

FOR SALE/LEASE

7.3 ACRES

CMP



30 N Saginaw | Lapeer, MI

LAPEER INDUSTRIAL

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	30 N Saginaw
City/Township	Lapeer, MI
Space Available	1,080–7,600 SF
Total Building Size	16,940 SF
Land Size	7.3 AC
Zoning	I1 INDU
Asking Rental Rate	\$6.75 PSF
Estimated NNN's	\$1.50 PSF
Asking Price	Contact Broker

DEMOGRAPHICS (5-MILE RADIUS)

 23,213 PEOPLE	 \$76,233 AVG. HOUSEHOLD INCOME
 9,652 HOUSEHOLDS	 \$272.2 M OF CONSUMER SPENDING

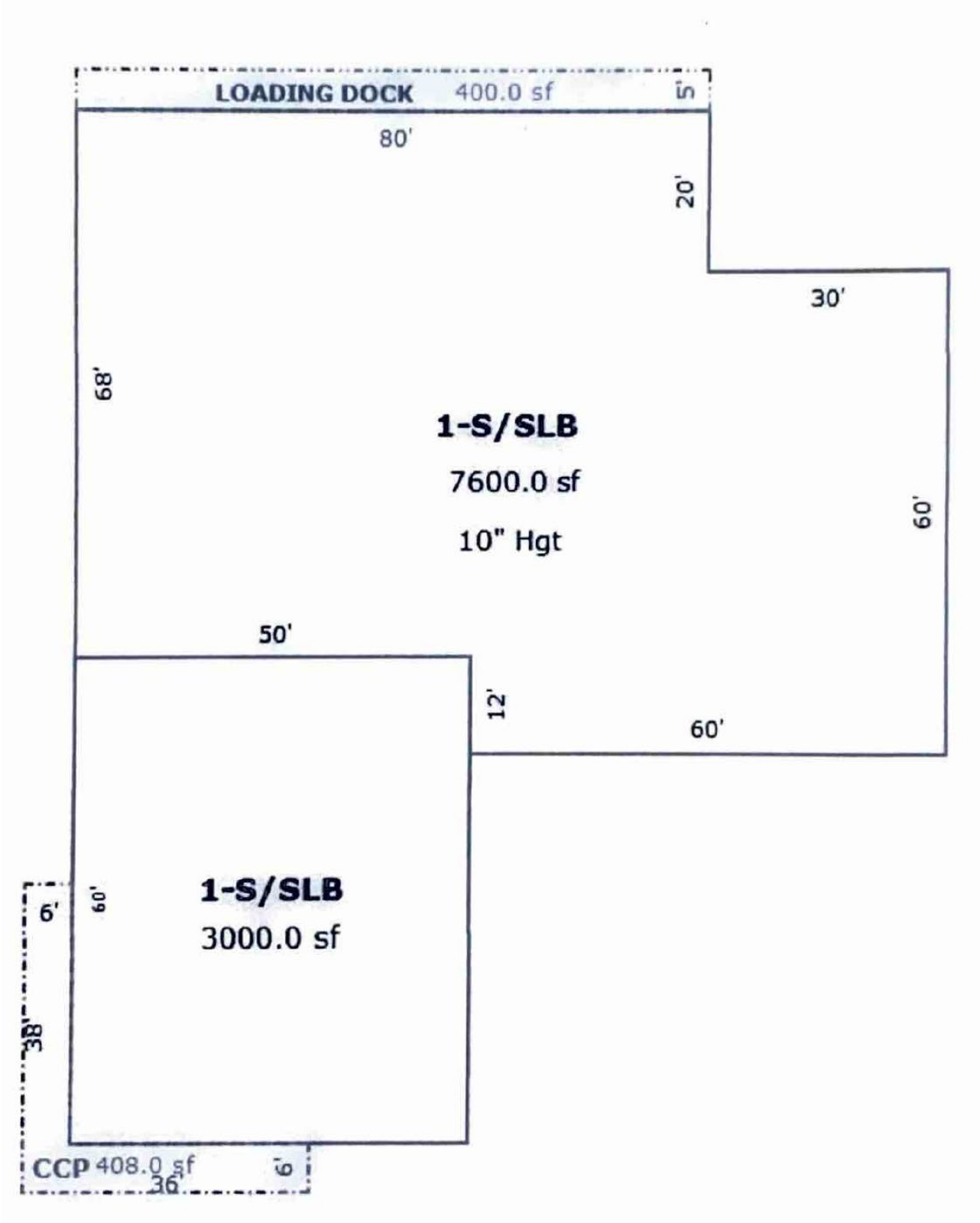
PROPERTY HIGHLIGHTS

- Two-building complex on 7.3 Acres.
- 1,080 SF to 7,600 SF Available.
- 10'–16' Clear Height.
- 1,260 SF of office fronting Genessee Street as currently configured.
- Loading docks on the back of both available buildings.
- Excess land available for outdoor storage or future development.

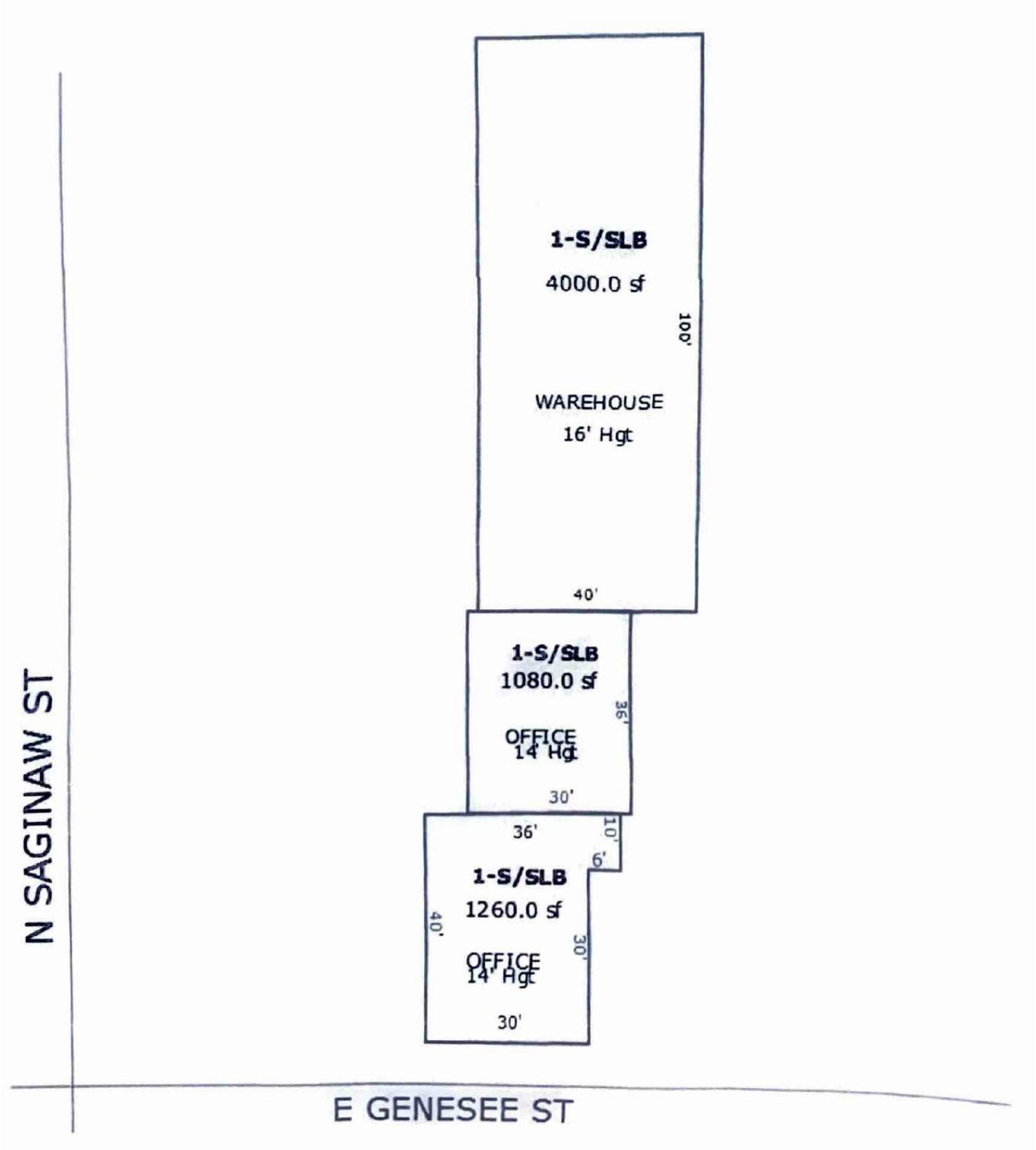
AREA TENANTS

BUILDING A PLAN



BUILDING B PLAN

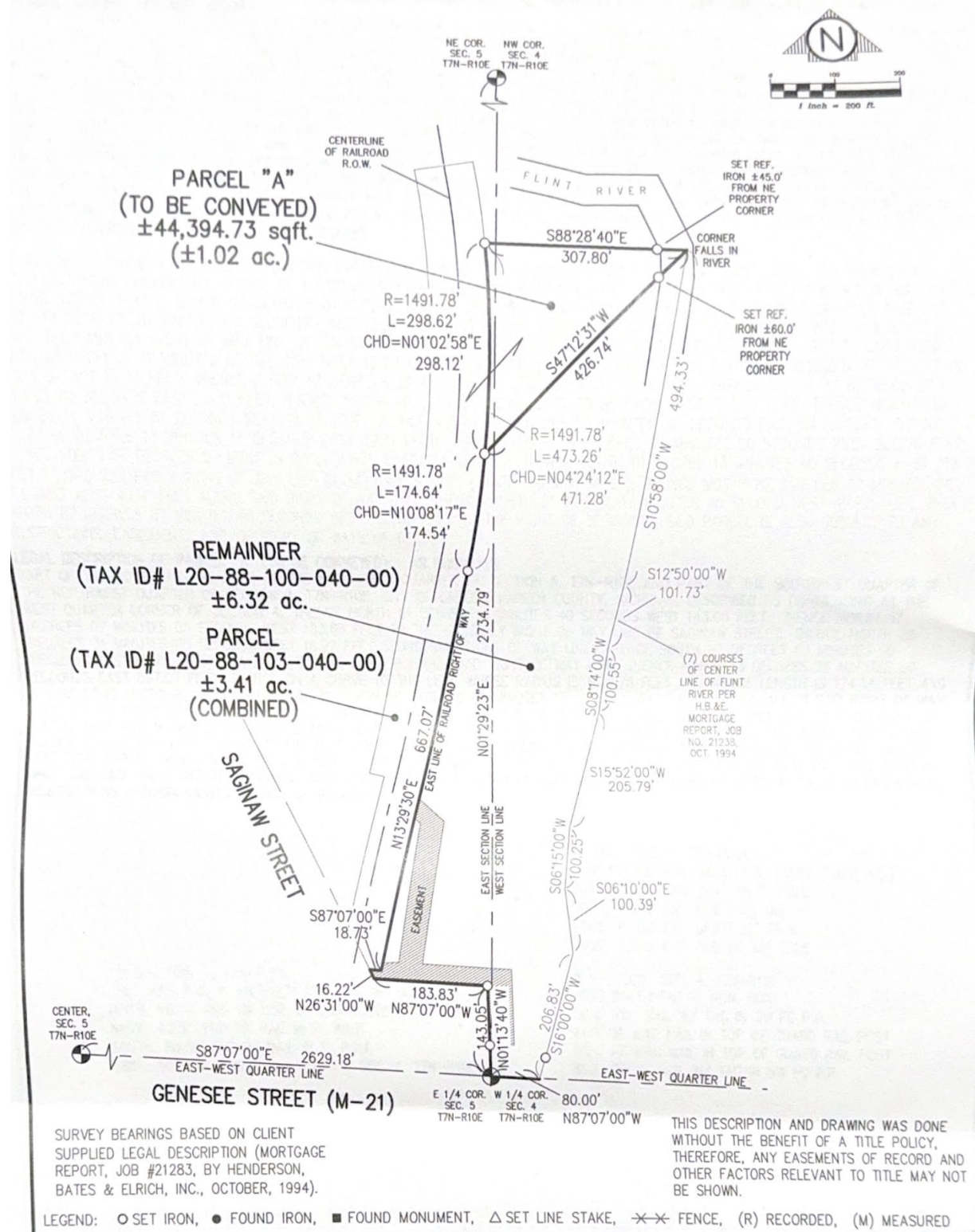


PHOTOS



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ATTACHED DESCRIBED PARCEL(S), HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.



AERIAL



PARCEL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	3,763	15,720	23,277
2024 Population	3,680	15,793	23,213
2029 Population Projection	3,680	15,885	23,309
Annual Growth 2020-2024	-0.4%	0.1%	-0.1%
Annual Growth 2024-2029	0.0%	0.1%	0.1%
HOUSEHOLDS			
2020 Households	1,639	6,726	9,679
2024 Households	1,600	6,750	9,652
2029 Household Projection	1,600	6,788	9,693
Annual Growth 2020-2024	-0.1%	0.6%	0.5%
Annual Growth 2024-2029	0.0%	0.1%	0.1%
Avg Household Size	2.20	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$67,865	\$69,052	\$76,233
Median Household Income	\$55,064	\$56,872	\$61,493

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$148,415	\$172,008	\$203,952
Median Year Built	1972	1976	1977
Owner Occupied Households	967	4,450	7,111
Renter Occupied Households	633	2,338	2,583
HOUSING COMPOSITION			
1-Person Households	600	2,340	2,972
2-Person Households	483	2,283	3,442
3-Person Households	227	954	1,442
4-Person Households	168	717	1,110
5-Person Households	87	310	478
6-Person Households	23	97	143
7-Person Households	12	49	65
EMPLOYMENT			
Civilian Employed	1,845	7,209	10,610
Civilian Unemployed	37	324	552
Civilian Non-Labor Force	1,080	5,405	8,001

AVAILABLE | LAPEER INDUSTRIAL



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