

**AVAILABLE**



3549 S Lapeer Rd | Metamora, MI

**RETAIL, INDUSTRIAL BUILDING & OUTLOT**

**BARRY LANDAU**  
ASSOCIATE

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Property Address	3459 S Lapeer Rd
City/Township	Metamora, MI
Building Size	9,608 SF
Land Size	4 AC
Zoning	B-2
Parking	250+ Surface Spaces
Asking Rental Rate	Contact Broker
Estimated NNN's	\$10.00 PSF

## DEMOGRAPHICS (5-MILE RADIUS)

 65,292  
PEOPLE

 \$69,359  
AVG. HOUSEHOLD INCOME

 26,496  
HOUSEHOLDS

 \$742.6 M  
OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

**WELL-MAINTAINED FACILITY ON LARGE PLOT**  
9,608 SF Building on 4 Acres. 9,032 SF of Shop & Showroom with 576 SF of Office.

**EXCELLENT FRONTAGE OFF LAPEER RD**  
300' of frontage on Lapeer Road. 6 miles south of I-69 and 19 miles north of I-75.

**INDUSTRIAL BUILDING**  
Former automotive repair and dealership business.

**OUTLOT AVAILABLE**  
Separate 1.03 AC outlot parcel available.

**ZONING**  
Zoned B-2 - Allows Auto Sales, Auto/Truck Repair, Retail, & More

## AREA TENANTS



# SITE PLAN





**AERIAL VIEW**



# PHOTOS



FENCED IN REAR YARD



PHOTOS



# AERIAL



# TRAFFIC AERIAL



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,414	30,927	68,214
2024 Population	4,925	28,634	63,013
2029 Population Projection	4,781	27,902	61,369
Annual Growth 2020-2024	-2.3%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
HOUSEHOLDS			
2020 Households	2,635	13,582	28,725
2024 Households	2,397	12,610	26,572
2029 Household Projection	2,326	12,294	25,886
Annual Growth 2020-2024	-1.6%	-0.8%	-1.0%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$68,866	\$77,741	\$74,383
Median Household Income	\$51,068	\$60,324	\$58,008

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$189,385	\$171,518	\$166,389
Median Year Built	1977	1974	1972
Owner Occupied Households	696	8,029	18,074
Renter Occupied Households	1,648	4,216	7,867
HOUSING COMPOSITION			
1-Person Households	1,015	4,354	8,478
2-Person Households	798	4,304	8,960
3-Person Households	322	1,791	4,146
4-Person Households	168	1,269	2,976
5-Person Households	88	606	1,417
6-Person Households	26	182	455
7-Person Households	10	56	192
EMPLOYMENT			
Civilian Employed	2,783	14,765	30,085
Civilian Unemployed	85	424	1,279
Civilian Non-Labor Force	1,125	8,324	20,085

# AVAILABLE | INDUSTRIAL BUILDING



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