

FOR SALE

2 PARCELS • 5 UNITS • 100% OCCUPANCY



2513-2517 & 2523-2525 Imlay City Road | Lapeer, MI

2 PROPERTY PORTFOLIO

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	2513–2517 & 2523–2525 Imlay City Road
City/Township	Lapeer, MI
Parcel A:	
Unit 1 (2513) Size	1,892 SF
Unit 2 (2515) Size	930 SF
Unit 3 (2517) Size	624 SF
Parcel B:	
Unit 1 (2523) Size	1,000 SF
Unit 2 (2525) Size	3,868 SF
Total Land Size	1 AC
Occupancy	100%
Zoning	Commercial
Sale Price	\$575,000.00

DEMOGRAPHICS (5-MILE RADIUS)



21,292
PEOPLE



\$73,506
AVG. HOUSEHOLD INCOME



8,789
HOUSEHOLDS



\$246 M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Fully leased five-unit investment portfolio consisting of two parcels with 100% occupancy, providing immediate and stable cash flow.
- Two parcels totaling approximately one acre, offering ample land and long-term investment potential.
- Conveniently located just seven minutes from Downtown Lapeer, providing easy access to shopping, dining, and local amenities.
- Positioned only three miles from I-69 along Imlay City Road, offering excellent regional connectivity and accessibility.

AREA TENANTS





AVAILABLE PARCELS

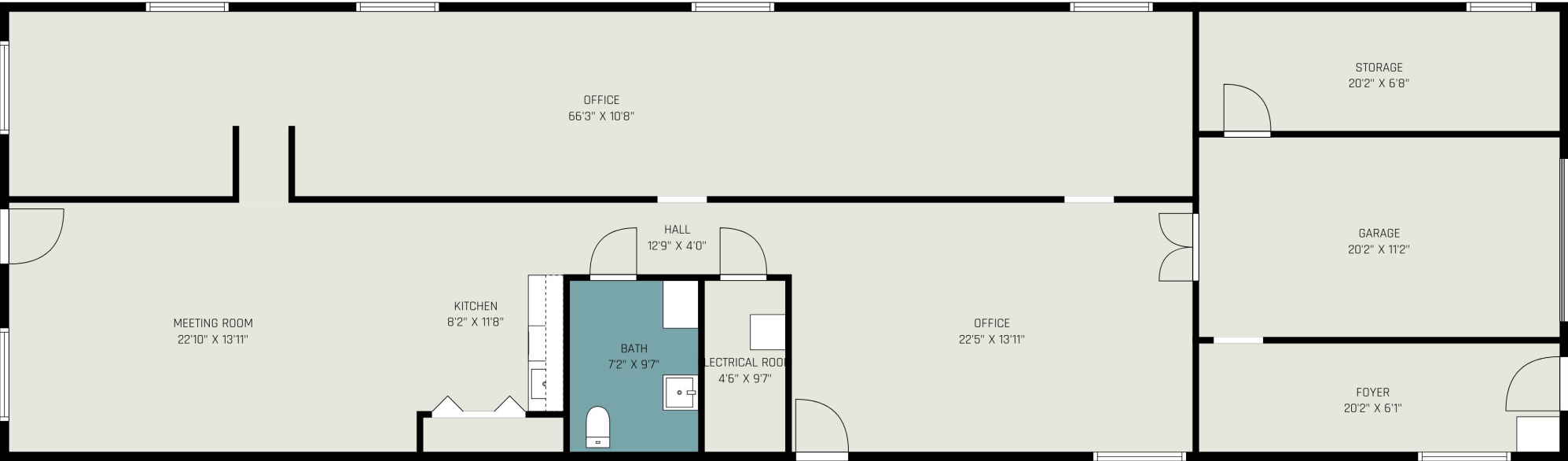


PARCEL A



PARCEL A: FLOOR PLANS

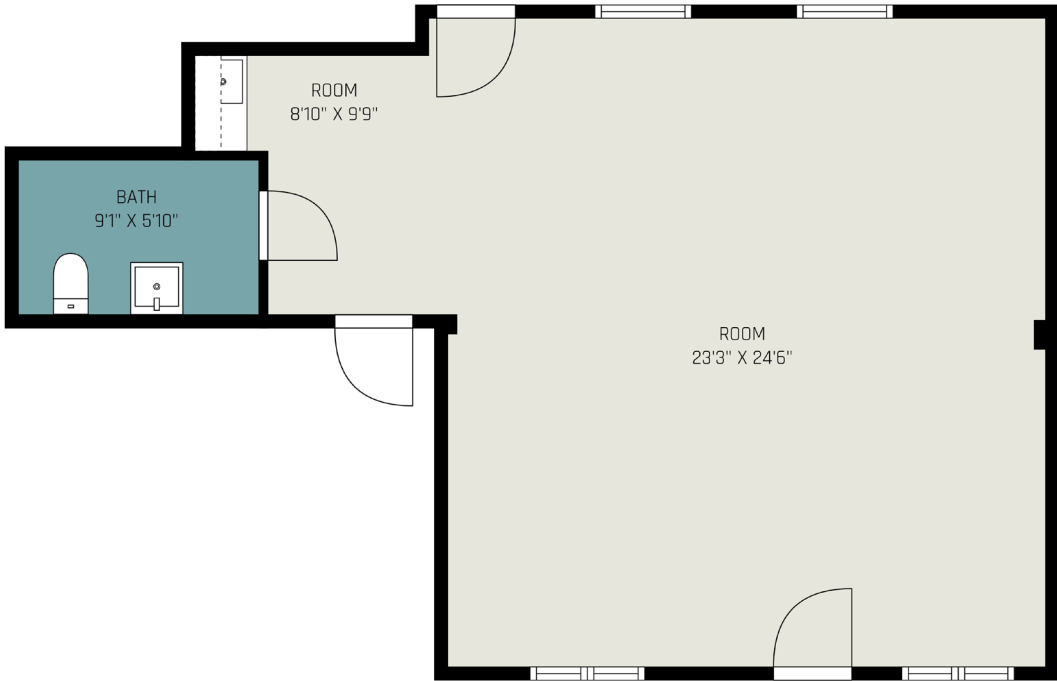
2513 IMLAY CITY ROAD:



2515 IMLAY CITY ROAD:



2517 IMLAY CITY ROAD:



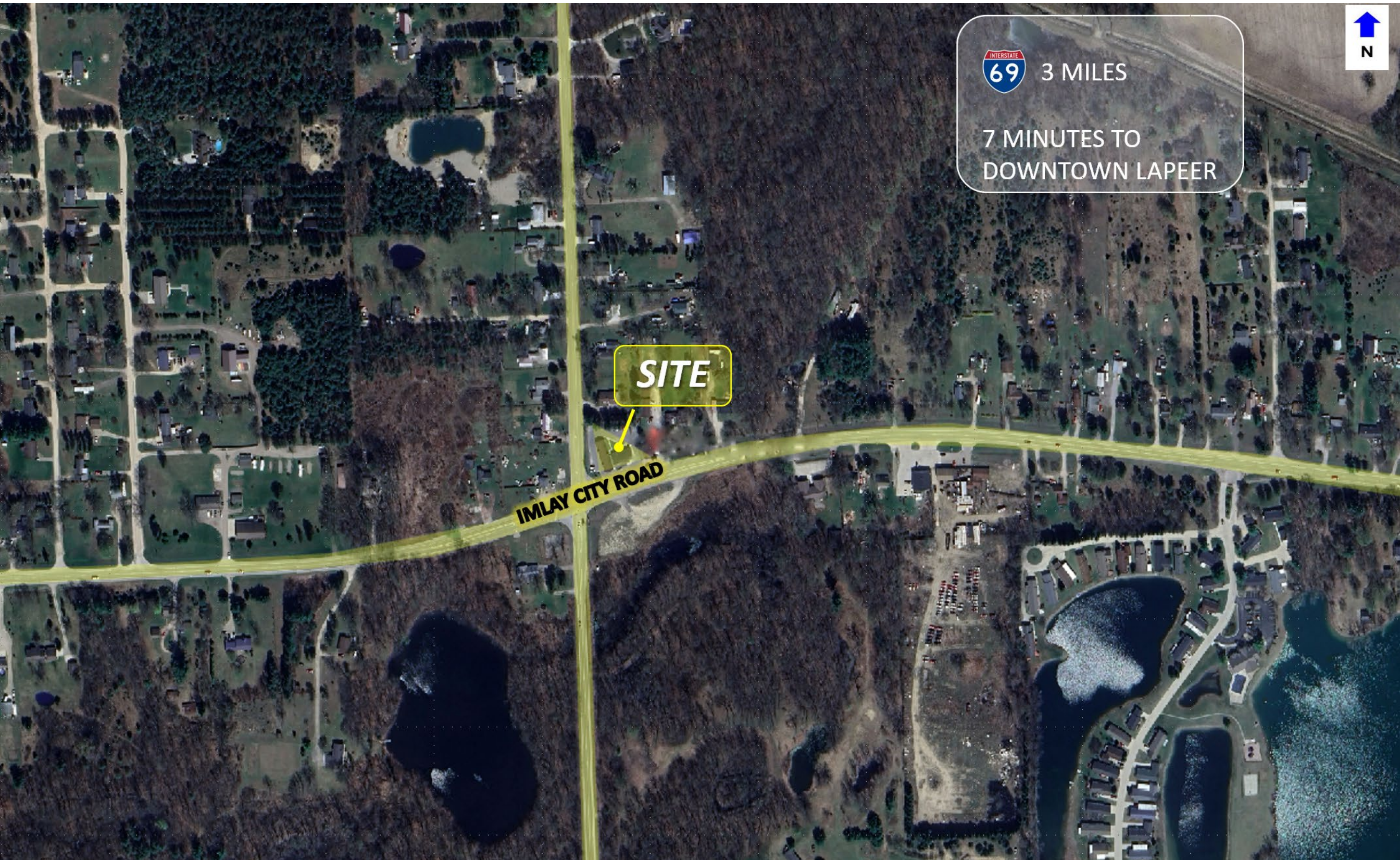
PARCEL B



PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	1,317	5,590	21,351
2025 Population	1,331	5,578	21,292
2030 Population Projection	1,340	5,602	21,381
Annual Growth 2020-2025	0.2%	0.0%	-0.1%
Annual Growth 2025-2030	0.1%	0.1%	0.1%
HOUSEHOLDS			
2020 Households	530	2,237	8,831
2025 Households	534	2,228	8,789
2029 Household Projection	538	2,237	8,823
Annual Growth 2020-2025	0.8%	0.5%	0.4%
Annual Growth 2025-2030	0.2%	0.1%	0.1%
Avg Household Size	2.40	2.40	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$79,285	\$80,914	\$73,506
Median Household Income	\$57,885	\$61,576	\$59,024

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$237,727	\$215,924	\$197,644
Median Year Built	1978	1979	1976
Owner Occupied Households	478	1,962	6,537
Renter Occupied Households	60	275	2,286
HOUSING COMPOSITION			
1-Person Households	121	531	2,663
2-Person Households	233	902	3,144
3-Person Households	77	344	1,290
4-Person Households	63	285	1,036
5-Person Households	27	114	447
6-Person Households	11	39	149
7-Person Households	2	13	61
EMPLOYMENT			
Civilian Employed	587	2,569	9,838
Civilian Unemployed	36	127	435
Civilian Non-Labor Force	490	1,959	7,260

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