

FOR SALE | HWY EXIT DEVELOPMENT OPPORTUNITY GAS / CONVENIENCE



NAI Mid-Michigan

2149 Jolly Road, Suite 200, Okemos, MI 48864
517 - 487 - 9222
naimidmichigan.com

Prepared By:

ERIC LILLEBOE
Commercial Advisor
517 - 230 - 4937

JEROME ABOOD
Principal/Managing Broker
517 - 281 - 5800



Property Highlights

- Prime US-127 interchange location — 25,000–40,000 vehicles/day with full on/off access
- Flexible dual zoning (B-1 commercial / R-1 residential) — supports gas, QSR, and multi-unit residential
- 5.88 acres, largely cleared and level — utilities: municipal water, sewer, electric and gas at/near site
- Entitlement process already underway — SUP for gas/convenience and MLCC beer/wine license in motion, shortening buyer's pre-development timeline

Offering Summary

SALE PRICE:	UNPRICED
LOT SIZE:	5.88 Acres



Property Description

2511 Bellevue Road is a 5.88-acre development site at the US-127 interchange in Leslie, Michigan, zoned B-1 commercial and R-1 residential. The dual zoning opens the site to fuel/convenience, quick-service restaurant, and multi-unit residential development - individually or in combination across the acreage.

The site is largely cleared and level with existing utilities at/near the parcel and direct interchange access, and it sits within an active retail corridor anchored by McDonald's, Henry Ford Health, Dollar General, Ace Hardware, 7-Eleven, and multiple QSR operators - proof the trade area already supports commercial demand. With the SUP and MLCC applications underway, a buyer inherits meaningful progress toward a shovel-ready position rather than starting entitlements from zero.

Location Description

Positioned at the US-127 interchange along Bellevue Road, the property offers exceptional visibility and direct on/off access to one of Michigan's key north-south corridors. US-127 carries 25,000–40,000 vehicles per day through Leslie, with an additional 7,500 daily on Bellevue Road at the overpass - strong drive-by exposure plus convenient access for both highway and local traffic. The site sits roughly (25 minutes north to Lansing) and (25 minutes south to Jackson), placing it on a well-traveled route between two major regional markets. Within five miles, the trade area holds nearly 8,000 residents and an average household income approaching \$94,000, supporting the retail and residential demand the site is positioned to capture.

ADDITIONAL PHOTOS



LOCATION MAP

Map showing a region in Indiana, including towns and roads. Key locations labeled include Woodbury, Sunfield, Mulliken, Vermontville, Chester, Nashville, Grove, Kalamo, Charlotte, Ainger, Bellevue, Olivet, Brookfi, Duck, Ceresco, Marshall, Marengo, Wrights Corners, and Eckford. Major roads are marked with numbers in circles (66, 43, 50, 5, 311, 94) and highways are marked with shields (69, 94). The map is framed by a black border with diagonal white lines.

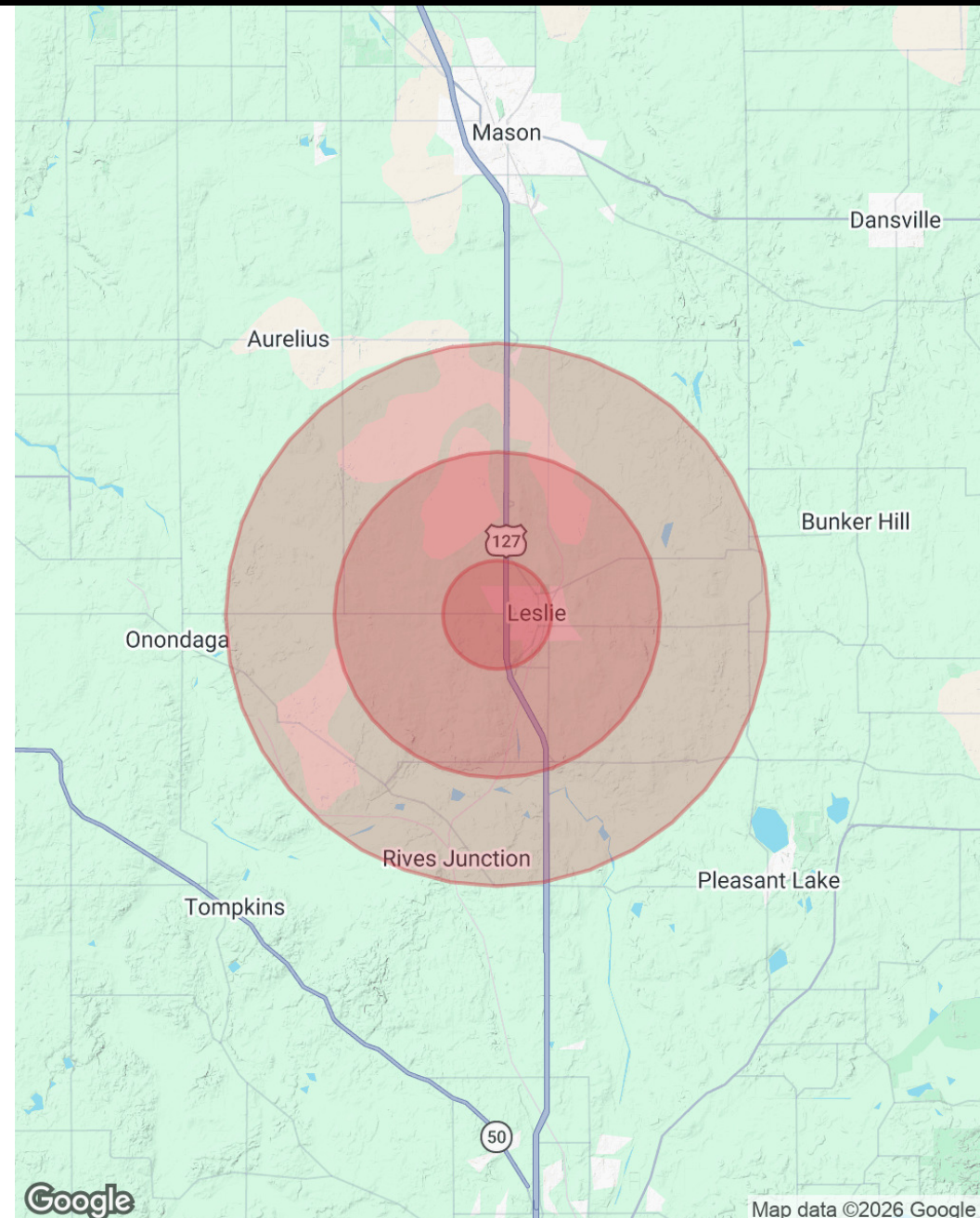


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	739	4,152	7,975
AVERAGE AGE	37.8	38.9	40.6
AVERAGE AGE (MALE)	34.5	36.2	39.0
AVERAGE AGE (FEMALE)	40.4	41.5	42.3

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	284	1,567	2,973
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$82,328	\$87,078	\$93,625
AVERAGE HOUSE VALUE	\$165,160	\$179,747	\$206,127

2023 American Community Survey (ACS)





Jerome Abood

Principal/Managing Broker

jabood@naimidmichigan.com

Direct: 517.281.5800

Professional Background

With over three decades of experience, Jerome is a trusted expert in investment sales, land assemblage, entitlement, and development. His journey began on the golf course, where early connections with top developers sparked a lifelong passion for real estate. Licensed at 18, Jerome went on to earn a Business & Finance degree from Michigan State University and a Juris Doctor from Cooley Law School. Jerome's hands-on experience spans student housing, commercial properties, and build-to-suit projects for national retailers like Rite Aid and Starbucks. His dual perspective—as both investor and advisor—gives clients a competitive edge in every transaction.

Education

Michigan State University – B.A. in Business & Finance

Cooley Law School – Juris Doctor (JD)

Memberships

CCIM (Certified Commercial Investment Member)

NARS (National Association of Realtors)

MARS

CBOR (Commercial Board of Realtors)

NAI Mid-Michigan
2149 Jolly Road Suite 200
Okemos, MI 48864
517.487.9222



Eric Lilleboe

Commercial Advisor

elilleboe@naimidmichigan.com

Direct: 517.230.4937

MI #6501469652

Professional Background

Eric entered commercial real estate with a strong interest in market analysis, property fundamentals, and the role real estate plays in business operations. He approaches his work with a focus on research, due diligence, and understanding how each property functions within a client's broader objectives.

Eric works closely with clients to evaluate opportunities, assess risk, and navigate transactions thoughtfully. He is committed to continued learning and market engagement, and he brings a disciplined, detail-oriented mindset to every assignment.

He is a graduate of Lansing Catholic High School and holds a Marketing Business degree from Ferris State University. Before entering commercial real estate, he competed professionally in golf, including time on PGA Tour Canada and PGA Tour Americas, and is a two-time Michigan Open Champion.

Education

Ferris State University – Business Marketing

NAI Mid-Michigan
2149 Jolly Road Suite 200
Okemos, MI 48864
517.487.9222