

201 IONIA ST.

201 IONIA ST., GRAYLING, MI 49738

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 201 IONIA ST in Grayling, MI. This well-managed retail or office space has vet good visibility just west of the corner of Ionia St & Plum St with up to 3465 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 6,657 SF building is located near the heart of the Grayling business district and is ready for its next generation of retail. This property is a well-known retail staple of the Grayling community for years and offers landmark recognition & captivating signage. Give our Crawford County commercial leasing agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint just west of the corner of Ionia St & Plum St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	1,392 - 3,465 SF
Building Size:	6,657 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	445	1,285	2,792
Total Population	888	2,208	4,354
Average HH Income	\$48,644	\$41,724	\$38,844

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

201 IONIA ST.

201 IONIA ST., GRAYLING, MI 49738

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

201 IONIA ST.

201 IONIA ST., GRAYLING, MI 49738

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,392 - 3,465 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201 Ionia St	Available	3,465 SF	NNN	Negotiable	-
201 Ionia St	Two River Deli, LLC	1,800 SF	NNN	-	-
201 Ionia St	Available	1,392 SF	NNN	Negotiable	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

201 IONIA ST.

201 IONIA ST., GRAYLING, MI 49738

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



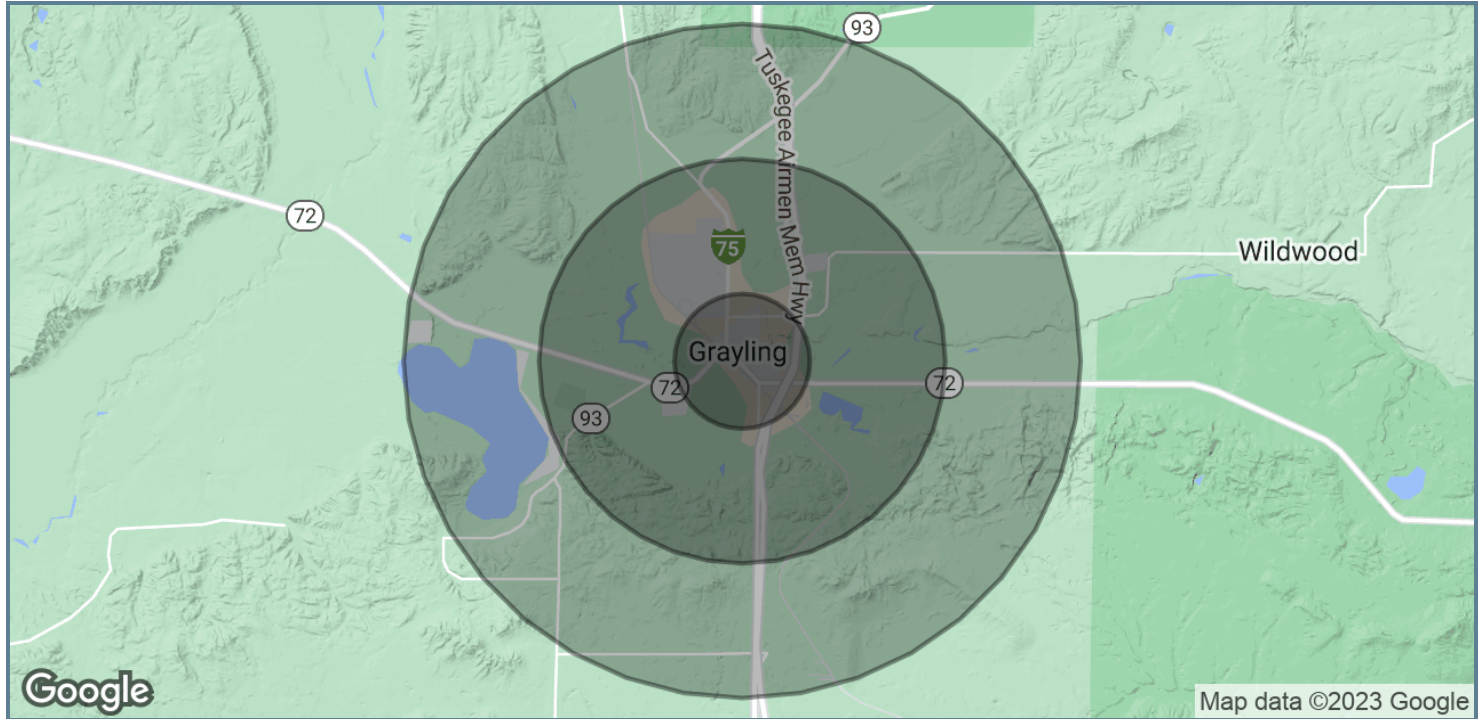
LEGACY
COMMERCIAL PROPERTY

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

201 IONIA ST.

201 IONIA ST., GRAYLING, MI 49738

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	888	2,208	4,354
Average Age	42.1	43.8	45.8
Average Age (Male)	39.5	42.2	44.5
Average Age (Female)	47.1	45.1	46.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	445	1,285	2,792
# of Persons per HH	2.0	1.7	1.6
Average HH Income	\$48,644	\$41,724	\$38,844
Average House Value	\$88,365	\$97,959	\$110,747

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

info@legacypro.com