



Asking Price:

\$1,390,000

Lease Rate:

\$11.00/SF NNN

NNN Approx \$4.00/SF

CONTACT US



Jeff Ridenour

Associate Vice President

517 204 7902

jeff.Ridenour@colliers.com

Colliers Lansing

2501 Coolidge Rd, Suite 300

East Lansing, MI 48823

colliers.com/lansing



FOR SALE or LEASE

**1798 Holloway Drive
Holt, MI**

Executive Office/Warehouse Flex Space

Property Highlights

- Sale: 11,700 SF Building on .29 Acres
 - *Adjacent 2.45 Acres Available and Listed Separately*
- For Lease: Suite A with 4,176 SF
- Great Owner/Occupier Investment Property
- Well Landscaped Grounds with Outdoor Patio and Pond with Fountain
- Excellent Location: 1.2 Miles to US-127 and Holt Intersection
- Warehouse: 1,120 SF with 15' Ceiling and 14' x 20' Overhead Door, 600 SF Mezzanine with 7' Clear Height
- Office: Corner Office with Multiple Windows, (2) Large Conference Rooms, (7) Private Offices, (2) Restrooms and Kitchenette with Dishwasher
- Ample On-Site Parking
- Built in 2005
- Municipality: Delhi Charter Township
- 2025 Taxes: \$34,549
- 2026 SEV/Taxable: \$512,100
- Parcel #: 33-25-05-24-276-002

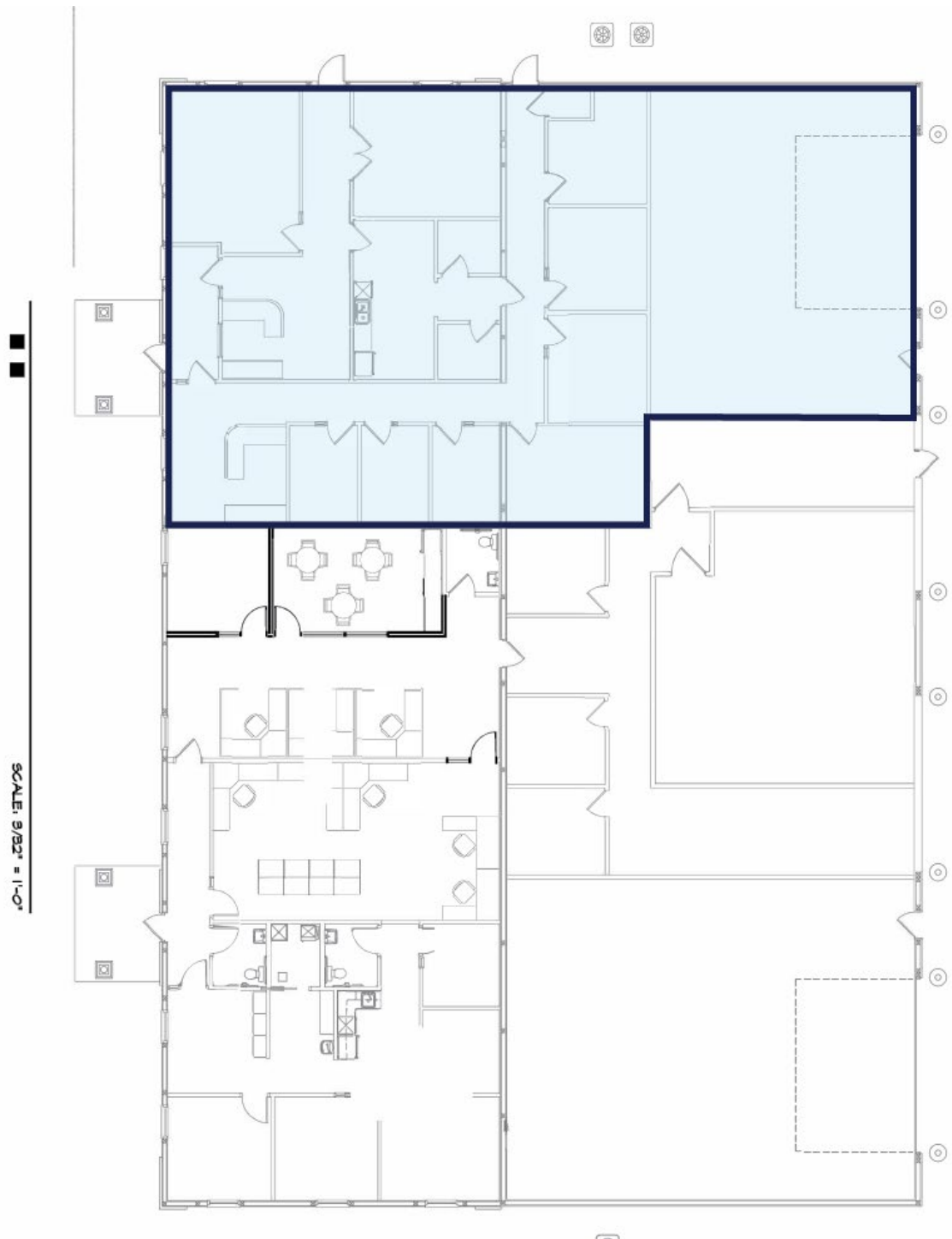
Executive Office Interior Photos



Warehouse Interior and Exterior Property Photos

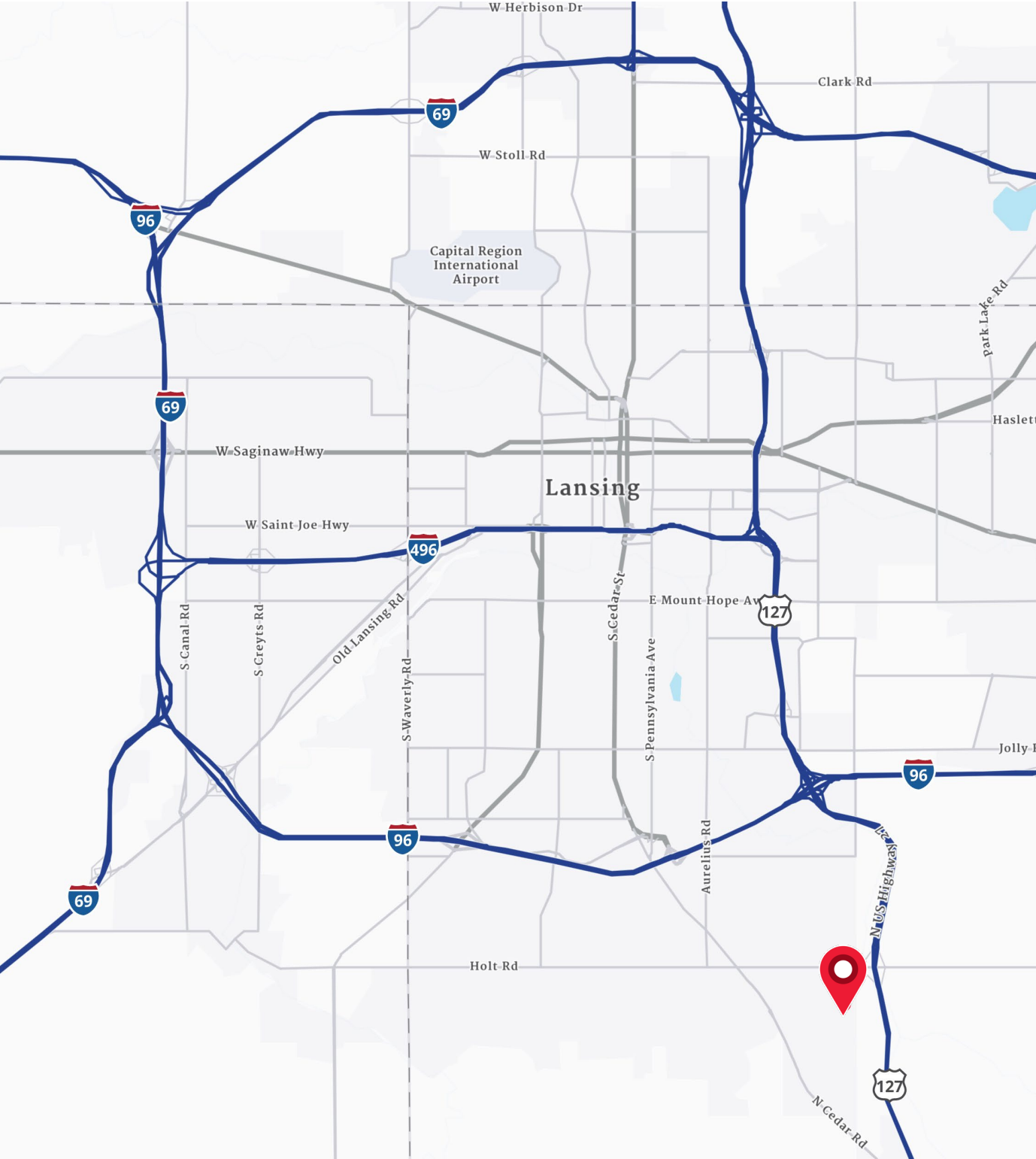


Floor Plan



Suite A
4,176 SF

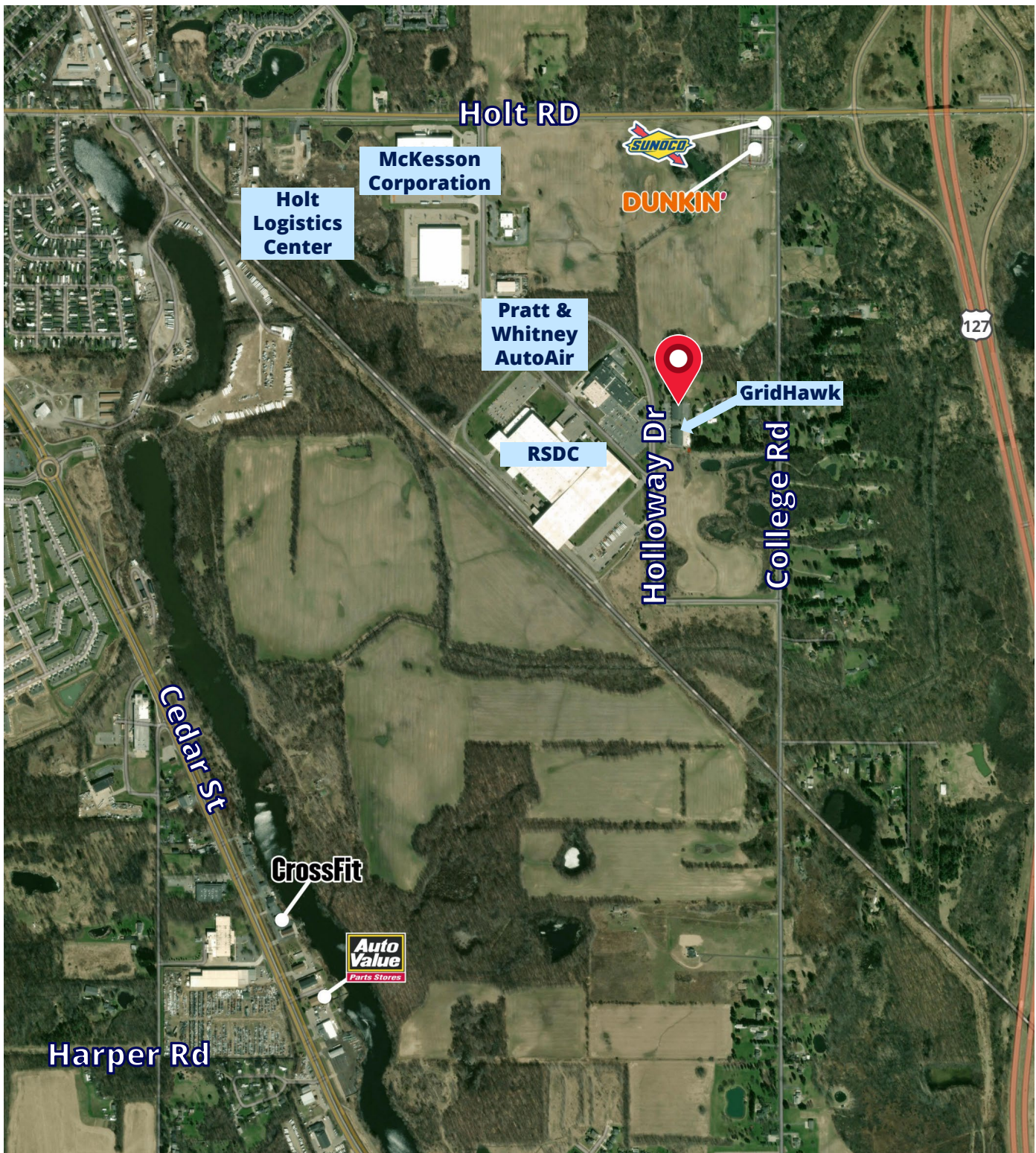
Location Map



Aerial Map



Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	8,838	32,488	77,192
Total Households	4,025	14,294	33,532
Total Housing Units	4,183	15,128	35,718
Owner Occupied	62.4%	63.5%	60.3%
Average Household Size	2.2	2.3	2.3
Median Age	40.7	39.6	37.3
2020 – 2025 Population: Annual Growth Rate (CAGR)	7.5%	11.9%	7.5%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.1%	1.3%	0.5%
Households	2.9%	3.6%	2.8%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	47.3%	48.4%	48.6%
Female Population / % Female	52.7%	51.6%	51.4%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$65,675	\$74,809	\$65,272
Average Household Income	\$85,387	\$93,670	\$85,550
Per Capita Income	\$39,737	\$41,234	\$37,462
SUMMARY BUSINESS DATA			
Total Businesses	286	1,198	2,446
Total Employees	2,781	18,991	35,568
Daytime Population: Workers	6,673	32,764	74,748
Unemployment Rate	7.1%	5.0%	6.3%

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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