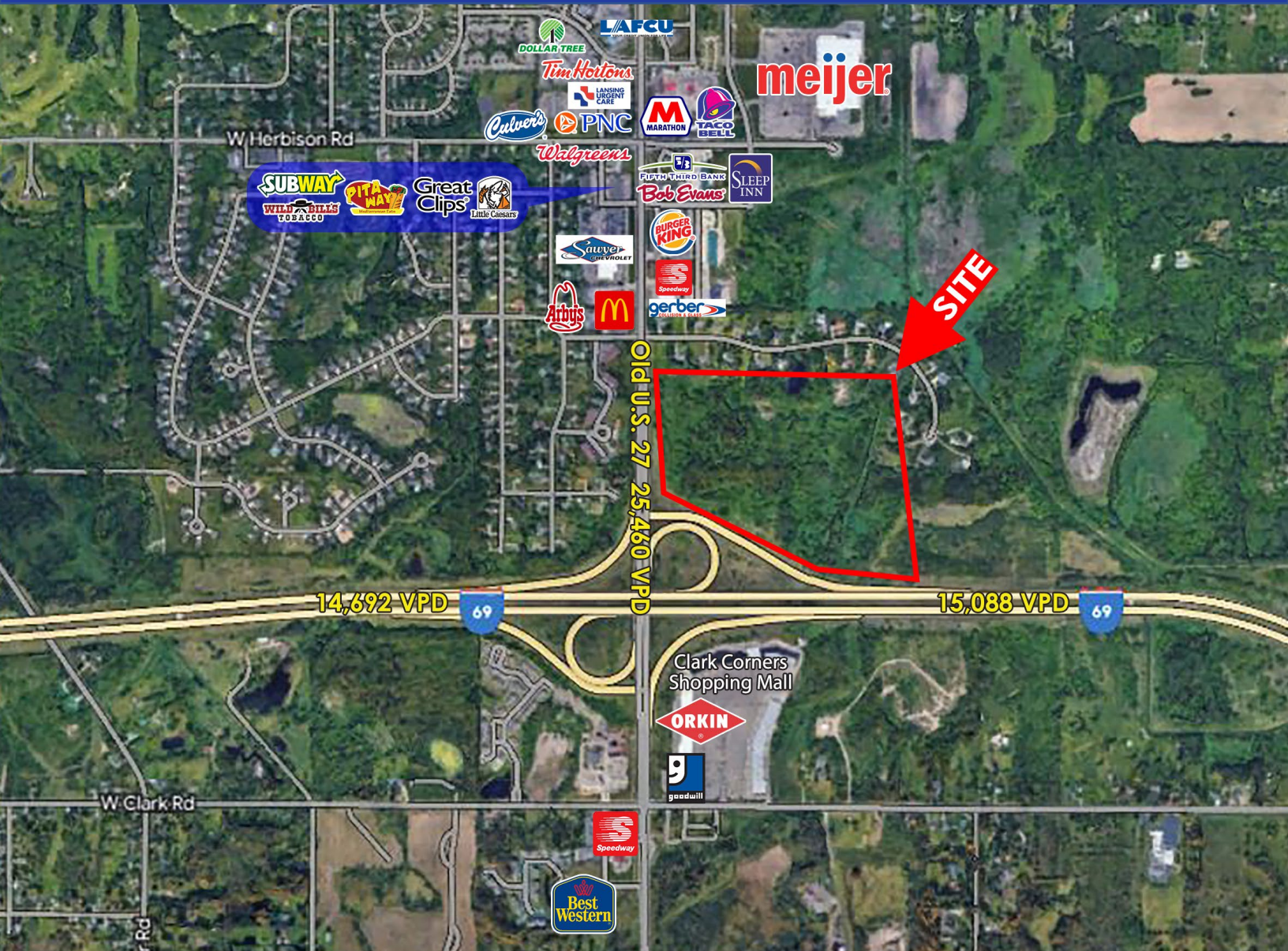


AVAILABLE - NEW RETAIL DEVELOPMENT

Proposed Retail Development
NEQ I-69 and Old U.S. 27, DeWitt, MI



HIGHLIGHTS

- 2 to 25 AC parcels for sale or lease
- Parcel splits possible
- Direct access to I-69 Expressway
- Close to Michigan State University and Lansing State Capitol
- Zoning allows for various uses

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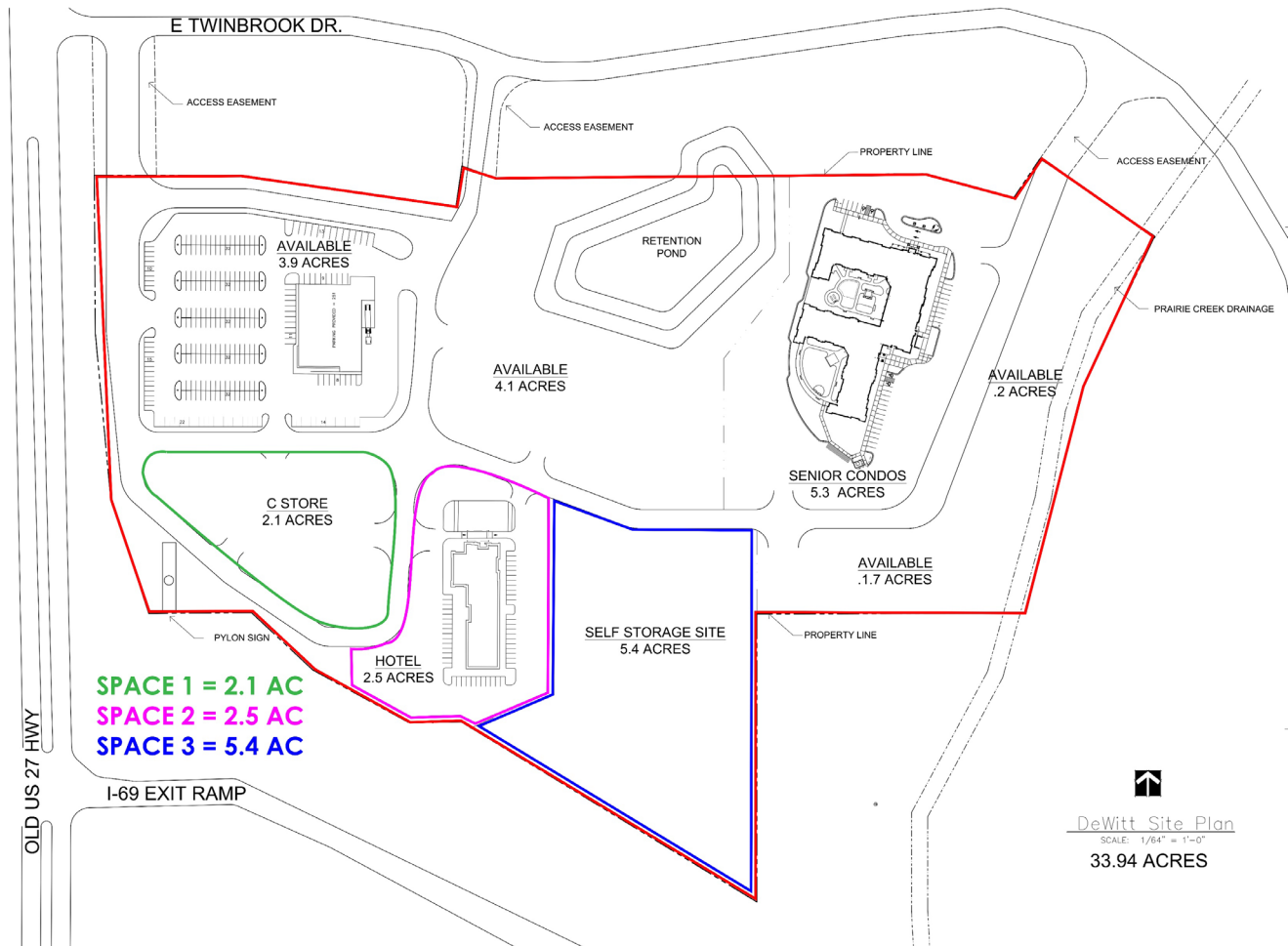
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SITE PLAN - PROPOSED RETAIL



DETAILS

New retail development just north of Lansing off US-27 and I-69 with multiple proposed outlot's available for sale or lease.

Individual parcel splits and allowed zoning uses offer extensive use accommodations for gas station, car wash, mini-storage, retail, hospitality, office, etc.

The site features high visibility from I-69 and is uniquely situated just 15 Minutes from Michigan State University and the State Capitol.

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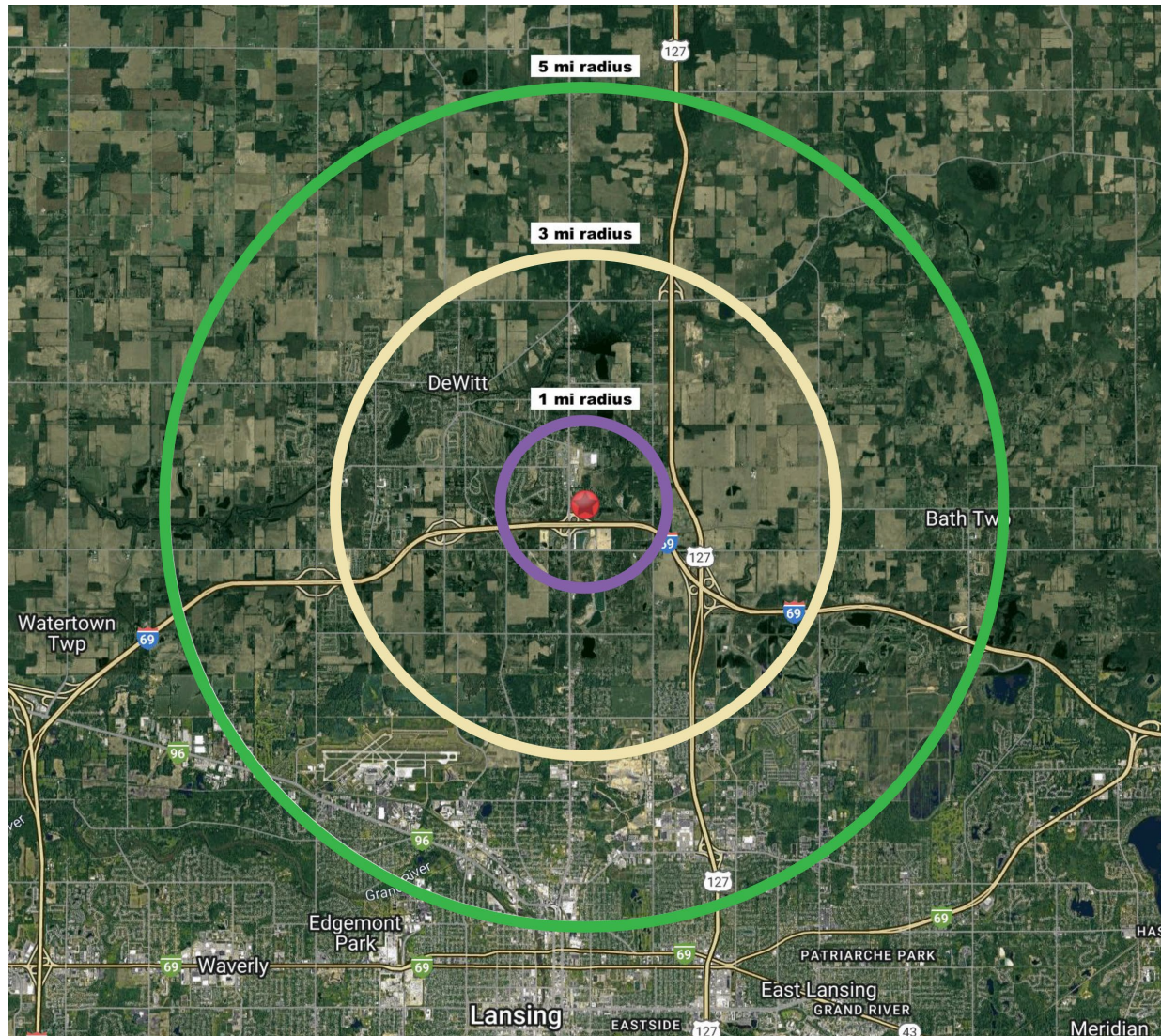
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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2023)	2,340	15,987	48,754
Average HH Income	\$119,345	\$118,395	\$99,476
Households	938	6,464	20,486
Median Age	42	41.8	37.2

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	81	426	1,581
Daytime Population	639	3,097	21,623

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