

FOR SALE OR LEASE



610 N Cedar St, Mason, MI

19,157 SF Retail Building on 1.48 Acres



Shawn O'Brien, CCIM
Senior Vice President
517 303 5554
shawn.obrien@colliers.com



Burm Kim
Associate
517 512 7404
burm.kim@colliers.com

Colliers

Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823
colliers.com/lansing





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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

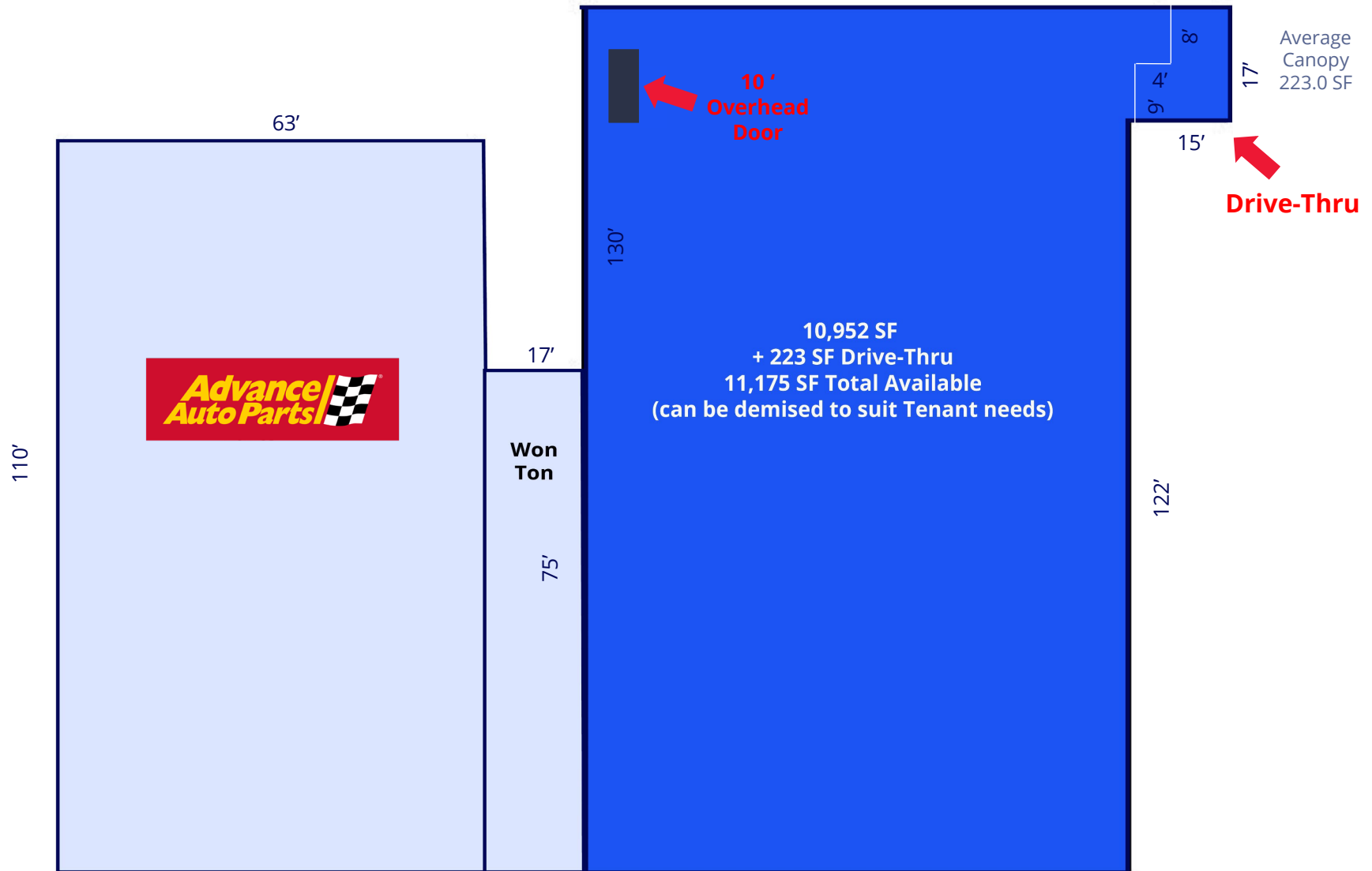
Sale Price: \$1,350,000

Lease Rate: \$11.00/SF NNN



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Retail Building Available



SITE PLAN

Retail Building Available



MERCHANT MAP

Retail Building Available

DEMOGRAPHICS

Retail Building Available

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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



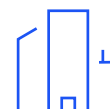
Per Capita Income

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.