

ATTRACTIVE 5,285 SF RETAIL CENTER NW QUADRANT CEDAR ST & HOLT RD



AVAILABLE SPACE

- Suite B: 1,512 SF
- Suite C: 1,295 SF

FOR SALE OR LEASE
2049 Cedar Street
Holt, MI



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QUALITY RETAIL CENTER, JUST NORTH OF HOLT ROAD & ACROSS FROM NEW APARTMENTS

This 5,285 SF strip center is comprised of three retail/service suites with doorstep parking and heated storage space to the rear. Suites B and C are available for occupancy.

The 0.38-acre site is zoned commercial and offers easy ingress/egress along a major commercial thoroughfare.

The property is located directly across from the new 90-unit apartment community, Esker Square.

SALE PRICE:
\$429,000

CASH OR
NEW MORTGAGE

LEASE RATE:
\$10.00

PSF/YR NNN
EXPENSES ESTIMATED AT \$3.20 PSF/YR

PROPERTY INFORMATION



5,287 SF CENTER

Suite B: 1,512 SF (Avail. w/in 30 Days)
Suite C: 1,295 SF (Avail. Immediately)



RENOVATED:
1997, 2000



ACRES:
0.379



PARKING:
20 Striped
Spaces



SIGNAGE:
Pylon & Building



INTERSECTION:
Near Cedar St and
Holt Rd



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SALIENT FACTS

Building Size: 5,287 SF

Parcel Number: 33-25-05-14-376-027

Acres: 0.38

Suites: 1,328 SF (Suite A Retail)

1,512 SF (Suite B Retail)

1,295 SF (Suite C Retail)

1,152 SF (Heated Storage Space w/Overhead Door)

Ceilings: 11-12'

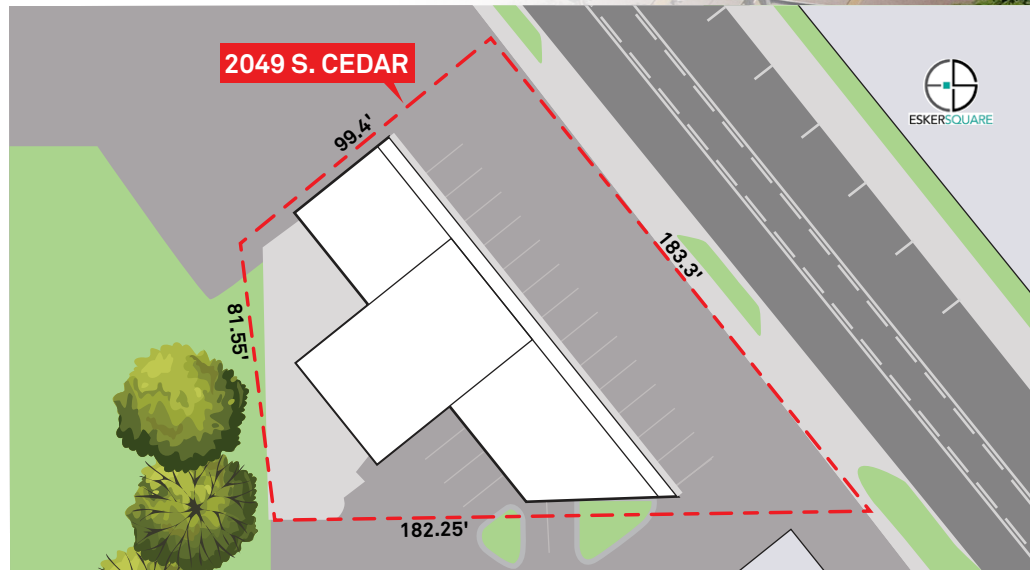
HVAC: 2-RTU's Renewed in 2016

Roof: Renewed in 2016

Parking: 20 Striped

Signage: Pylon & Building

Financial information available upon request.



AERIAL VIEW

HOLT PLAZA
Goodwill
Sparrow
Dollar General
Holt Eye Care

AURELIUS ROAD

**TAMARACK
APARTMENTS**

HOLT ROAD

**WOODLAND
GROVE
CONDO**

2049 S. CEDAR

Frankie's

**COUNTY
SHERIFF'S OFFICE**

**DISCOUNT
GLASS &
SCREEN**

**Domino's
Pizza**

CEDAR STREET



ESKERSQUARE

AREA INFORMATION

2 Miles

to I-96 Interchange

2.1 Miles

to Meijers, Menards, Target
and Lowe's

4.3 Miles

to Michigan State University

<10 Minutes

to Lansing and Mason

Convenient

to residents, restaurants, highways
and shopping

TRAFFIC COUNTS

Cedar Street.	13,518 VPD
Holt Road	10,892 VPD
Aurelius Road	11,561 VPD

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	8,535	34,191	77,948
Households	3,877	14,578	33,513
Average HH Income	\$77,798	\$81,961	\$77,127

DELHI CHARTER TWP. TAX DATA

Parcel Number	33-25-05-14-376-027
2024 Assessed Value/SEV	\$133,700
2023 Taxes	\$9,100±

