

488 S. DEXTER ST.

488 S. DEXTER ST., IONIA, MI 48846

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 488 S. DEXTER STREET in Ionia, MI. This well-managed retail or office space has strong visibility on the SE corner of Dexter St & Steele Street. The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,000 SF building is located near the epicenter of the Ionia business district and is ready for its next generation of retail. This property is a well-known retail staple of the Ionia community for years and offers landmark recognition & engaging signage. Give our team of Ionia County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in Ionia, Michigan.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	6,826 SF
Building Size:	6,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,582	4,200	6,396
Total Population	3,879	12,832	17,887
Average HH Income	\$54,643	\$55,366	\$56,215

Presented By:

Legacy Commercial Property

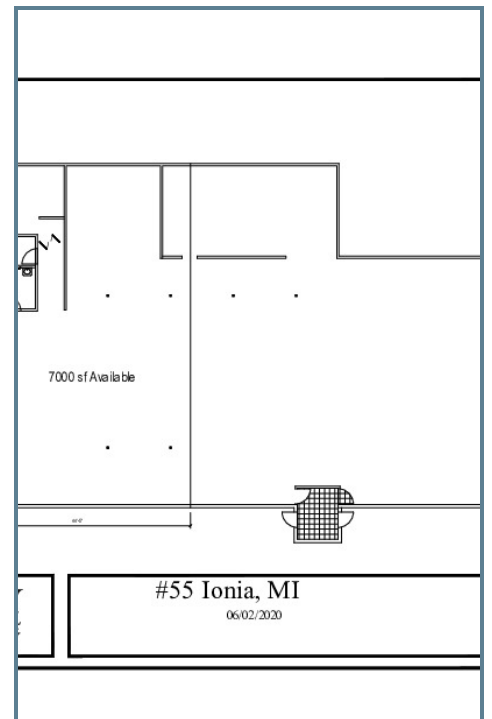
847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,826 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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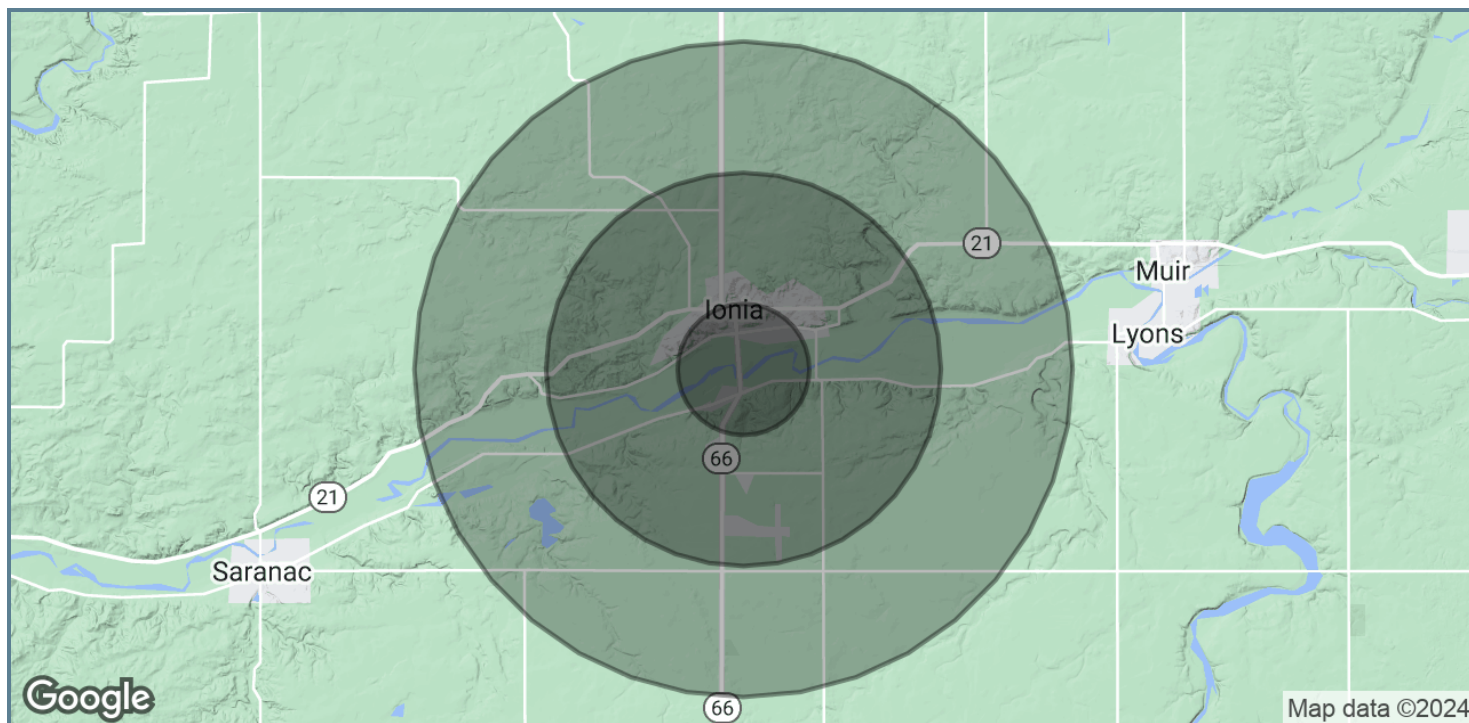
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,879	12,832	17,887
Average Age	31.7	36.5	38.4
Average Age (Male)	34.6	36.3	37.0
Average Age (Female)	28.3	28.2	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,582	4,200	6,396
# of Persons per HH	2.5	3.1	2.8
Average HH Income	\$54,643	\$55,366	\$56,215
Average House Value	\$99,006	\$114,631	\$123,646

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

