

FOR SALE

462 W GENESEE STREET | LAPEER, MICHIGAN



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SENIOR ASSOCIATE

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PROPERTY INFORMATION

Property Address	462 W Genesee Street
City/Township	Lapeer
Building Size	3,600 SF
Land Size	0.53 AC
Space Available	3,600 SF
Zoning	Commercial

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
23,726 PEOPLE



HOUSEHOLDS
9,881



AVG HOUSEHOLD INCOME
\$77,441/ANNUALLY



MEDIAN AGE
44.4 YEARS OLD



CONSUMER SPENDING
\$288.8 MILLION ANNUALLY



DAYTIME POPULATION
13,478 PEOPLE

AREA TENANTS & EMPLOYERS





PROPERTY HIGHLIGHTS

- 142’ of frontage on W Genesee Road which see’s an average of 15,110 Vehicles Per Day.
- Surrounded by many national retailers including Walmart, Tractor Supply Company, Ford, and many more!
- Great opportunity for office space or redevelopment.
- Great site for a car wash, great site for a day care.
- Building needs renovation, high traffic count, close to downtown traffic.
- Seller is motivated.
- Broker has plans for renovations for an additional 4,100 SF to be built.
- Conceptually 5,700 SF.
- Each floor is 1,672 SF of the existing space.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,247	15,383	23,260
2024 Population	6,399	15,890	23,726
2029 Population Projection	6,438	16,011	23,851
Annual Growth 2020-2024	0.6%	0.8%	0.5%
Annual Growth 2024-2029	0.1%	0.2%	0.1%
Median Age	38.9	42.8	44.4
Bachelor's Degree or Higher	13%	16%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,708	14,428	21,696
Black	23	41	52
American Indian/Alaskan Native	4	13	19
Asian	46	86	118
Hawaiian & Pacific Islander	0	0	0
Two or More Races	618	1,323	1,841
Hispanic Origin	337	710	944

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,793	6,589	9,670
2024 Households	2,857	6,816	9,881
2029 Household Projection	2,873	6,869	9,934
Owner Occupied Households	1.0%	1.4%	1.0%
Renter Occupied Households	1,348	2,452	2,706
Avg Household Income	\$59,870	\$69,923	\$77,441
Median Household Income	\$46,154	\$54,914	\$62,989

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	639	1,446	2,074
\$50,000 - 75,000	467	1,233	1,820
\$75,000 - 100,000	428	961	1,433
\$100,000 - 125,000	187	540	945
\$125,000 - 150,000	34	260	535
\$150,000 - 200,000	153	374	637
\$200,000+	50	240	408

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	6,216	788	8	11,279	1,386	8	11,768	1,463	8
Trade Transportation & Utilities	1,335	121	11	1,798	185	10	1,889	203	9
Information	149	16	9	314	28	11	319	30	11
Financial Activities	344	93	4	632	160	4	657	167	4
Professional & Business Services	449	81	6	931	134	7	999	150	7
Education & Health Services	1,874	264	7	3,986	564	7	4,071	573	7
Leisure & Hospitality	1,146	69	17	1,484	91	16	1,614	98	16
Other Services	644	103	6	898	153	6	966	170	6
Public Administration	275	41	7	1,236	71	17	1,253	72	17
Goods-Producing Industries	784	50	16	1,600	105	15	1,710	137	12
Natural Resources & Mining	12	2	6	13	3	4	19	5	4
Construction	89	19	5	314	51	6	407	78	5
Manufacturing	683	29	24	1,273	51	25	1,284	54	24
Total	7,000	838	8	12,879	1,491	9	13,478	1,600	8



EXCLUSIVELY LISTED BY:

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