



RETAIL PROPERTY FOR LEASE

545 S State St

executive summary



545 S State St | Sparta, MI 49345

AVAILABLE SF:	3,900 SF
LEASE RATE:	\$7.00 SF/YR (NNN)
LOT SIZE:	1.52 ACRES
YEAR BUILT:	2003
ZONING:	VGC

PROPERTY OVERVIEW

Introducing 545 S State St, a premier commercial property available for lease in Sparta, MI. Positioned on State St, the bustling main thoroughfare of Sparta, this sublease boasts a prime endcap unit with high visibility. Sharing ingress/egress with Sparta's largest grocer, Family Fare, ensures constant flow of potential customers. Whether you're in retail, medical, or office space, there are multiple configurations to suit your needs, making it the perfect location for your business to thrive.

PROPERTY HIGHLIGHTS

- Endcap Unit
- Sublease
- Private Parking

KEVIN QUERY | Associate | Commercial Realtor | 231.929.2955 | kquery@threewest.com



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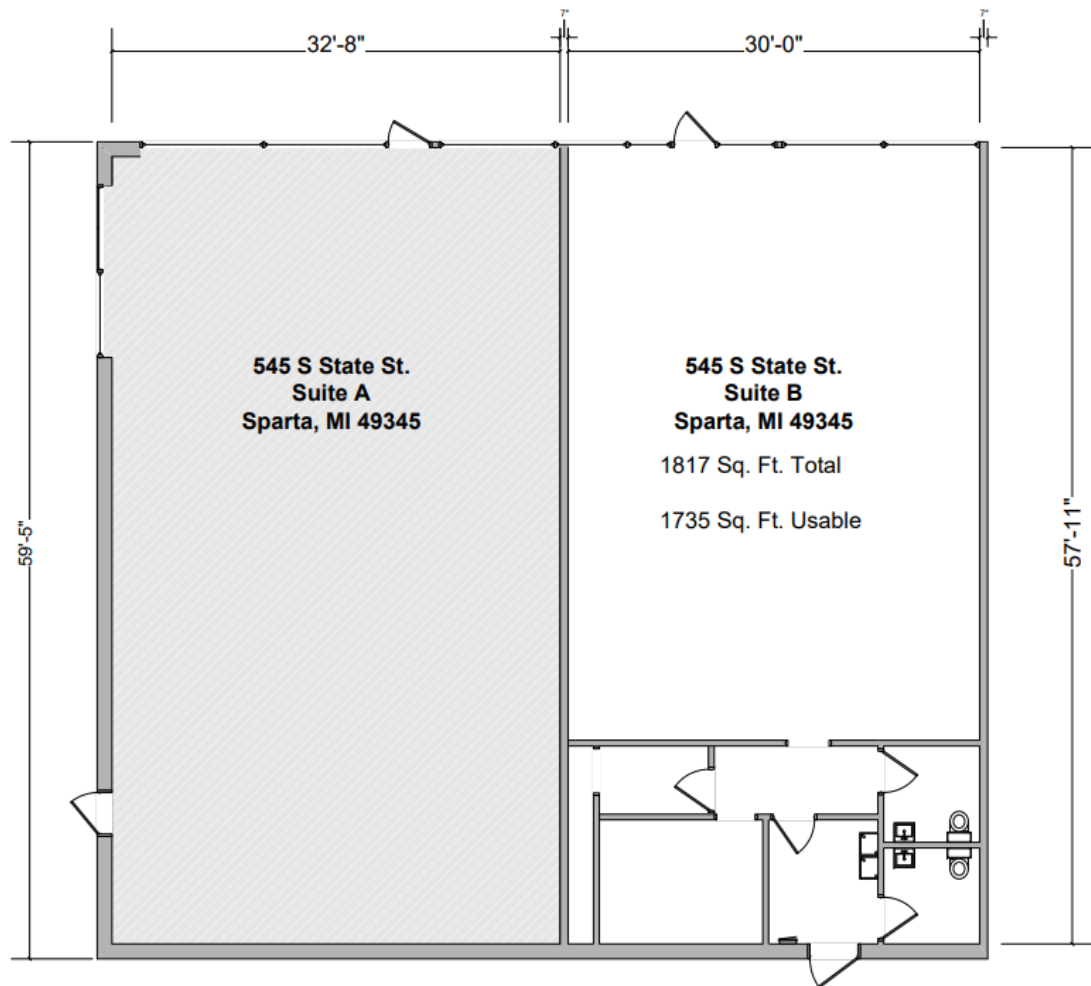


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**3W THREE WEST
COMMERCIAL**

Sparta Building



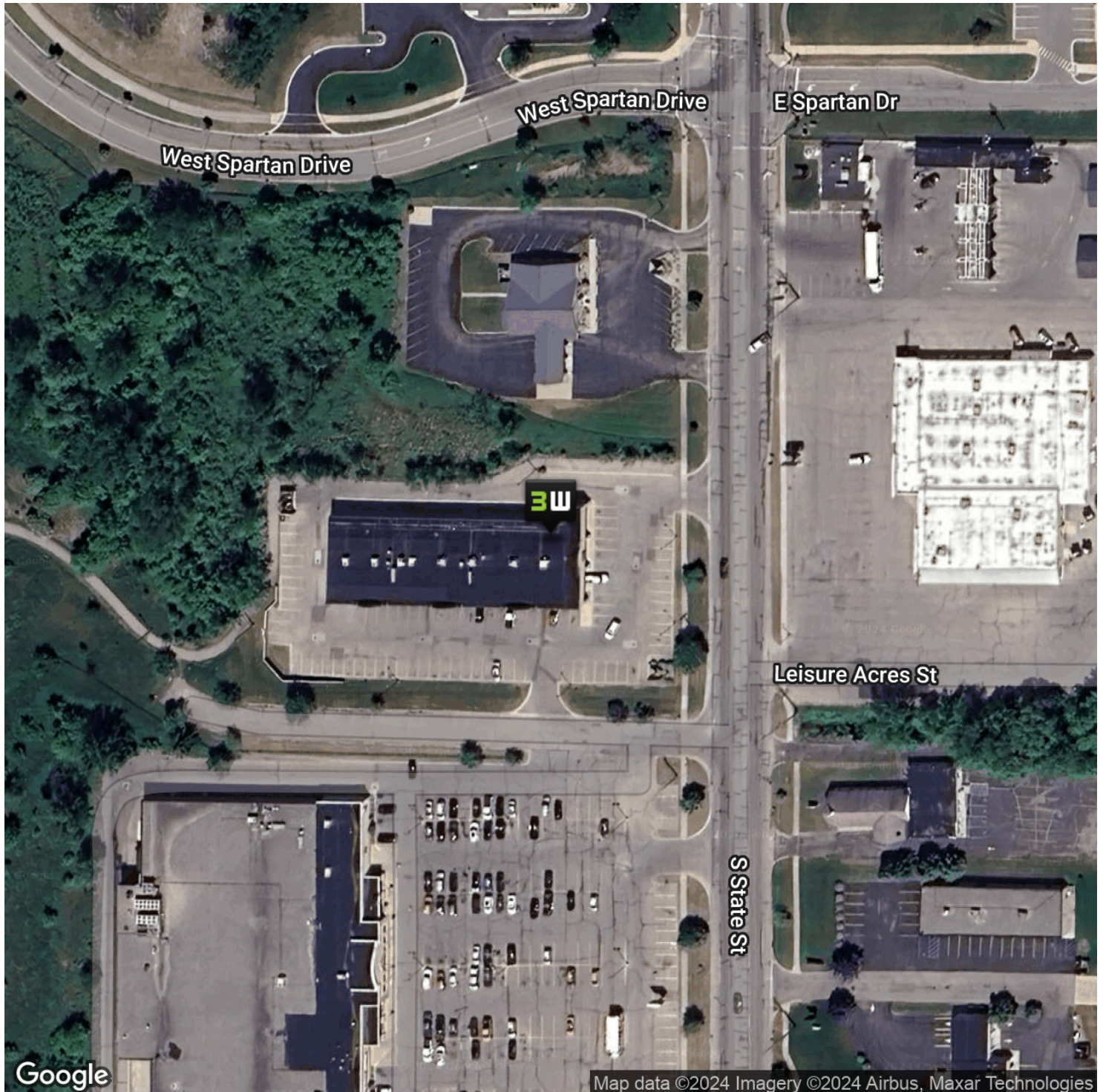
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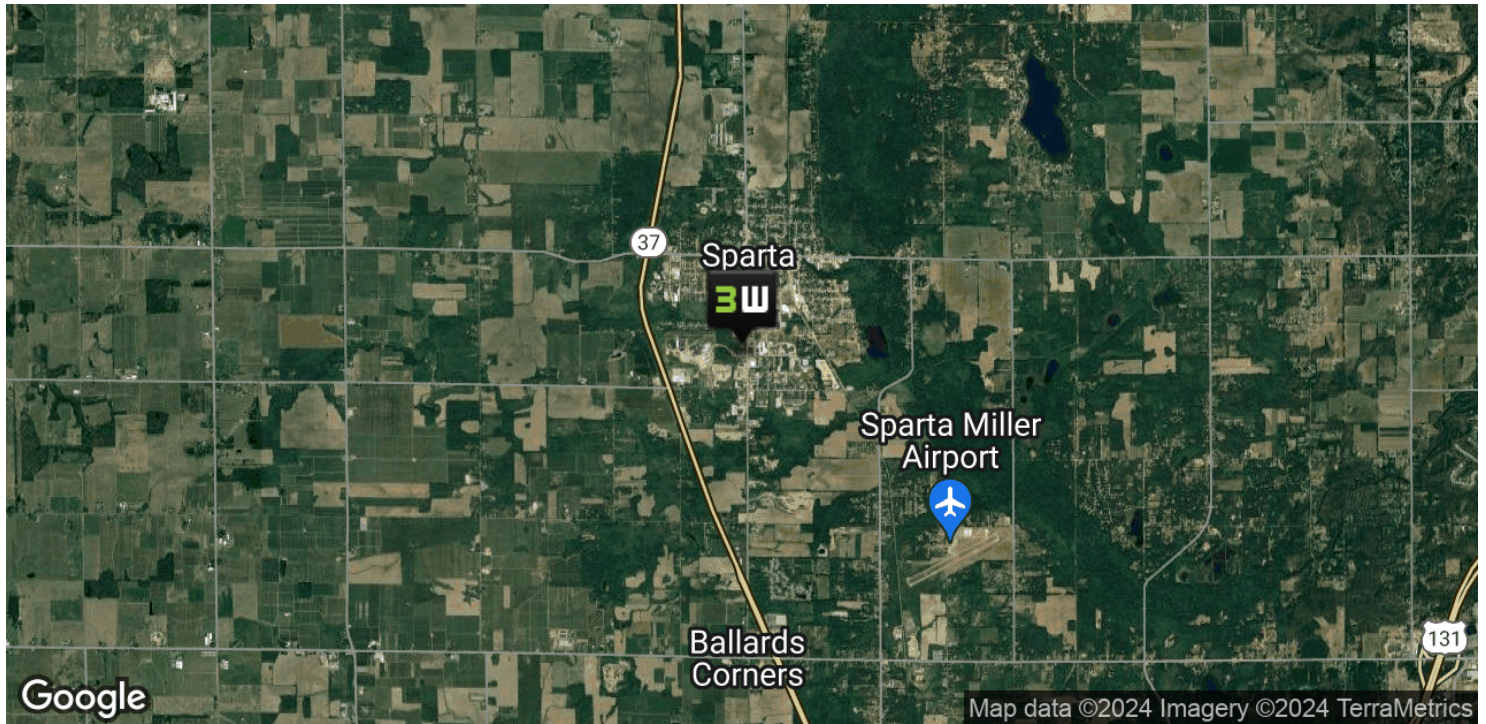
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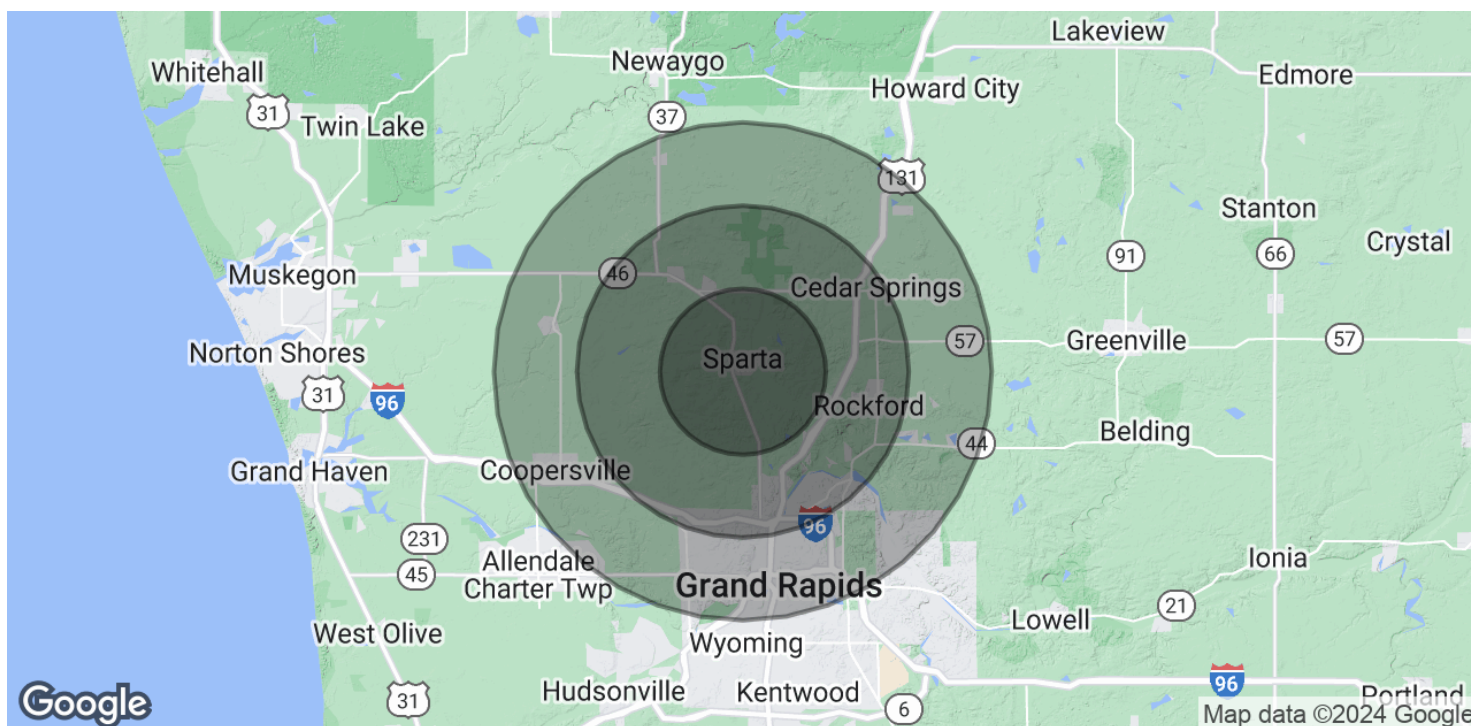


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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	17,474	113,375	410,393
Average Age	40	40	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	6,595	43,921	158,214
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$105,253	\$107,342	\$102,307
Average House Value	\$323,918	\$328,189	\$330,824

Demographics data derived from AlphaMap

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