



Shops at Jackson Crossing For Lease

1250 Boardman Rd | Jackson, MI



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Property Highlights

- 1 Acre Ground Lease Parcel Available (\$125,000/YR)
- Junior Anchor Space Available (2,000 SF - 15,000 SF)
- Prime Location with 63,721 VPD on I-94
- 221.3K Annual Visits
- 97.2K Visitors
- Flexible Shell Space – Can be Demised to Suit Tenant Needs
- Strong Tenant Mix including Planet Fitness, Burlington, Buckle, and Hobby Lobby
- All Utilities Available and Ready for Immediate Development

High-Visibility Retail Opportunities in Shops at Jackson Crossing

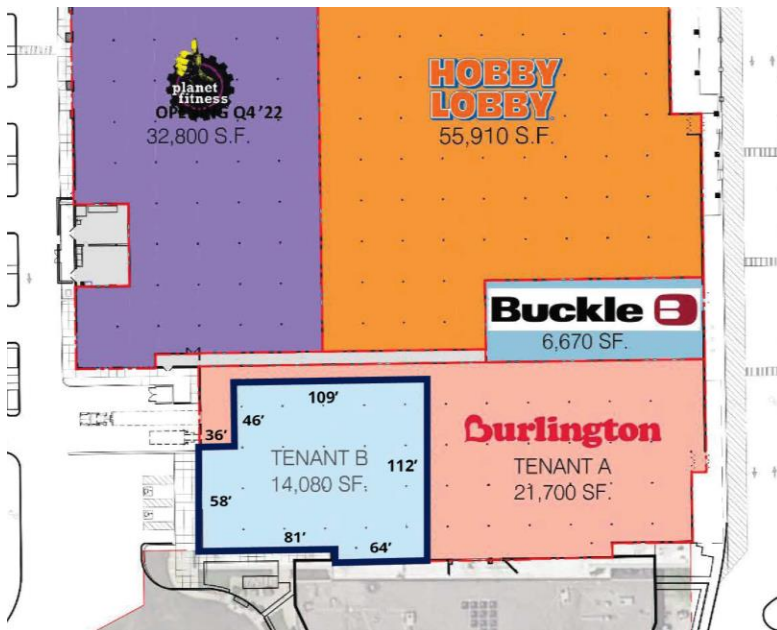
Located along I-94 in the heart of Jackson's dominant retail corridor, this property includes a prime 1-acre ground lease pad ideal for fast casual or medical retail, as well as a versatile junior anchor box in the former Sears space. With strong daily traffic counts, excellent visibility, and a powerhouse tenant mix, this site is perfectly positioned for retailers or service providers looking to expand in a high-growth market with built-in customer traffic and regional draw.

Retail Suite

Suite B

14,080 SF Available

\$16.00/SF NNN



Ground Lease

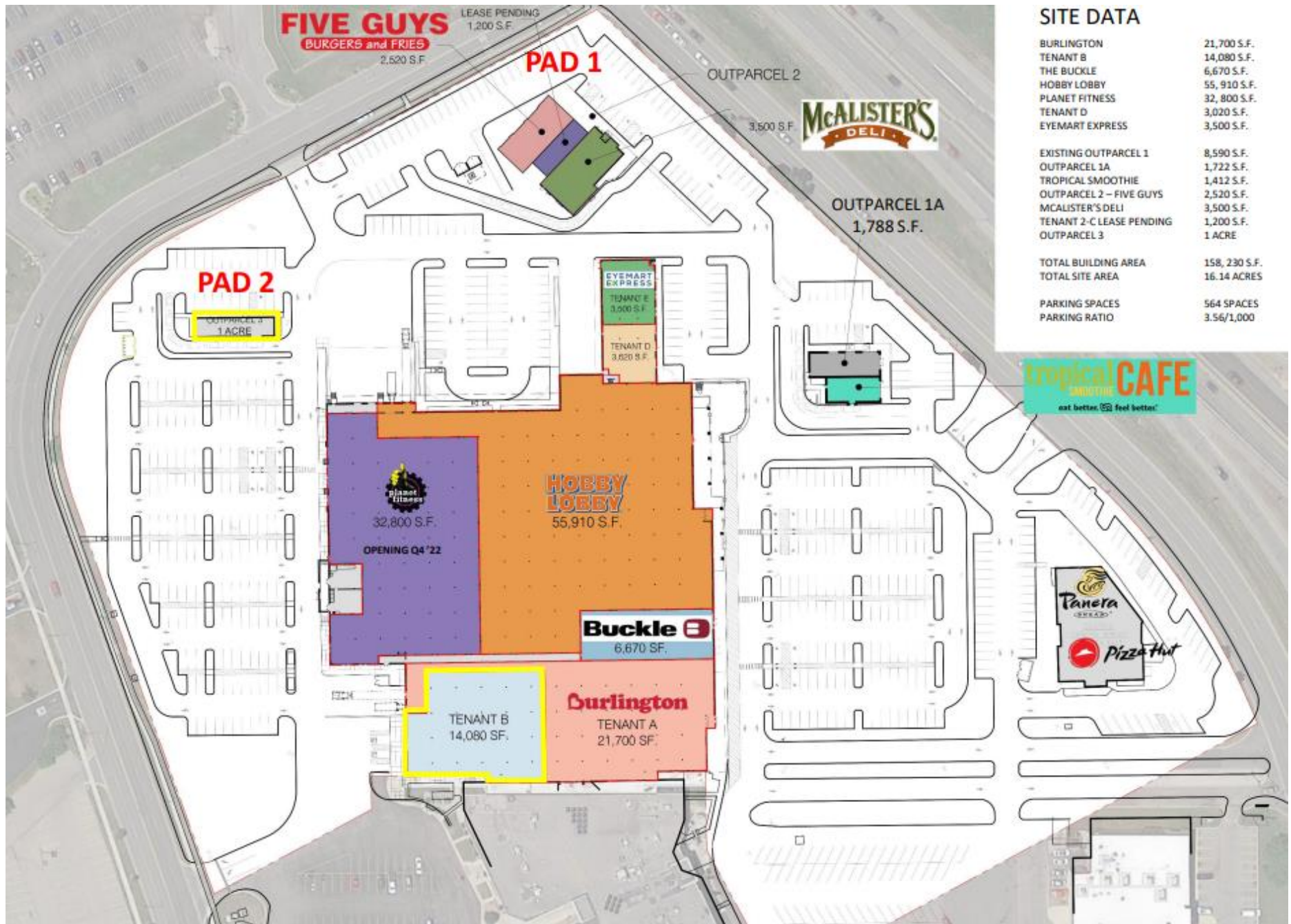
Pad 2

43,560 SF (1 Acre) Available

\$125,000/YR NNN



Site Plan



SITE DATA

BURLINGTON	21,700 S.F.
TENANT B	14,080 S.F.
THE BUCKLE	6,670 S.F.
HOBBY LOBBY	55,910 S.F.
PLANET FITNESS	32,800 S.F.
TENANT D	3,020 S.F.
EYEMART EXPRESS	3,500 S.F.
EXISTING OUTPARCEL 1	8,590 S.F.
OUTPARCEL 1A	1,722 S.F.
TROPICAL SMOOTHIE	1,412 S.F.
OUTPARCEL 2 – FIVE GUYS	2,520 S.F.
McALISTER'S DELI	3,500 S.F.
TENANT 2-C LEASE PENDING	1,200 S.F.
OUTPARCEL 3	1 ACRE
TOTAL BUILDING AREA	158,230 S.F.
TOTAL SITE AREA	16.14 ACRES
PARKING SPACES	564 SPACES
PARKING RATIO	3.56/1,000

Merchant Map



Demographics

Radius	Total Population	Average HH Income	Employed Workforce
1 Mile	6,315	\$66,735	7,459
3 Miles	53,116	\$65,290	40,721
5 Miles	76,214	\$72,505	50,468

Outparcel Restaurant Sales

Restaurant	Latest Annual Sales
Texas Roadhouse	\$5,824,000
Buffalo Wild Wings	\$4,083,000
Panera Bread	\$3,965,000
Outback Steakhouse	\$2,537,000
Pizza Hut	\$2,465,000
Tropical Smoothie Cafe	\$1,382,000



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