



AREA
TENANTS

CHASE

JIMMY JOHN'S

Little Caesars

McDonald's

THE SALVATION ARMY

Walgreens

ROSS
DRESS FOR LESS

tropical CAFE
SMOOTHIE

Tim Hortons
CAFE & BAKE SHOP

CONTACT

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PROPERTY INFORMATION

Property Size	.75 Acres
Zoning	General Commercial
Sale Price	\$425,000.00
Land Lease	Contact Broker
Build-to-Suit	Contact Broker
Utilities	All Utilities on Site
Taxes	\$2,900 Annually

DEMOGRAPHICS

Population	41,566 people
Households	16,809 homes
Average Household Income	\$74,259/annually
Employees	10,471 employees

ADDRESS

**1095 SOUTH STATE STREET
DAVISON, MICHIGAN 48423**

PROPERTY HIGHLIGHTS

Approximately .75 Acres available for sale on State Street, just North of I-69 Highway.

Ownership will consider a land lease or a build-to-suit.

This site is located in the center of Davison retail corridor.

Many national retailers are operating on M-15 such as Kroger, Rite Aid, Walgreens and Tropical Smoothie Café.

This site is easily accessible to I-69, which connects to all the major highways in Genesee County.









POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	5,310	21,613	41,243
2020 Estimate	5,346	21,775	41,566
2010 Census	5,566	22,776	43,519
Growth 2020-2025	-0.67%	-0.74%	-0.78%
Growth 2010-2020	-3.95%	-4.39%	-4.49%
2020 Population Hispanic Origin	180	809	1,521

2020 Population by Race:

White	5,081	20,473	39,437
Black	115	551	811
Am. Indian & Alaskan	26	129	244
Asian	33	180	293
Hawaiian & Pacific Island	1	5	8
Other	91	437	772
U.S. Armed Forces:	5	13	22

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projection	2,573	9,328	16,665
2020 Estimate	2,599	9,403	16,809
2010 Census	2,749	9,866	17,674
Growth 2020 - 2025	-1.00%	-0.80%	-0.86%
Growth 2010 - 2020	-5.46%	-4.69%	-4.89%
Owner Occupied	1,398	5,612	12,294
Renter Occupied	1,201	3,791	4,516
2020 Avg Household Income	\$58,647	\$69,050	\$74,259
2020 Med Household Income	\$43,677	\$52,314	\$59,073

2020 Households by Household Inc:

<\$25,000	667	2,030	2,951
\$25,000 - \$50,000	771	2,469	4,140
\$50,000 - \$75,000	496	1,715	3,161
\$75,000 - \$100,000	306	1,236	2,477
\$100,000 - \$125,000	97	749	1,709
\$125,000 - \$150,000	122	524	1,087
\$150,000 - \$200,000	104	397	767
\$200,000+	35	282	516

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	343	791	1,258	3,356	6,883	10,471
Retail	36	98	164	424	1,156	1,902
Wholesale	8	20	33	38	119	194
Hospitality & Food Service	29	47	75	732	991	1,543
Real Estate, Renting, Leasing	17	39	61	112	259	318
Finance & Insurance	33	76	109	151	340	483
Information	6	13	18	26	77	115
Scientific & Technology Services	20	57	86	97	251	351
Management of Companies	0	1	1	0	2	2
Health Care & Social Assistance	118	180	263	824	1,146	1,606
Education Services	11	20	35	306	493	795
Public Administration & Sales	1	16	20	30	211	305
Arts, Entertainment, Recreation	4	17	31	17	162	375
Utilities	0	1	2	0	6	10
Admin Support & Waste Management	5	27	43	35	119	187
Construction	14	53	117	120	295	554
Manufacturing	12	24	33	286	724	892
Agriculture, Mining, Fishing	0	3	6	0	8	24
Other Services	29	99	161	158	524	815



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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