FOR LEASE

WALMART SHADOW ANCHORED CENTER



481 E Genesee St | **Lapeer, MI**

RETAIL CENTER

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PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	481 E Genesee St
City/Township	Lapeer, MI
Building Size	14,000 SF
Space Available	3,500 – 7,500 SF
Zoning	B-2
Asking Rental Rate	$18.00 PSF
Estimated NNN's	$2.22 PSF

DEMOGRAPHICS *(5-MILE RADIUS)*

23,213
PEOPLE

$76,233
AVG. HOUSEHOLD INCOME

9,652
HOUSEHOLDS

$272.2 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

WALMART SHADOW-ANCHORED OUTLOT LOCATION

Strategically positioned as a dedicated outlot immediately adjacent to the Walmart Supercenter, the property capitalizes on the massive destination traffic and steady consumer draw generated by this high-volume national anchor. Tenants benefit from exceptional visibility, spillover shopping traffic, and the proven pull of one of retail's strongest performers.

PRIME HIGH-VISIBILITY GENEESEE STREET FRONTAGE

Prominent frontage along Genesee Street, Lapeer's primary commercial corridor, with daily traffic counts exceeding 20,000 vehicles. Outstanding exposure, easy access, and direct visibility to both local residents and regional shoppers.

POWER RETAIL NODE WITH NATIONAL TENANTS

Located within a strong, established retail cluster anchored by Walmart, Tractor Supply Co., Meijer, Kroger, Hobby Lobby, and additional national operators. This synergy creates a true destination retail environment that drives consistent shopper traffic and cross-shopping opportunities to the center.

EXCELLENT ACCESSIBILITY & ABUNDANT PARKING

The property offers straightforward ingress/egress with multiple access points and dedicated parking directly in front of the available 7,743 SF space. Convenient connectivity to key thoroughfares makes the site highly shopper-friendly within Lapeer's blended commercial and residential market.

SOLID MARKET FUNDAMENTALS

Supported by a stable population of 23,213 within a 5-mile radius with average household incomes of $76,233. The established corridor benefits from consistent demand and strong neighborhood rooftops, supporting ongoing retail activity.

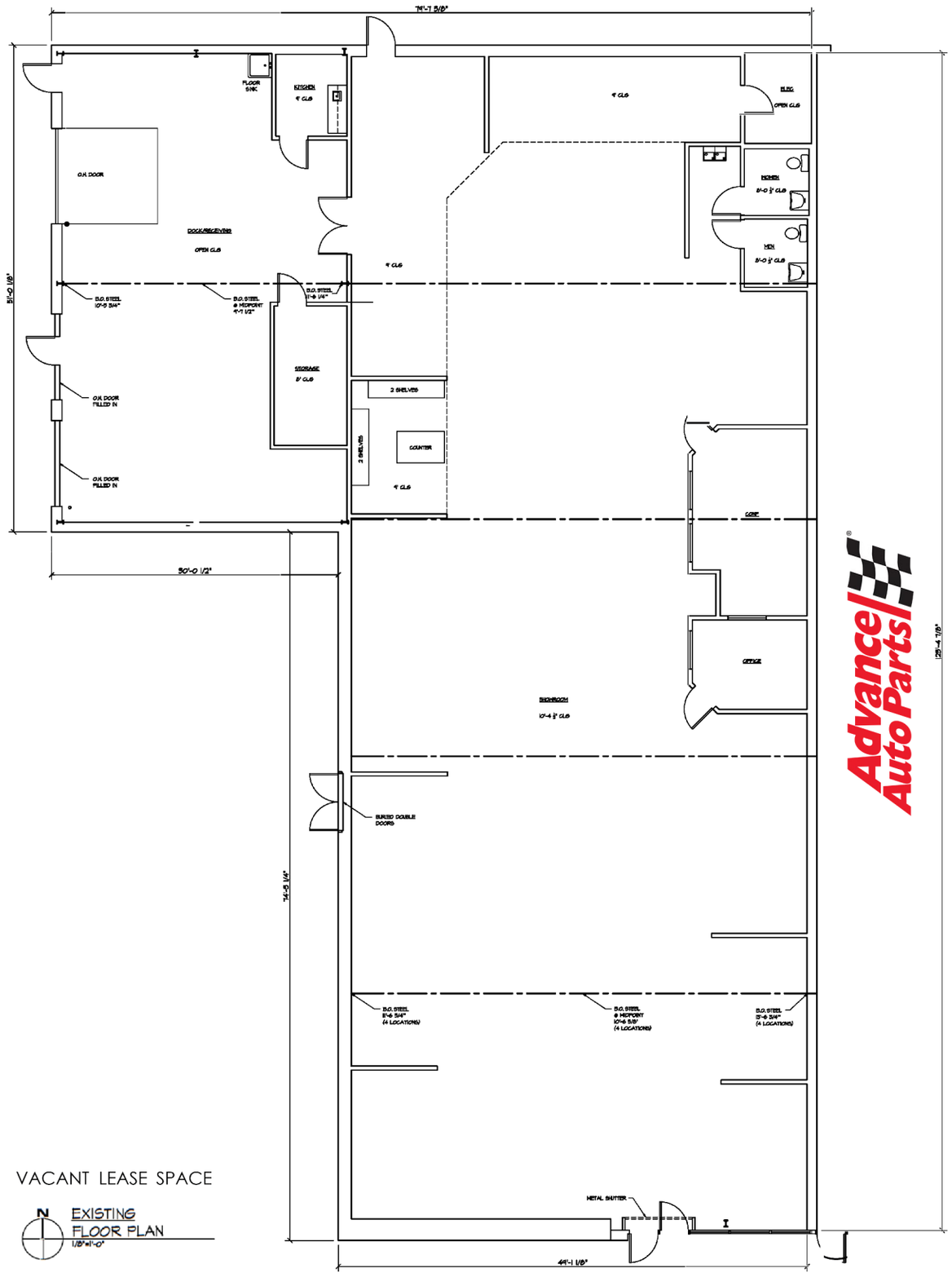
JOIN

Advance Auto Parts

AREA TENANTS

Walmart · Tractor Supply Co. · Kroger · The Home Depot · meijer · Kohl's

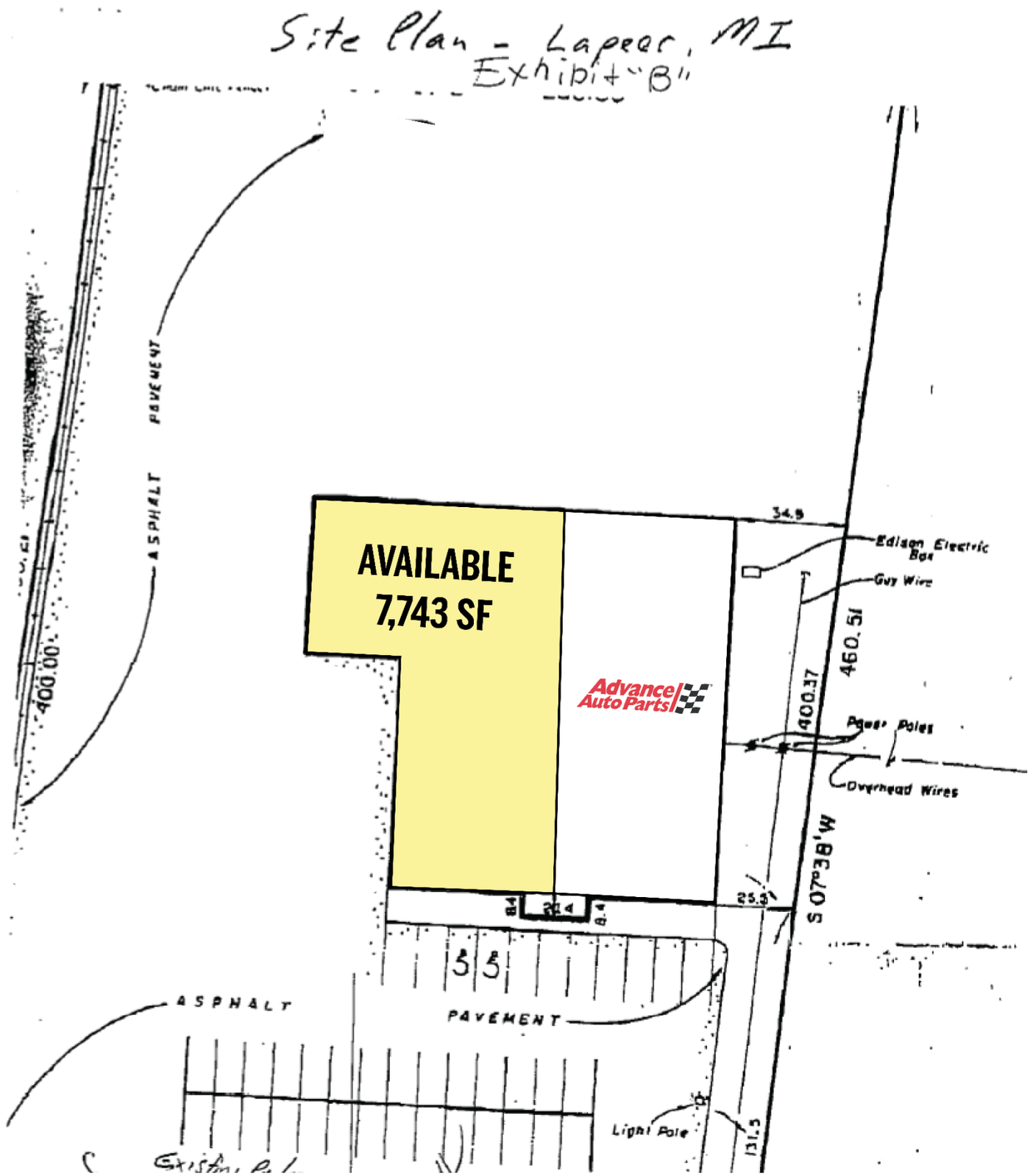
FLOOR PLAN



VACANT LEASE SPACE

N EXISTING FLOOR PLAN
1/8"=1'-0"

SITE PLAN


Site Plan - Lapeer, MI
Exhibit "B"
ASPHALT PAVEMENT
400.00'
AVAILABLE
7,743 SF
Advance Auto Parts
34.9
Edison Electric Box
Guy Wire
460.51
400.37
Power Poles
Overhead Wires
S 07°38'W
25.5'
8.4
22.4
8.4
35
ASPHALT
PAVEMENT
Light Pole
131.5

PHOTOS

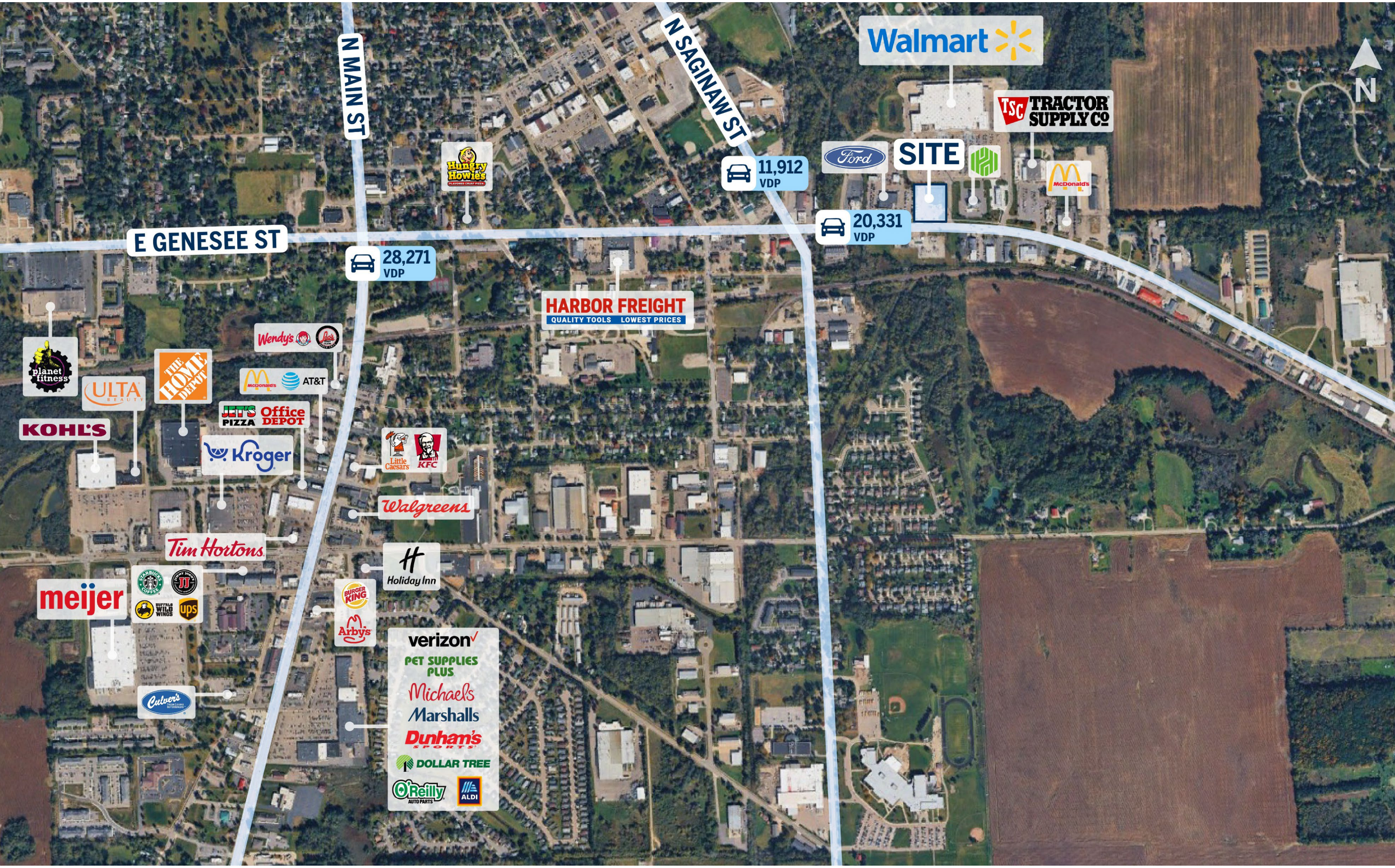








AERIAL


N MAIN ST
N SAGINAW ST
E GENESEE ST
Walmart
TSC TRACTOR SUPPLY CO
SITE
Ford
McDonald's
Hungry Howie's
11,912 VDP
20,331 VDP
28,271 VDP
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
N
planet fitness
ULTA BEAUTY
THE HOME DEPOT
Wendy's
Arby's
McDonald's
AT&T
JET'S PIZZA
Office DEPOT
KOHL'S
Kroger
Little Caesars
KFC
Walgreens
Tim Hortons
Holiday Inn
meijer
STARBUCKS COFFEE
BUFFALO WILD WINGS
ups
BURGER KING
Culver's
verizon
PET SUPPLIES PLUS
Michaels
Marshalls
Dunham's SPORTS
DOLLAR TREE
O'Reilly AUTO PARTS
ALDI

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	3,763	15,720	23,277
2024 Population	3,680	15,793	23,213
2029 Population Projection	3,680	15,885	23,309
Annual Growth 2020-2024	-0.4%	0.1%	-0.1%
Annual Growth 2024-2029	0.0%	0.1%	0.1%

HOUSEHOLDS			
2020 Households	1,639	6,726	9,679
2024 Households	1,600	6,750	9,652
2029 Household Projection	1,600	6,788	9,693
Annual Growth 2020-2024	-0.1%	0.6%	0.5%
Annual Growth 2024-2029	0.0%	0.1%	0.1%
Avg Household Size	2.20	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$67,865	$69,052	$76,233
Median Household Income	$55,064	$56,872	$61,493

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$148,415	$172,008	$203,952
Median Year Built	1972	1976	1977
Owner Occupied Households	967	4,450	7,111
Renter Occupied Households	633	2,338	2,583

HOUSING COMPOSITION			
1-Person Households	600	2,340	2,972
2-Person Households	483	2,283	3,442
3-Person Households	227	954	1,442
4-Person Households	168	717	1,110
5-Person Households	87	310	478
6-Person Households	23	97	143
7-Person Households	12	49	65

EMPLOYMENT			
Civilian Employed	1,845	7,209	10,610
Civilian Unemployed	37	324	552
Civilian Non-Labor Force	1,080	5,405	8,001

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