

3525 O'NEILL DRIVE

3525 O'NEILL DRIVE | JACKSON, MI 49202

Retail Property For Sale/Lease



PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Building has: 1 Truck-well, 1 Roll up door, and a backup generator
- Outstanding location at Exit 137 off of I-94, near numerous national, regional, and local retailers
- Signage available on both I-94 and at the entrance of Airport Road and O'Neill Drive
- Next to Blain's Farm & Fleet, Sam's Club, and many other national retailers
- 2020 Energy Star Star Certified building
- 119 parking spaces



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$9.50 PSF, NNN
Estimated NNN:	\$2.00 PSF
Parcel:	000-08-29-301-001-06
Zoning:	C-3, Highway Commercial District
Year Built:	1981
Land Size:	2.42 Acres
Building Size:	20,102 SF
Parking:	119

PROPERTY DESCRIPTION

High profile 20,102 SF retail building in Jackson, MI. Outstanding location near numerous national, regional, and local retailers. There is signage available on both I-94 and at the entrance of Airport Road and O'Neill Drive. Landlord is open to splitting the space. Building has 1 truck-well, 1 roll-up door, and a backup generator

LOCATION DESCRIPTION

Located on O'Neill Drive just south of the I-94 and Airport Road Interchange (Exit 137).

SURROUNDING BUSINESSES

Sam's Club, Holiday Inn Express, Olive Garden, Cracker Barrel, Culver's, Blain's Farm & Fleet, and more.

TRAFFIC

I-94	49,700
(2WAY/ADT/CoStar 2017)	



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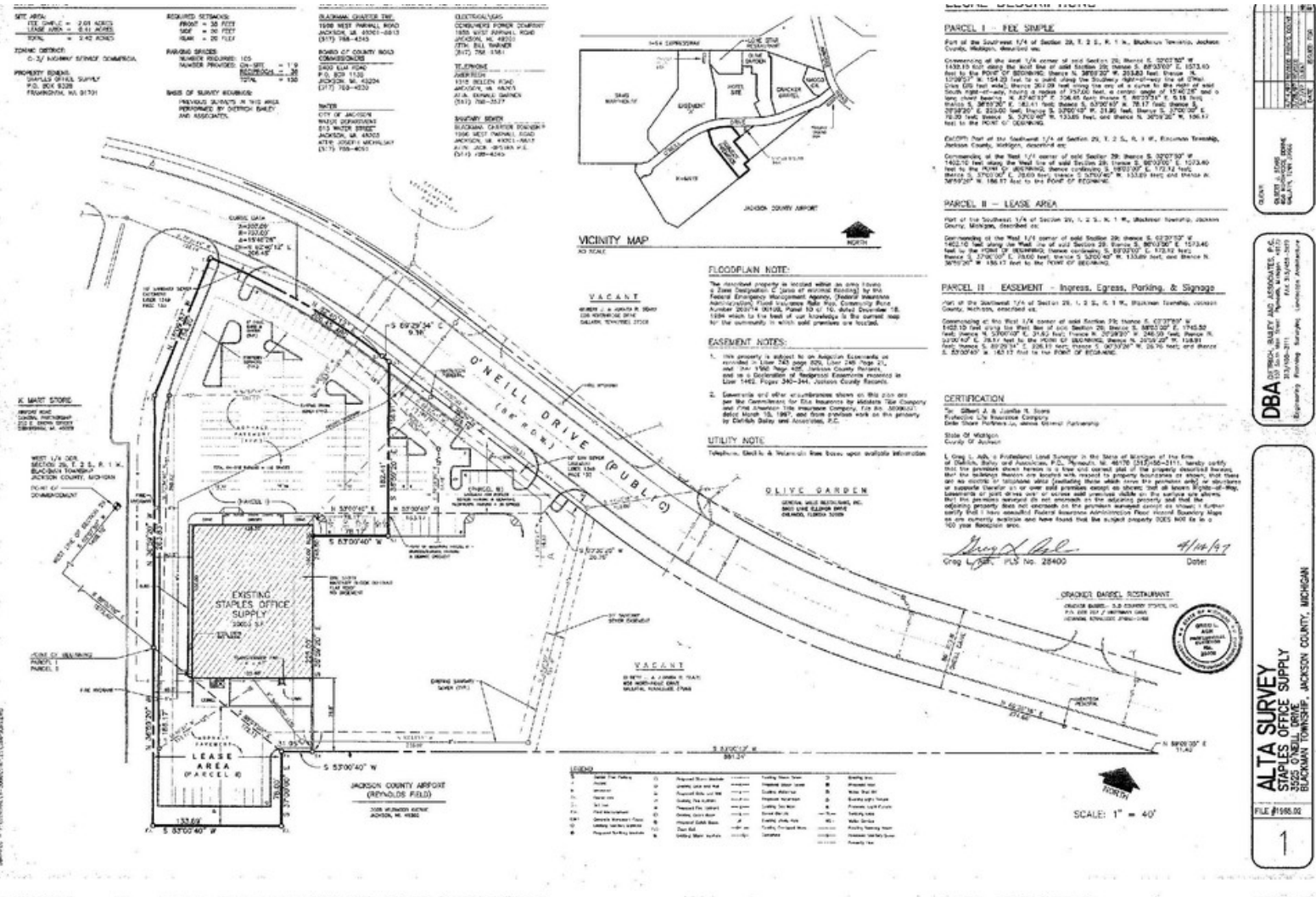
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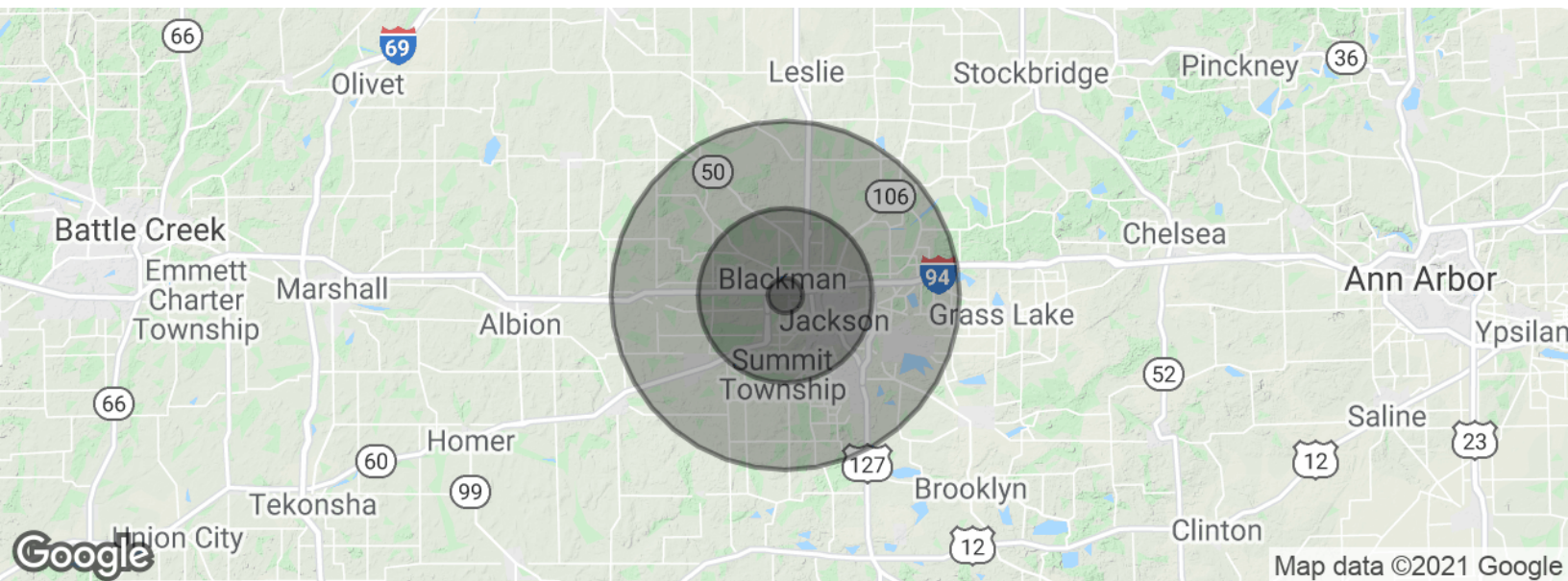
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,998	79,113	141,941
Median age	41.5	37.3	37.6
Median age (Male)	39.1	35.1	36.0
Median age (Female)	42.9	38.2	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,373	31,788	52,973
# of persons per HH	2.2	2.5	2.7
Average HH income	\$42,817	\$47,901	\$52,685
Average house value		\$145,431	\$160,747

* Demographic data derived from 2010 US Census



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