

HIGHLY MOTIVATED LANDLORD IN POPULAR CENTER

HOLT PLAZA - NE CORNER OF AURELIUS AND HOLT RD.



FOR LEASE
2040 North Aurelius Rd.
Holt, MI

AVAILABLE:
1,507 SF



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PROPERTY OVERVIEW

Holt Plaza is a well-established neighborhood retail center located at the NE corner of Aurelius and Holt Roads in Holt, Michigan. Anchored by long-term tenants such as Goodwill, UMH-Sparrow, Dollar General, and Holt Eye Care, the center benefits from strong daily traffic and excellent visibility at a signalized intersection. The property offers in-line retail spaces with opportunities for high-profile pylon and building signage, ample well-lit parking, and easy ingress/egress with two access points. Positioned just minutes from I-96 and US-127, Holt Plaza serves a growing trade area with strong demographics and traffic counts exceeding 13,000 VPD on Aurelius Road and 12,800 VPD on Holt Road.

LEASE RATE: **\$11.00**
PSF/YR, NNN

AVAILABLE SPACE:
SUITE 1B: 1,507 SF

PROPERTY FEATURES



LOCATION:
Popular Center at
Lighted Intersection



PARKING:
450+ Well-lit
Parking Spaces



SIGNAGE:
Prominent Pylon
Signage



ACCESS:
Easy Ingress and
Egress (3 points of
access)



TENANTS:
Anchor Tenants (Goodwill,
UMH-Sparrow, Dollar
General, Holt Eye Care)



CONVENIENT:
Easy Access to 3
Major Highways



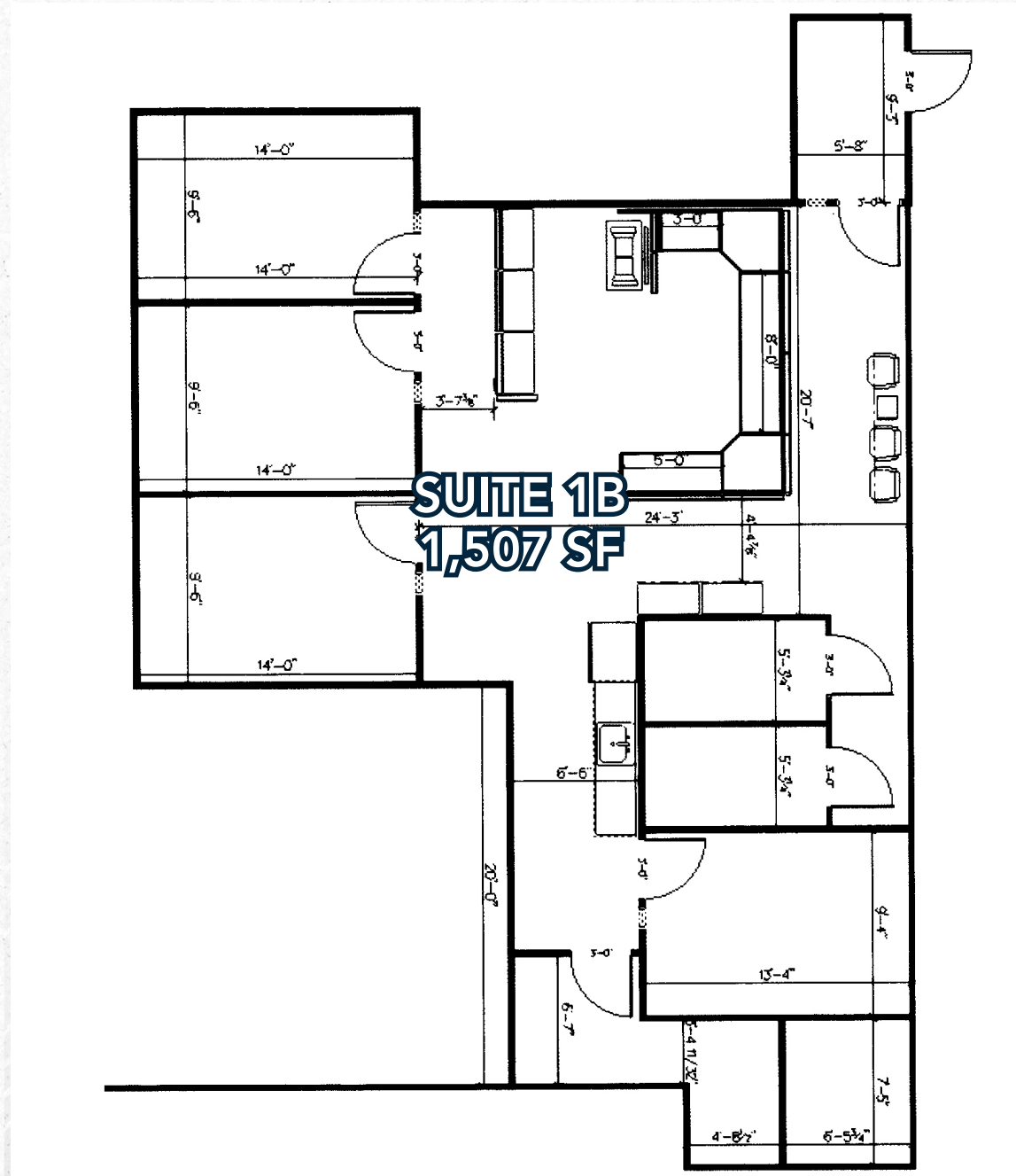


SITE PLAN





FLOOR PLAN





AREA INFORMATION

2.5 Miles

To US-127

<10 Minutes

To the city of Lansing and city of Mason

6.5 Miles

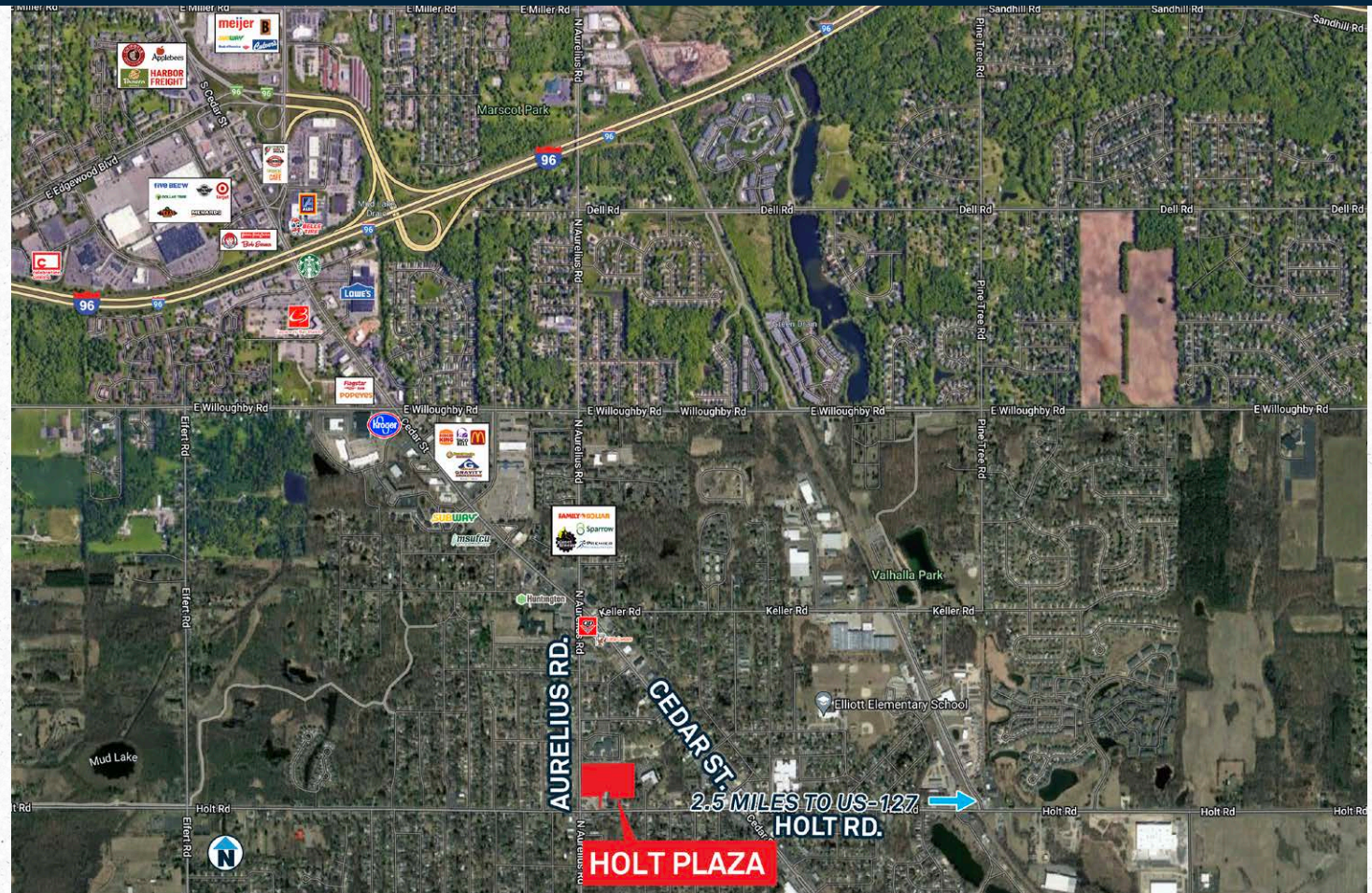
To Michigan State University

<3 Miles

To Meijer, Menards, Target, and more

Convenient To

Multiple restaurants, various businesses and residential areas



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	9,490	48,582	95,206
Households	4,293	21,233	40,961
Average HH Income	\$72,298	\$84,306	\$79,450

TRAFFIC COUNTS - VPD

Aurelius Rd.	13,485
Holt Rd.	12,810
Cedar St.	20,390

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