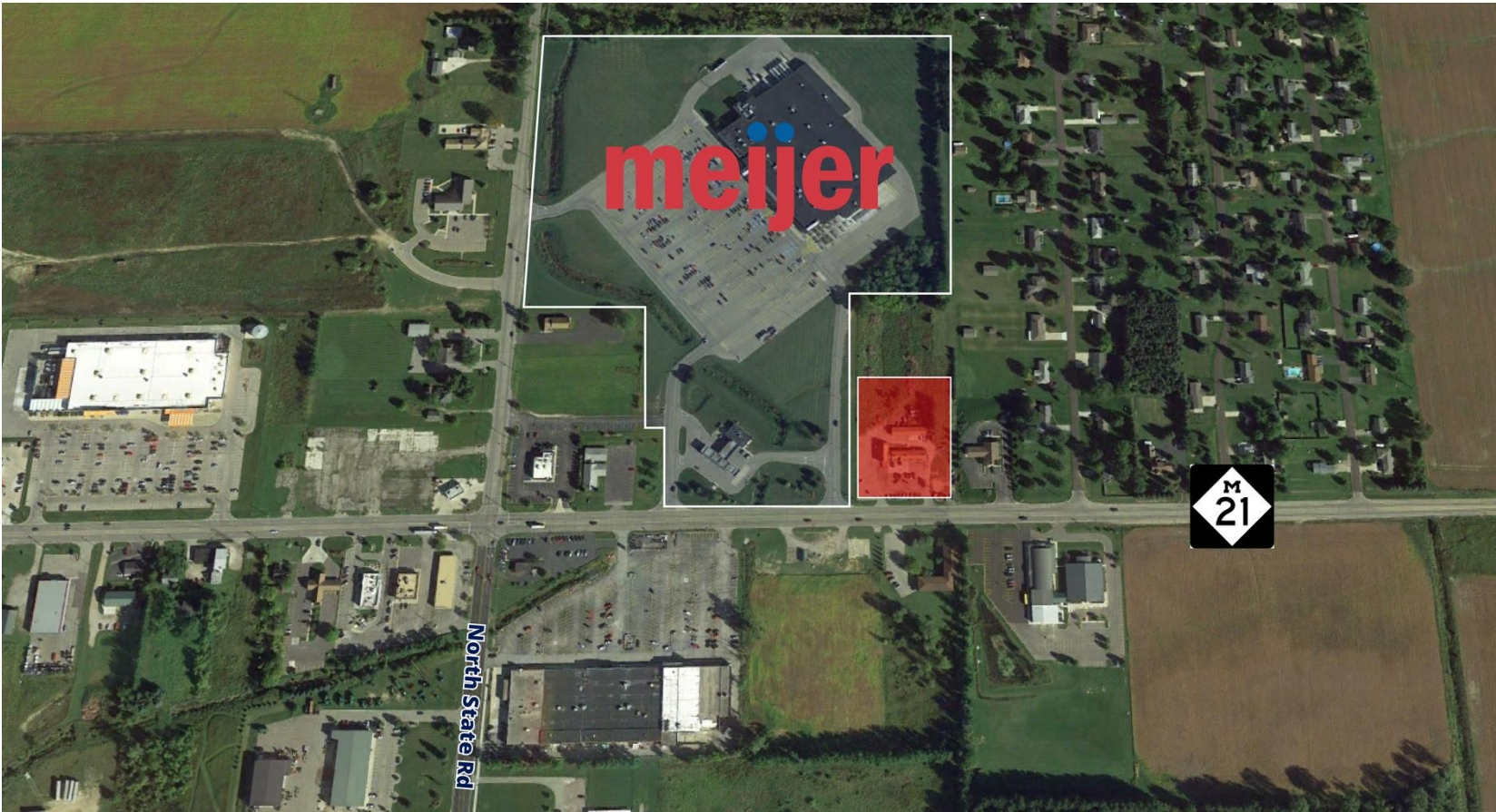


FOR SALE



2611 E M-21, Corunna, MI

Premium Land Redevelopment



Shawn O'Brien, CCIM
Senior Vice President
231 427 8504
shawn.obrien@colliers.com

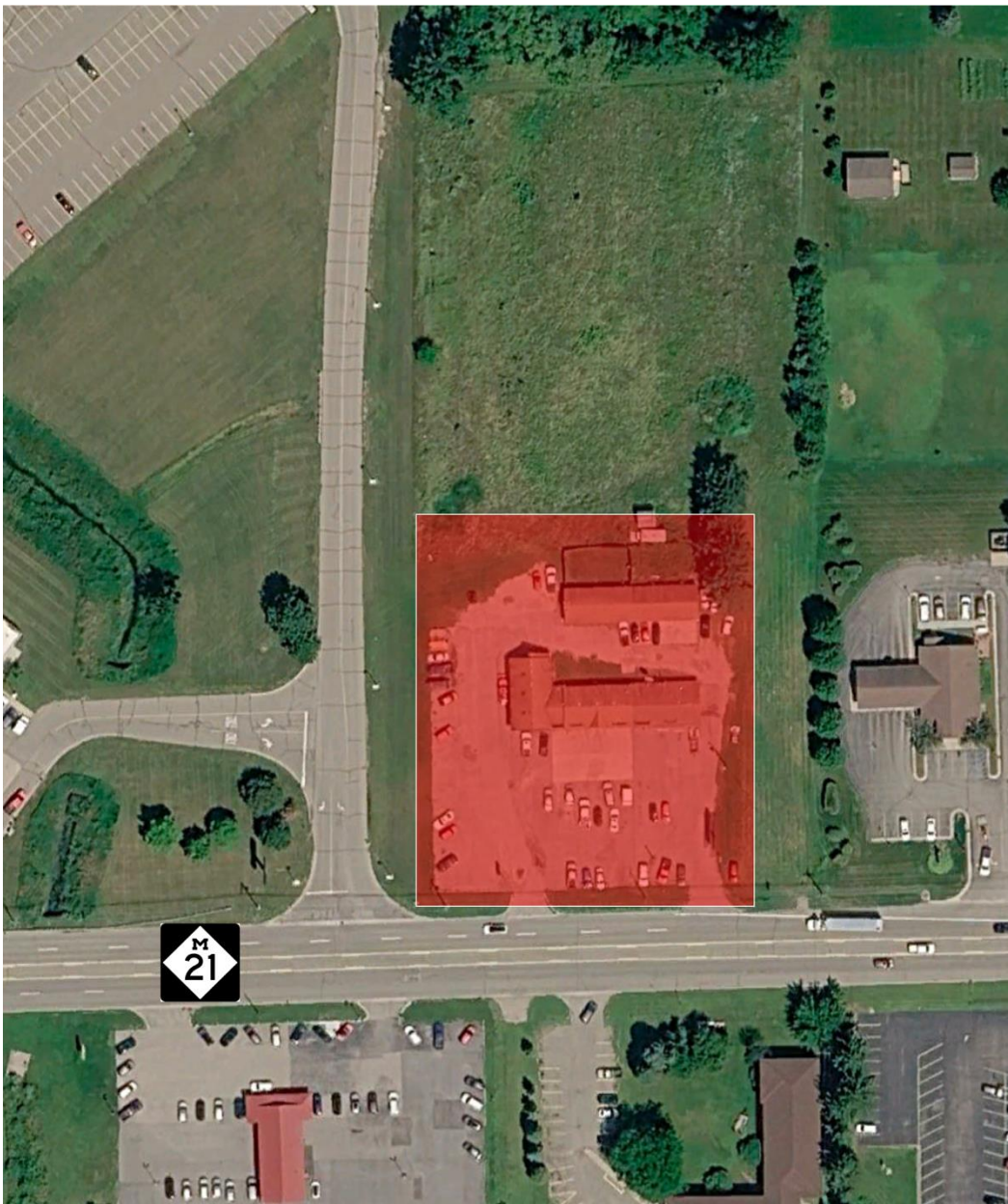


Julie O'Brien
Senior Vice President
517 230 8944
julie.obrien@colliers.com



Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823
colliers.com/lansing





PROPERTY SPECIFICATIONS

- 1.59 Acre Lot
- Zoned B-2
- ±220' of Frontage on M-21
- 16,046 VPD on M-21
- Municipality: Caledonia Charter Township
- Taxes:
 - Winter (2025) - \$5,599.89
 - Summer (2025) - \$1,800.23
- Parcel Number: 007-16-400-012-01
- Assessed Value (2025): \$174,100
- Taxable Value (2025): \$156,908
- **Sale Price: \$650,000**

FOR SALE

Premium Land Redevelopment





RETAIL MAP

Premium Land Redevelopment

DEMOGRAPHICS

Premium Land Redevelopment



CURRENT YEAR SUMMARY

	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Total Population	4,567	21,842	35,392
Total Households	1,942	9,502	15,345
Total Family Households	1,161	5,570	9,394
Average Household Size	2.28	2.27	2.28
Median Age	42.4	41.6	43.3
Population Age 25+	3,326	15,601	25,639

CURRENT YEAR POPULATION BY SEX

	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Male Population / % Male	49%	49%	49%
Female Population / % Female	51%	51%	51%

INCOME & HOUSEHOLDS SUMMARY

	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
2025 Median Household Income	\$48,293	\$49,753	\$52,730
Average Household Income	\$64,483	\$69,677	\$73,399
Per Capita Income	\$27,878	\$30,364	\$31,927

SUMMARY BUSINESS DATA

	5 MINUTE RADIUS	10 MINUTE RADIUS	15 MINUTE RADIUS
Total Businesses	374	1,091	1,454
Total Daytime Population	5,841	23,752	34,388
Daytime Population: Workers	3,557	12,434	16,049
Daytime Population: Residents	2,284	11,318	18,339

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



Shawn O'Brien, CCIM
Senior Vice President
231 427 8504
shawn.obrien@colliers.com



Julie O'Brien
Senior Vice President
517 230 8944
julie.obrien@colliers.com