

FOR SALE OR LEASE



9017 S Sprinkle Road, Portage, MI

2,005 SF Free-Standing Retail Building



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FOR SALE OR LEASE

2,005 SF Retail Space Available

PROPERTY HIGHLIGHTS

Lease Rate: \$19.00 PSF, NNN

Sale Price: \$299,000.00

- ± 2,005 Square Feet Free-Standing Building
- Corner Lot Uniquely Situated Between S Sprinkle Road, Long Lake Drive and Wells Street
- Three Points of Ingress/Egress
- ± 15 Parking Spaces
- Highly Visible Pylon Signage
- AADT: 13,331 VPD on Sprinkle Road
- Medical/Recreational Cannabis License Available for Purchase (*Not included in asking price*)



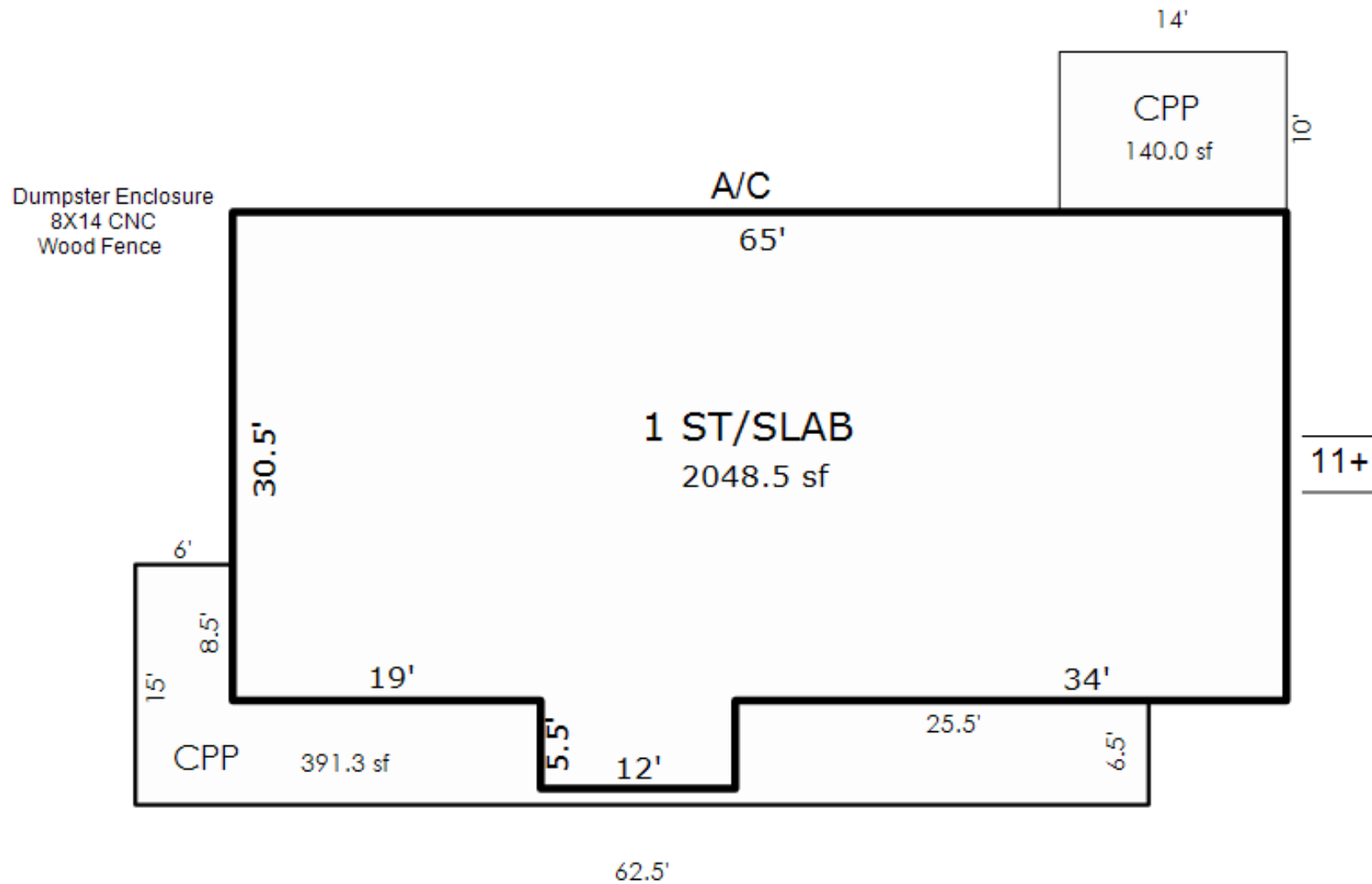
PROPERTY INFORMATION

- Parcel # 07980-008-0
- City of Portage
- Zoned B-3 General Business District -
Allows for Retail or Office Use
- ± 0.42 Acre Parcel
- Built/Renovated: 1965/2016
- 2025 SEV: \$136,300
- 2025 Summer Taxes: \$6,522.04
- 2024 Winter Taxes: \$601.15



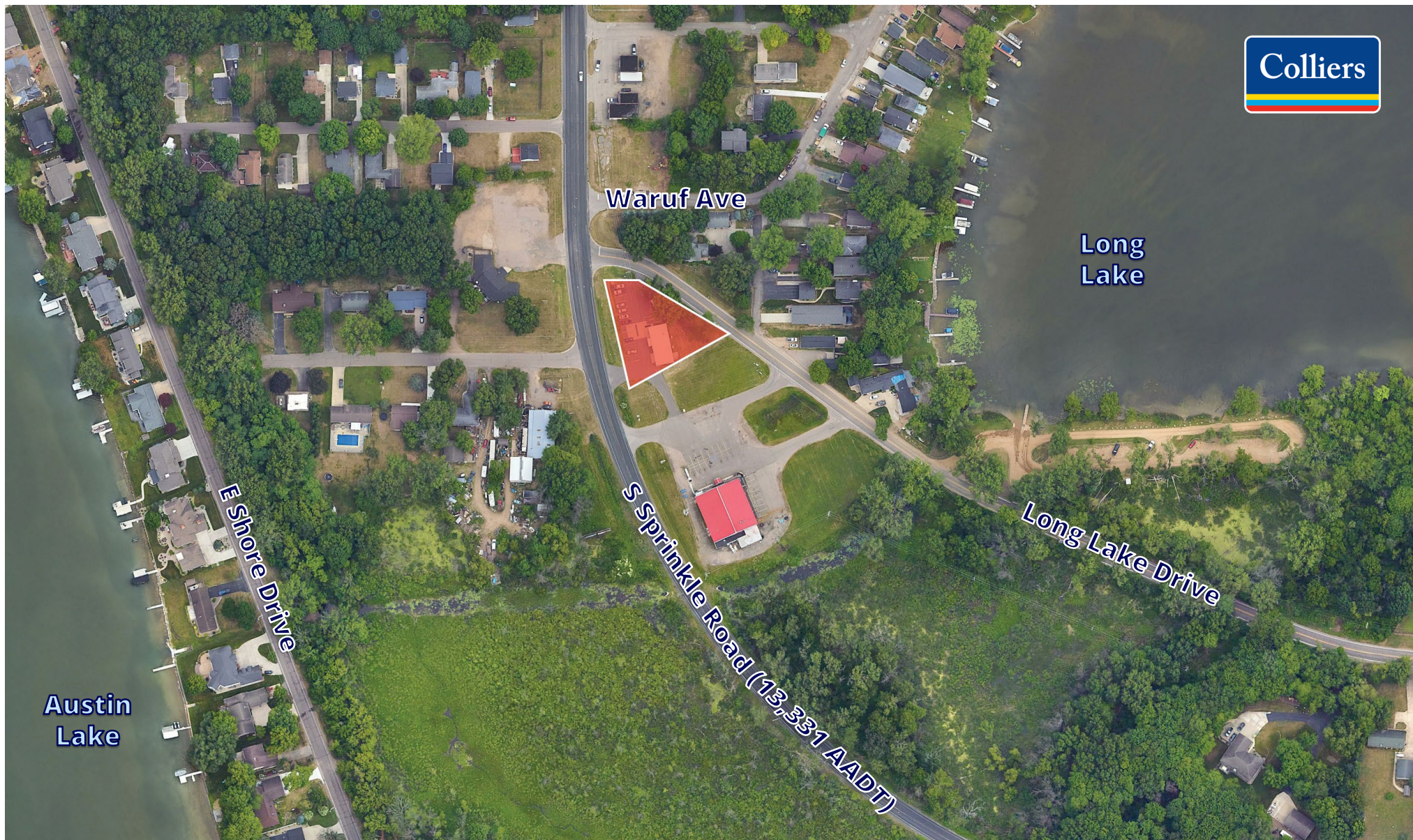
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SITE PLAN

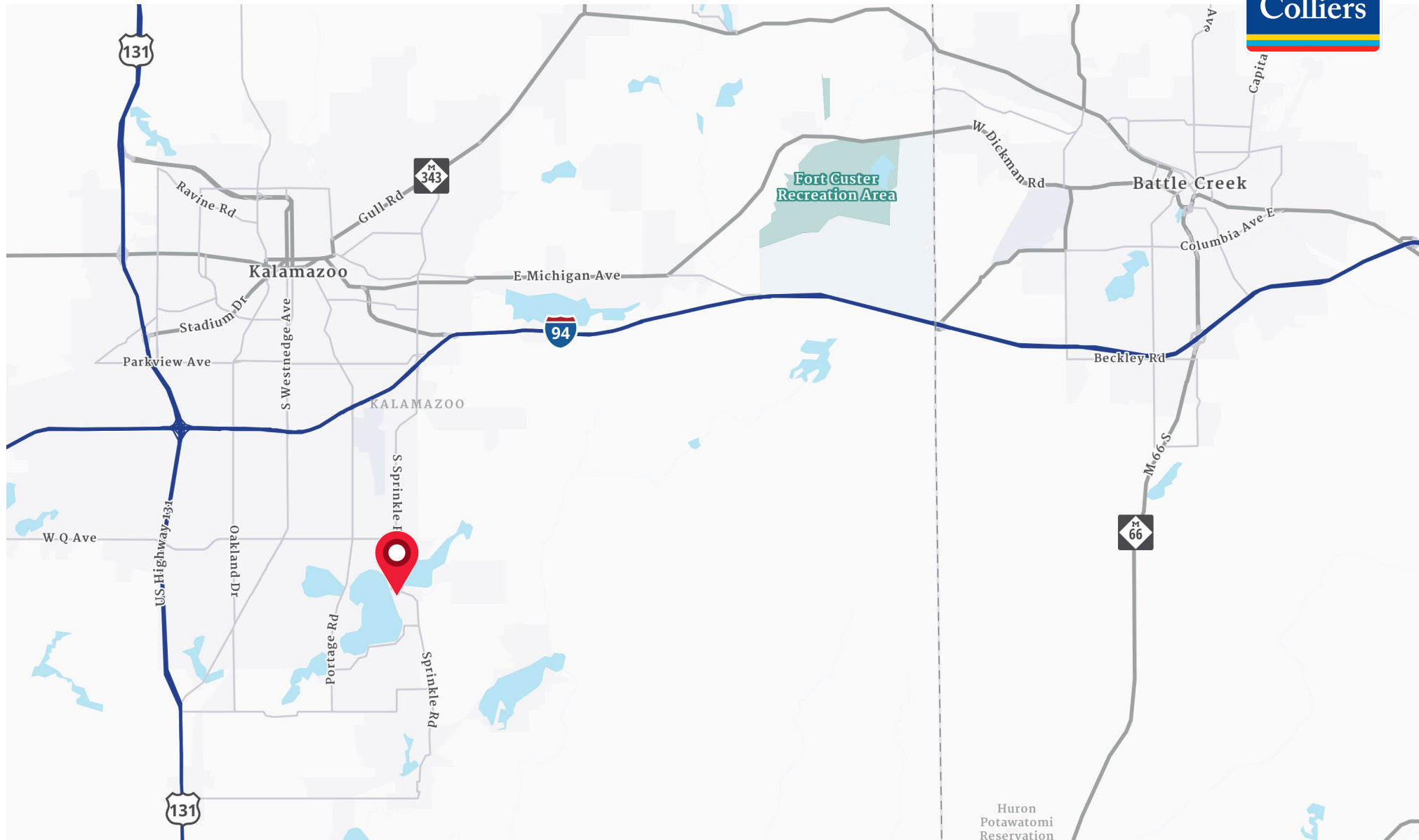
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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

AERIAL MAP

2,005 SF Retail Space Available



LOCATION MAP

2,005 SF Retail Space Available

DEMOGRAPHICS



Household & Population Characteristics



Current Total Population

3 Miles: 16,856
5 Miles: 54,269
10 Miles: 207,364



Current Total Households

3 Miles: 7,078
5 Miles: 23,611
10 Miles: 87,812



Median Home Value

3 Miles: \$311,947
5 Miles: \$276,078
10 Miles: \$264,961



Owner Occupied Housing Units

3 Miles: 83.8%
5 Miles: 70.3%
10 Miles: 61.6%



Median Age

3 Miles: 44.3
5 Miles: 39.9
10 Miles: 35.8

Income & Household Summary



Average Household Income

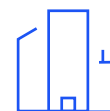
3 Miles: \$118,274
5 Miles: \$100,191
10 Miles: \$95,193



Per Capita Income

3 Miles: \$49,811
5 Miles: \$43,501
10 Miles: \$40,333

Business



Total Businesses

3 Miles: 568
5 Miles: 2,482
10 Miles: 8,168



Total Employees

3 Miles: 9,194
5 Miles: 35,088
10 Miles: 136,417

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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