

15,050 SF
RETAIL



FOR LEASE



417 W Genesee

Lapeer, Michigan 48446

Property Highlights

- 15,050 SF Available Immediately
- Fantastic retail space in central location
- Great Commercial Exposure with prime main road frontage
- Abundant parking with smooth ingress / egress
- Open layout provides ample flexibility to accommodate various uses
- Large monument signage included

OFFERING SUMMARY

Lease Rate:	Contact Listing Agent(s)
Available SF:	15,050 SF
Lot Size:	2.33 Acres
Building Size:	29,303 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,155	5,883	9,650
Total Population	5,112	15,509	25,312
Average HH Income	\$46,999	\$53,014	\$57,927



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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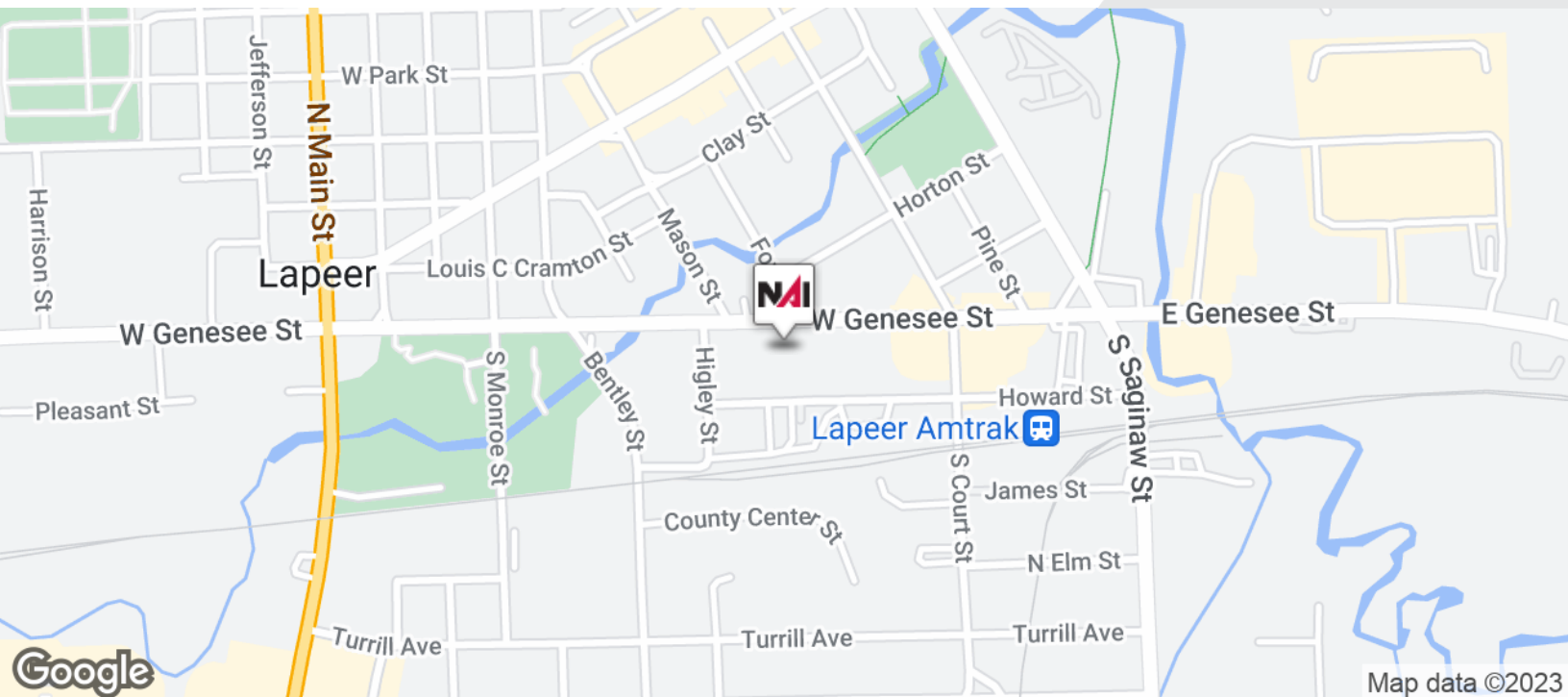
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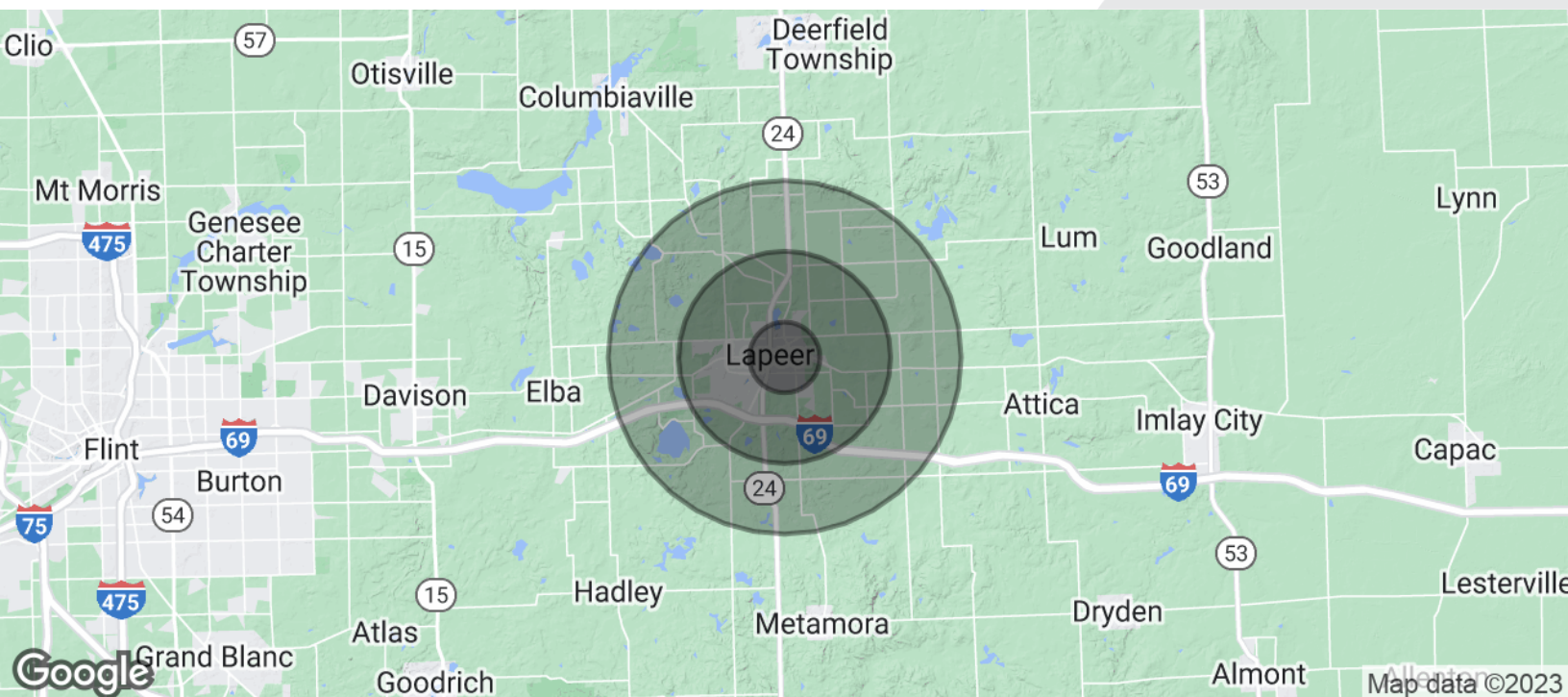
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,112	15,509	25,312
Average Age	33.8	36.9	38.8
Average Age (Male)	30.8	35.2	37.3
Average Age (Female)	37.9	36.2	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,155	5,883	9,650
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$46,999	\$53,014	\$57,927
Average House Value	\$102,794	\$132,765	\$153,737

* Demographic data derived from 2020 ACS - US Census



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