FOR LEASE

PROPOSED NEW DEVELOPMENT

CMP



SWQ of Irish & Lapeer Roads | **Davison, MI**

VACANT LAND

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	SWQ Irish & Lapeer Roads
City/Township	Davison, MI
Building Size	8,000 SF
Land Size	2.73 AC
Zoning	GC (General Commercial)
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

63,274
PEOPLE

$74,383
AVG. HOUSEHOLD INCOME

26,625
HOUSEHOLDS

$754.4 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME SIGNALIZED CORNER LAND OPPORTUNITY

This 2.73 AC site sits at the southwest corner of Lapeer Road (M-15) and Irish Road in Davison, right at a signalized intersection. It sees steady traffic all day and offers excellent exposure along one of the area's main retail corridors, making it a highly visible and easy-to-access location for new development.

FLEXIBLE GC-ZONED DEVELOPMENT SITE

Zoned GC (General Commercial), the property allows for a wide range of potential uses including retail, restaurant, and service-oriented users. The ±2.73 AC of land with a proposed buildable area of approx. 1.70 AC provides flexibility for site planning and development configurations.

ESTABLISHED RETAIL CORRIDOR & TRAFFIC DRIVERS

Located within an established retail corridor, the site is surrounded by national anchors including Meijer, Walmart, Kroger, and a new Target currently under development. The area benefits from steady traffic driven by a strong mix of retail, service users, and nearby residential density.

STRONG AREA FUNDAMENTALS

Davison's growing economic base, supported by manufacturing, healthcare, and education employers, drives consistent daytime population and strong consumer spending. This continued demand supports new development and reinforces the long-term viability of the site.

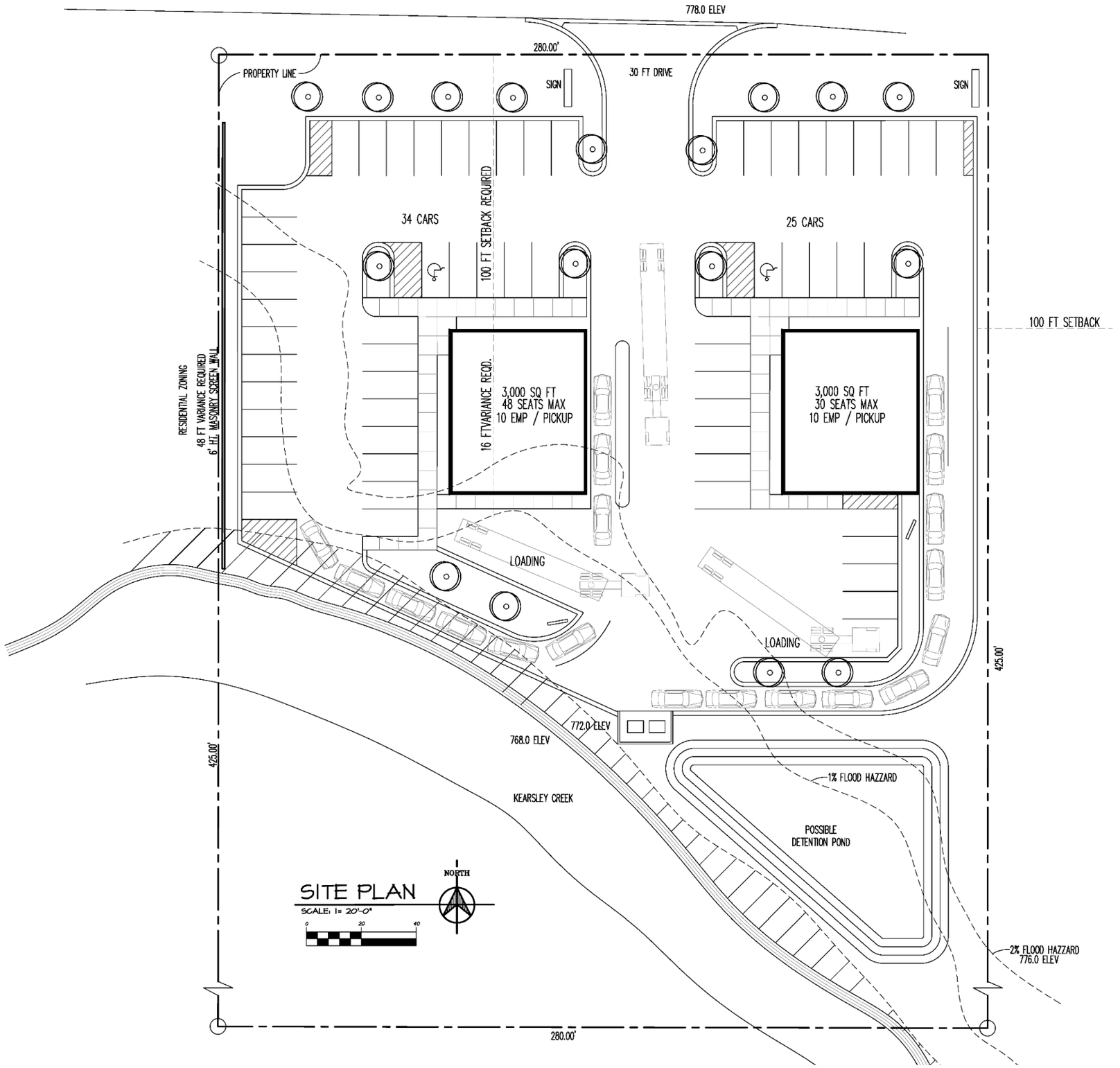
PROPOSED DEVELOPMENT WITH SCALE

The site is planned for an approximately 8,000 SF development, offering users the opportunity to establish a presence in a high-visibility location with sufficient land to accommodate parking, access, and efficient layout design.

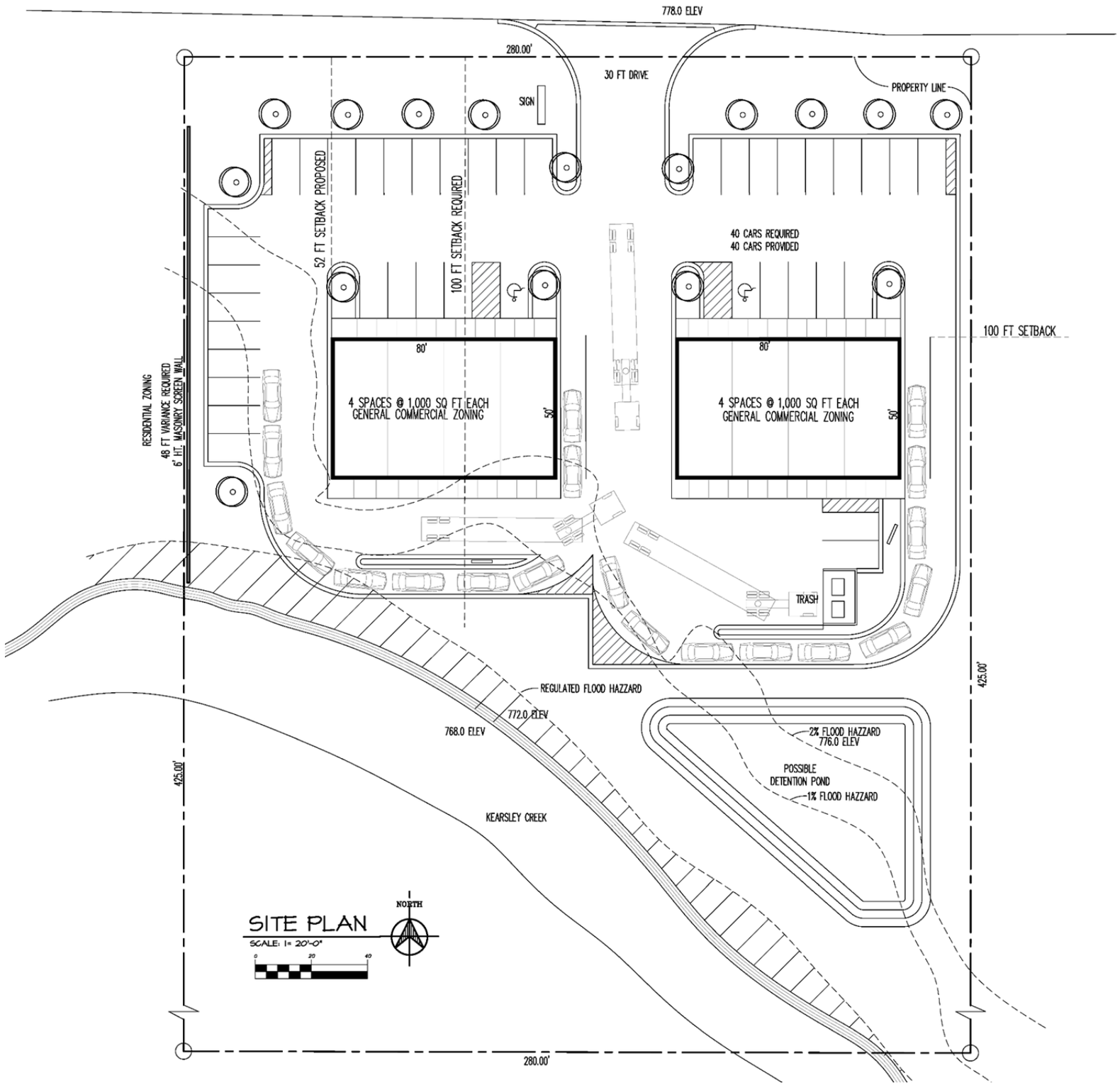
AREA TENANTS

meijer · Kroger · Walmart · Starbucks Coffee · ALDI · Target · DQ · Tractor Supply Co · Menards

CONCEPTUAL SITE PLAN (1)



CONCEPTUAL SITE PLAN (2)



PARCEL



AERIAL


SHERWIN WILLIAMS
Walmart
Wendy's
TACO BELL
Jersey Mike's SUBS
goodwill
Black Rock BAR & GRILL
ALDI
MENARDS
Culver's
S IRISH RD
FAMILY DOLLAR
meijer
TSC TRACTOR SUPPLY CO
crumbl cookies
STARBUCKS COFFEE
Kroger
DOLLAR TREE
AutoZone
tropical SMOOTHIE CAFE
T-Mobile
Wendy's
Domino's
BIGGBY COFFEE
THE SALVATION ARMY
Walgreens
Tim Hortons
GNC LIVE WELL
Little Caesars
CHASE
O'Reilly AUTO PARTS
JIMMY JOHN'S
KFC
verizon
69
DQ
TACO BELL
TARGET
CONSTRUCTION TO START
LAPEER RD
SITE
18,376
VDP
CHASE
FAMILY DOLLAR

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,614	30,836	68,442
2024 Population	5,003	28,523	63,274
2029 Population Projection	4,834	27,788	61,633
Annual Growth 2020-2024	-2.7%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%

HOUSEHOLDS			
2020 Households	2,716	13,541	28,760
2024 Households	2,426	12,562	26,625
2029 Household Projection	2,344	12,245	25,941
Annual Growth 2020-2024	-2.0%	-0.8%	-1.0%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.5%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	1.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$68,866	$77,741	$74,383
Median Household Income	$51,068	$60,324	$58,008

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$189,385	$171,518	$166,389
Median Year Built	1977	1974	1972
Owner Occupied Households	696	8,029	18,074
Renter Occupied Households	1,648	4,216	7,867

HOUSING COMPOSITION			
1-Person Households	1,015	4,354	8,478
2-Person Households	798	4,304	8,960
3-Person Households	322	1,791	4,146
4-Person Households	168	1,269	2,976
5-Person Households	88	606	1,417
6-Person Households	26	182	455
7-Person Households	10	56	192

EMPLOYMENT			
Civilian Employed	2,783	14,765	30,085
Civilian Unemployed	85	424	1,279
Civilian Non-Labor Force	1,125	8,324	20,085

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