



Shops at Jackson Crossing For Lease

1250 Boardman Rd | Jackson, MI



Amy Richter-Perkins
Associate Vice President
517 614 1314
amy.richter-perkins@colliers.com



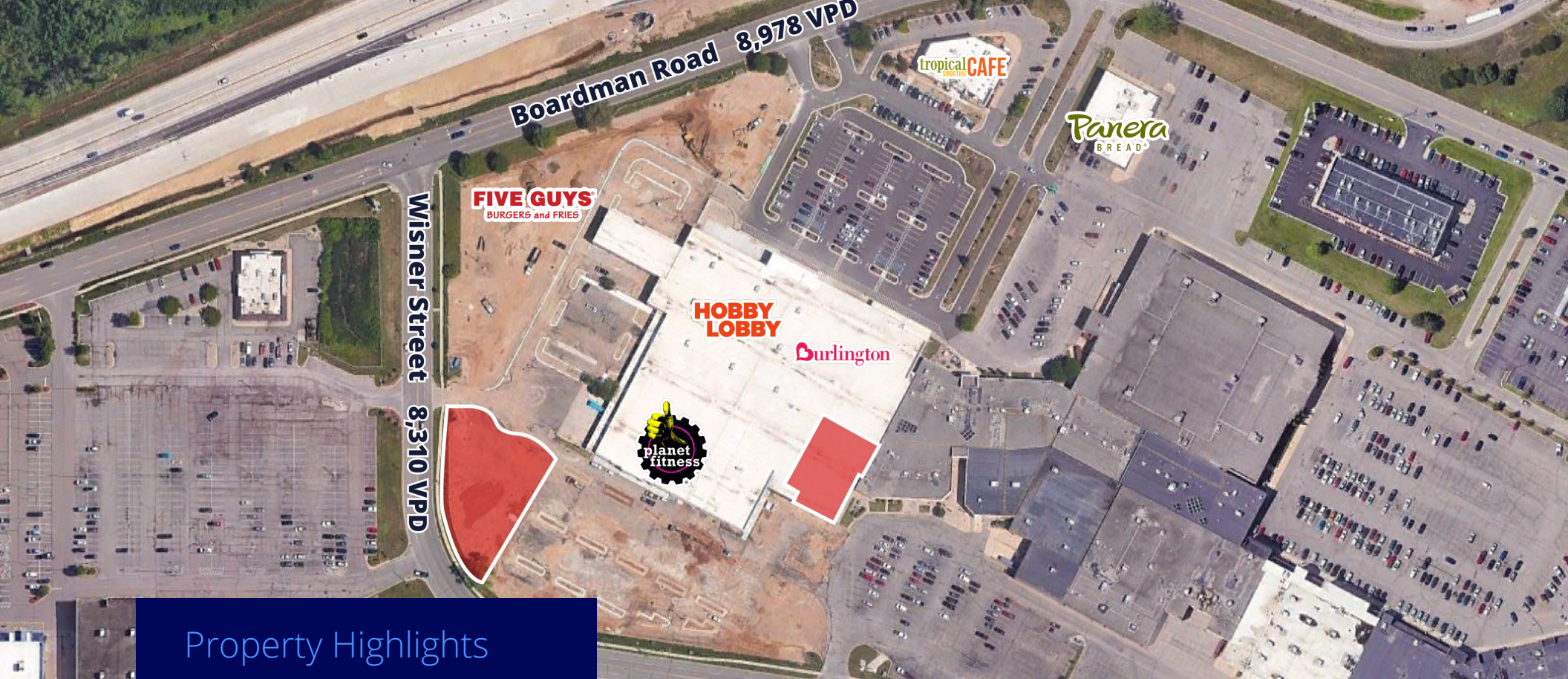
Shawn O'Brien, ccim
Senior Vice President
517 303 5554
shawn.obrien@colliers.com



Burm Kim
Associate
517 512 7404
burm.kim@colliers.com



Colliers Lansing
2501 Coolidge Rd Suite 300
East Lansing, MI 48823
colliers.com/lansing



Property Highlights

- 1 Acre Ground Lease Parcel Available (\$125,000/YR)
- 14,080 SF Junior Anchor Suite Available
- 1,500 SF to 7,200 SF Retail Center
- 7.6M Annual Visits*
- 697.9K 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

Retail Opportunities In The Highly Demanded Shops at Jackson Crossing

Located along the I-94 & US-127 interchange, The Shops at Jackson Crossing is in the heart of Jackson's dominant retail corridor. The available 1-acre pad site is ideal for fast casual, medial or retail service tenants, as is the 1,500 to 7,200 SF retail center. The versatile junior anchor box opportunity is adjacent to the 2nd highest ranked Planet Fitness in the State of Michigan. With strong daily traffic counts (63,721 VPD on I-94), excellent visibility, and a powerhouse tenant mix, this site is perfectly positioned for retailers looking to expand in a high-growth market with built-in customer traffic and regional draw.

*Source:  Placer.ai

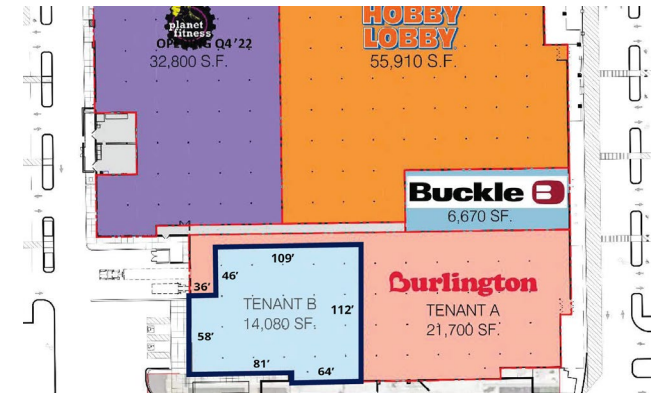
Renderings

Junior Anchor Retail Suite

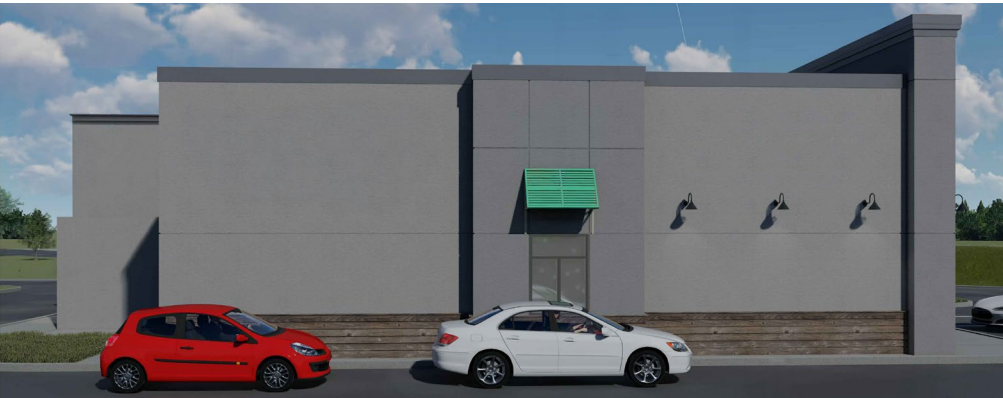
Suite B

14,080 SF Available

\$16.00/SF NNN



Shop Suites



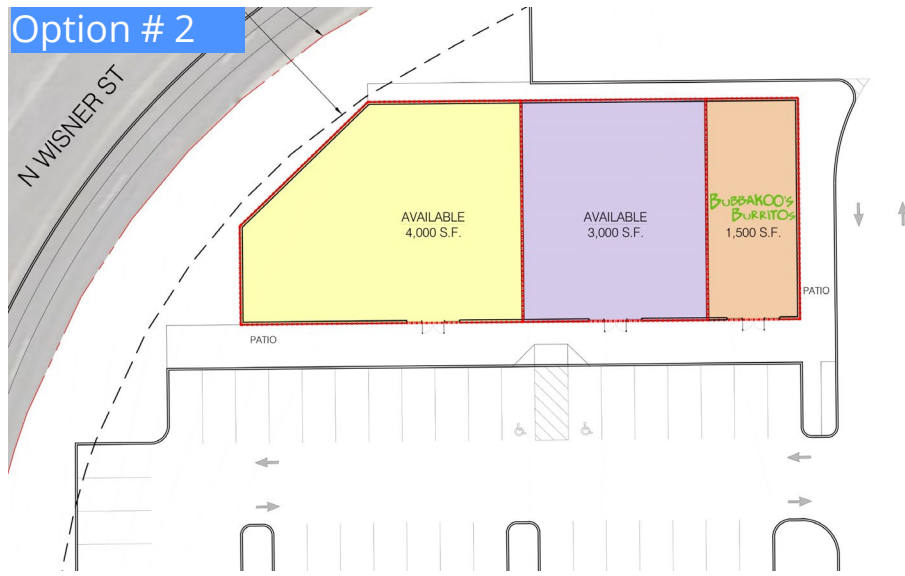
Retail Center Options

- Option #1: 3 tenants 1,500 – 3,400 SF w/drive-thru
- Option #2: 3 tenants 3,000 – 7,000 SF w/out drive-thru
- Option #3: 5 tenants 1,800 – 7,500 SF
- Approx 200 – 300 SF patio space in front of storefronts
- \$42.00 - \$52.00/SF NNN

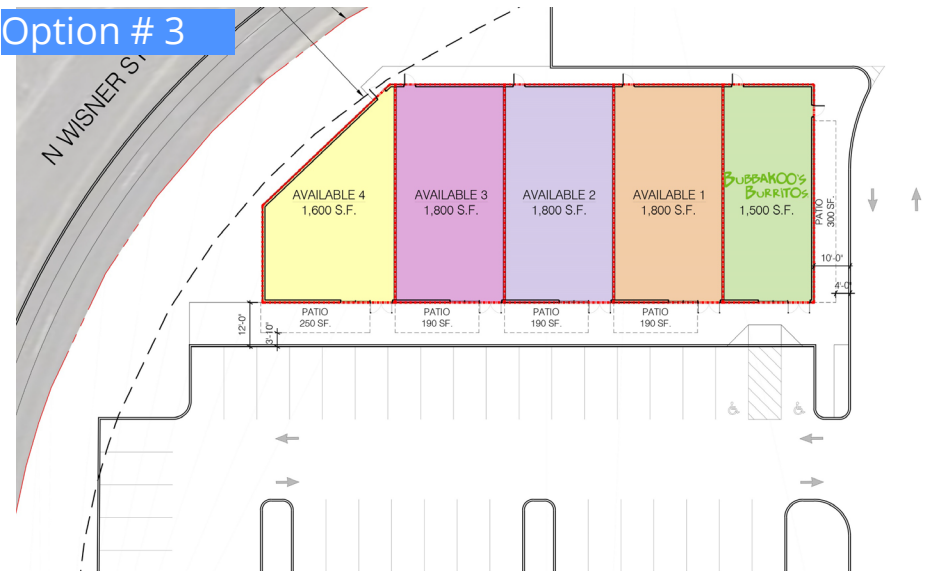
Option # 1



Option # 2



Option # 3



Ground Lease

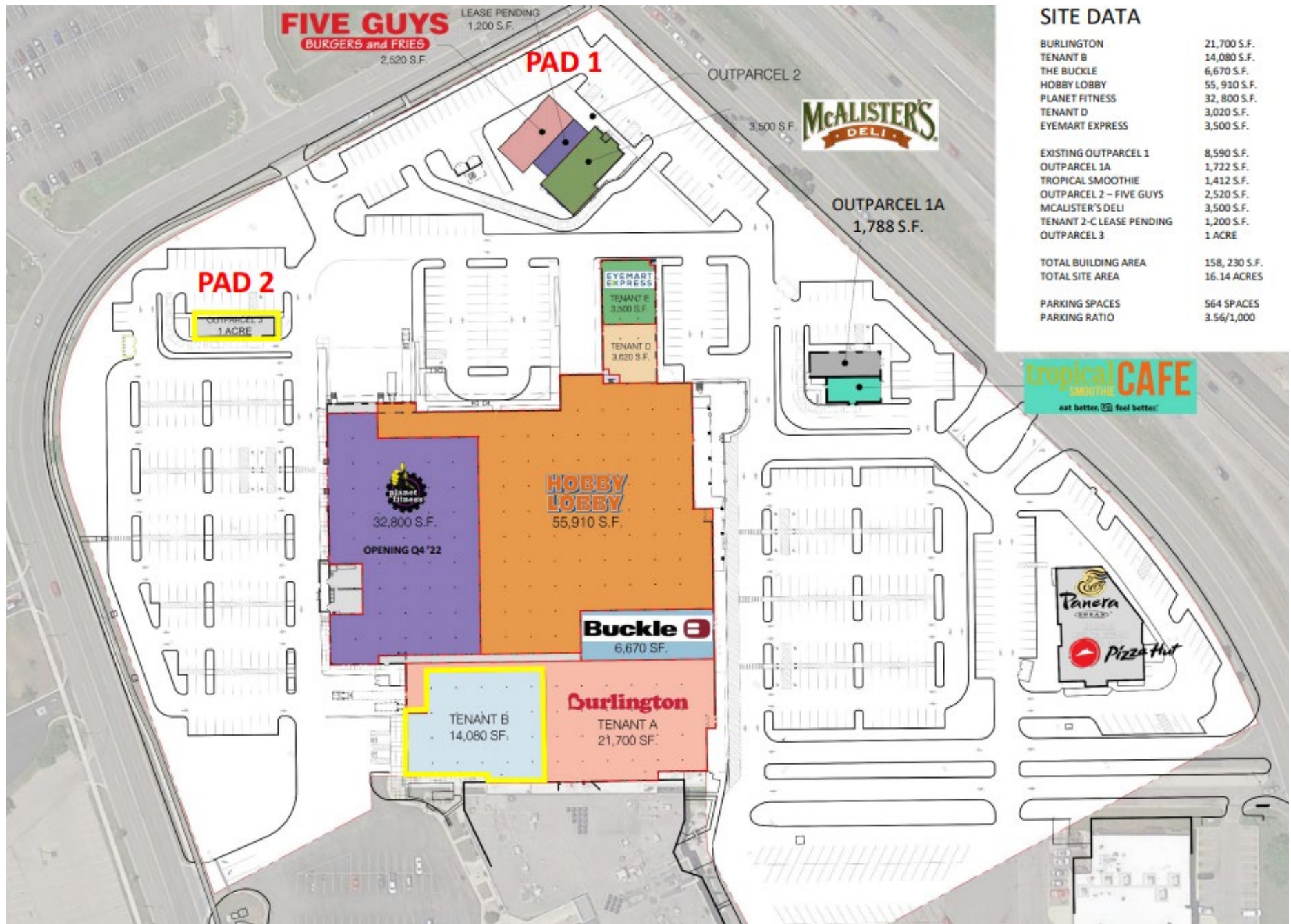
Pad 2

43,560 SF (1 Acre) Available

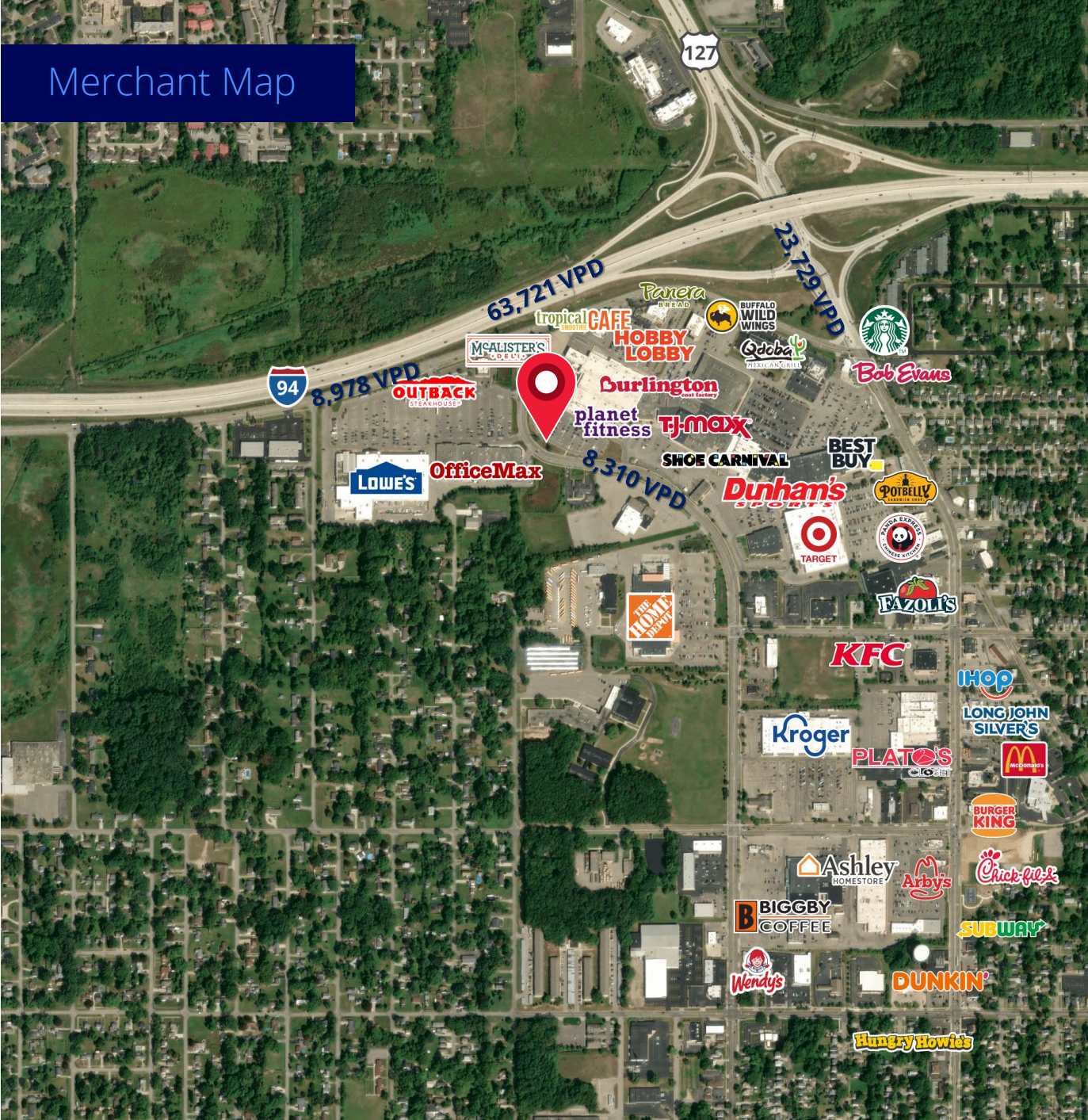
\$125,000/YR NNN



Site Plan



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



Accelerating success.

View online at
colliers.com/lansing

Shawn O'Brien, CCIM

Senior Vice President

517 303 5554

shawn.obrien@colliers.com

Amy Richter-Perkins

Associate Vice President

517 614 1314

amy.richter-perkins@colliers.com

Burm Kim

Associate

517 512 7404

burm.kim@colliers.com

Colliers Lansing

2501 Coolidge Rd

Suite 300

East Lansing, MI 48823

colliers.com/lansing

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[Colliers.com](https://colliers.com)