# LAPEER ROAD FSB

## FORMER RECREATIONAL SPORTS DEALERSHIP

OnQ COMMERCIAL REAL ESTATE

9474 Lapeer Road
Davison, MI 48423



**Retail** Opportunity
*9,250 ± SF*

**FOR LEASE**

# PROPERTY HIGHLIGHTS

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## Description

Approximately 9,250 ± SF free-standing building offers exceptional exposure with highway visibility, making it an ideal location for a wide variety of retail, showroom, service, recreational, automotive, fitness, or commercial users. Situated along Lapeer Road with convenient access to the surrounding trade area, the property benefits from strong traffic counts, excellent accessibility, and monument signage opportunities to maximize your brand's presence.

## Address

9474 Lapeer Road
Davison, MI 48423

## Property Features

- 2.77 Acres
- Zoning GC - General Commercial
- Excellent Visibility from the Highway
- Monument Sign Available along Lapeer Road
- Ample On-Site Parking
- Easy Ingress & Egress

## Asking Rent

$7.50/SF plus NNN

## Traffic Counts

Lapeer Road - 11,041+ cpd
I-69 Eastbound - 14,538+ cpd
I-69 Westbound - 16,283+ cpd
South State Road M-15 N/S - 21,959+ cpd

## Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **POPULATION:** | 5,329 | 23,740 | 44,453 |
| **HOUSEHOLDS:** | 2,834 | 10,863 | 19,247 |
| **AVG. HOUSEHOLD INCOME:** | $74,792 | $86,359 | $94,138 |
| **DAYTIME POPULATION:** | 3,696 | 14,694 | 24,862 |

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# GC Zoning Permitted Uses

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**SECTION 1300. PURPOSE.**

The GC, General Commercial District is designed to cater to the needs of a larger consumer population than that is served by the Local Commercial Uses. These uses are designed to cater to the needs of "passer-by" traffic and comparison-shopping needs. Many of the business types are generally located within an integrated or planned cluster of establishments served by a common parking area.

**SECTION 1301. PRINCIPAL USES PERMITTED.**

**In a General Commercial District, no building or land shall be used, and no building shall be erected except for one or more of the following uses unless otherwise provided in this Ordinance:**

1. All Uses Permitted as a matter of right in the LC and CO Districts.
2. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
3. Any service establishment of an office, showroom, or workshop nature including an electrician, decorator, dressmaker, tailor, baker, painter, upholster, or an establishment doing radio or home appliance repair, photographic reproduction, and similar establishment requiring a retail adjunct.
4. Clubs, fraternal organizations, and lodge halls.
5. Video sales and video rental establishments.
6. Shopping centers.
7. Health and athletic clubs.
8. Auto wash establishments. (Ordinance No. 80-24)
9. Theaters, auditoriums, concert halls, or similar places of assembly when conducted within a completely enclosed building.
10. Banquet halls.
11. Hotels. (Ordinance No. 16-84)
12. Other uses similar to the above uses.
13. Accessory structures and uses customarily incidental to the above permitted uses.

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# **MICRO** AERIAL

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# **MACRO** AERIAL

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# **PROPERTY** PHOTOS

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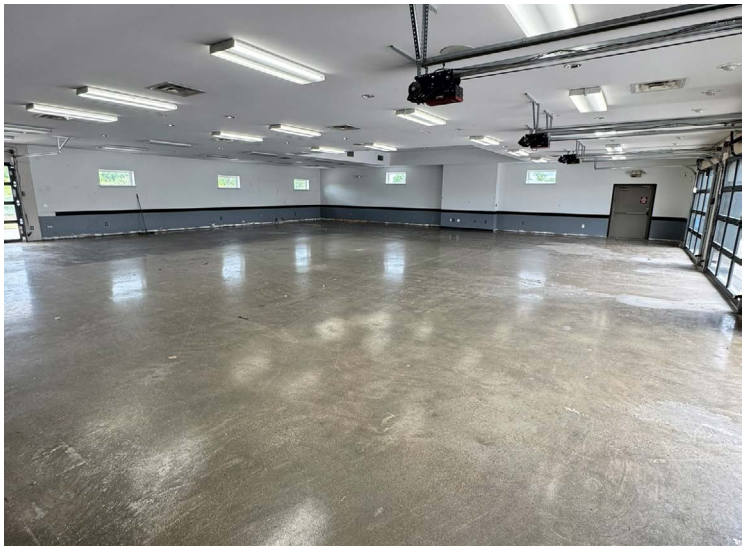
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