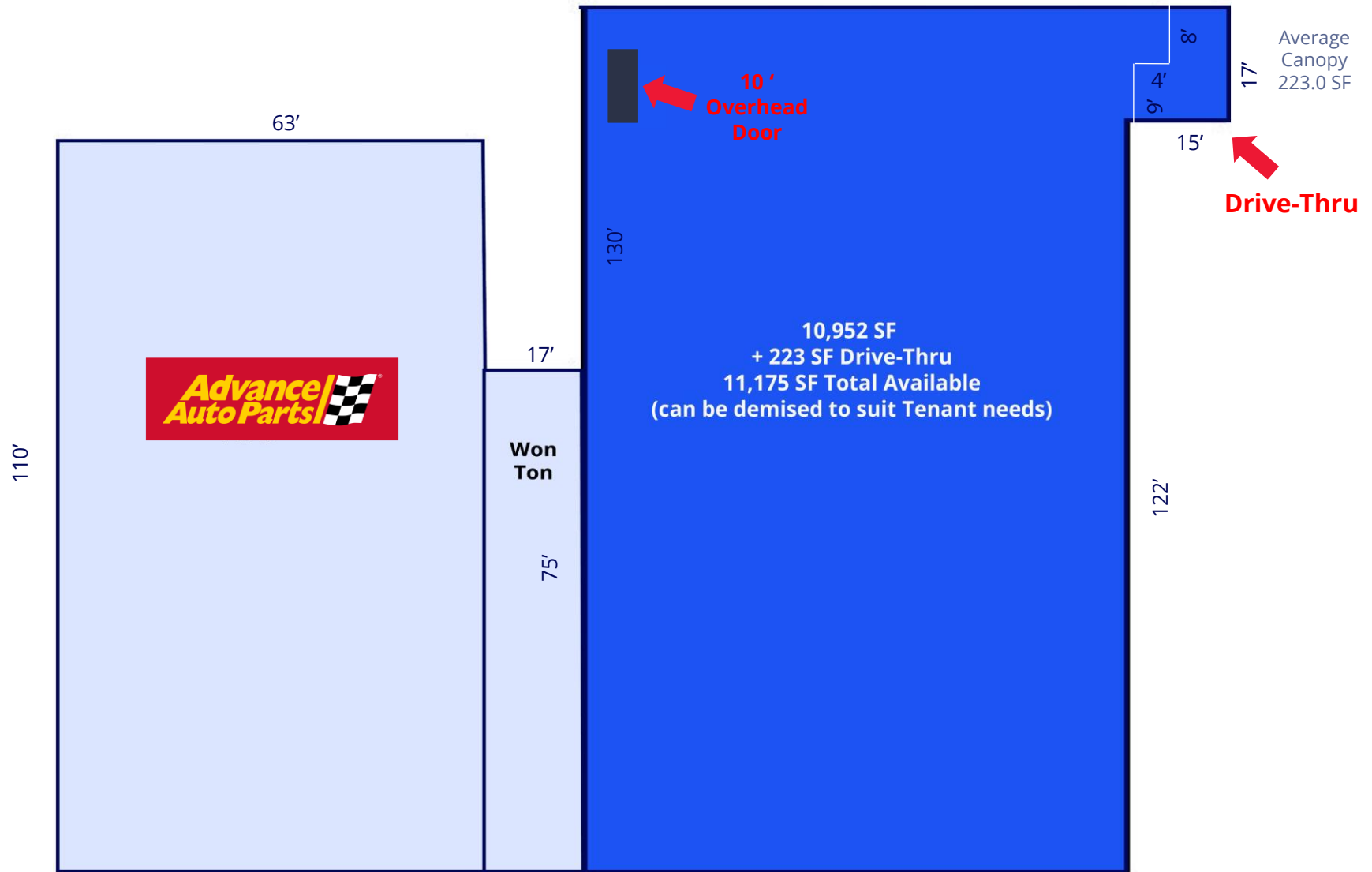
**Sale Price: \$1,350,000**

**Lease Rate: \$11.00/SF NNN**



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# SITE PLAN

Retail Building Available



## Retail Building Available

# DEMOGRAPHICS

Retail Building Available



## Household & Population Characteristics



### Current Total Population

1 Miles: 4,703

5 Miles: 24,462

10 Miles: 150,527



### Current Total Households

1 Miles: 1,997

5 Miles: 10,248

10 Miles: 59,588



### Median Home Value

1 Miles: \$213,450

5 Miles: \$244,137

10 Miles: \$235,361



### Owner Occupied Housing Units

1 Miles: 65.0%

5 Miles: 76.3%

10 Miles: 62.3%



### Median Age

1 Miles: 39.1

5 Miles: 40.8

10 Miles: 33.8

## Income & Household Summary



### Average Household Income

1 Miles: \$95,926

5 Miles: \$101,121

10 Miles: \$92,195



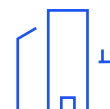
### Per Capita Income

1 Miles: \$42,329

5 Miles: \$42,593

10 Miles: \$37,251

## Business



### Total Businesses

1 Miles: 312

5 Miles: 857

10 Miles: 5,116



### Total Employees

1 Miles: 3,376

5 Miles: 11,251

10 Miles: 71,755

#### 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.