

TRACTOR SUPPLY OUTLOT



OUTLOT OPPORTUNITY

2425 S. I-75 Business Loop / Grayling, MI



RETAIL OPPORTUNITY

TRACTOR SUPPLY OUTLOT



Address

2425 S. I-75 Business Loop
Grayling, MI 49738

Availability

.74 Acre Outlot
Up to 3,000 SF with drive
thru available

Features

.74 acre outlot available for lease, shadow anchored by Tractor Supply Company, in the heart of Grayling's main shopping corridor. The proposed outlot can accommodate up to 3,000 SF with a drive-thru. The property is located 0.2 miles off the interstate I-75 providing drivers convenient ease of access to and from the freeway for their up or downstate commute. The site offers 133' frontage along the I-75 Business loop and is strategically situated between two boulevard U-turn lanes for 2-way traffic, resulting in optimal and convenient access to the property.

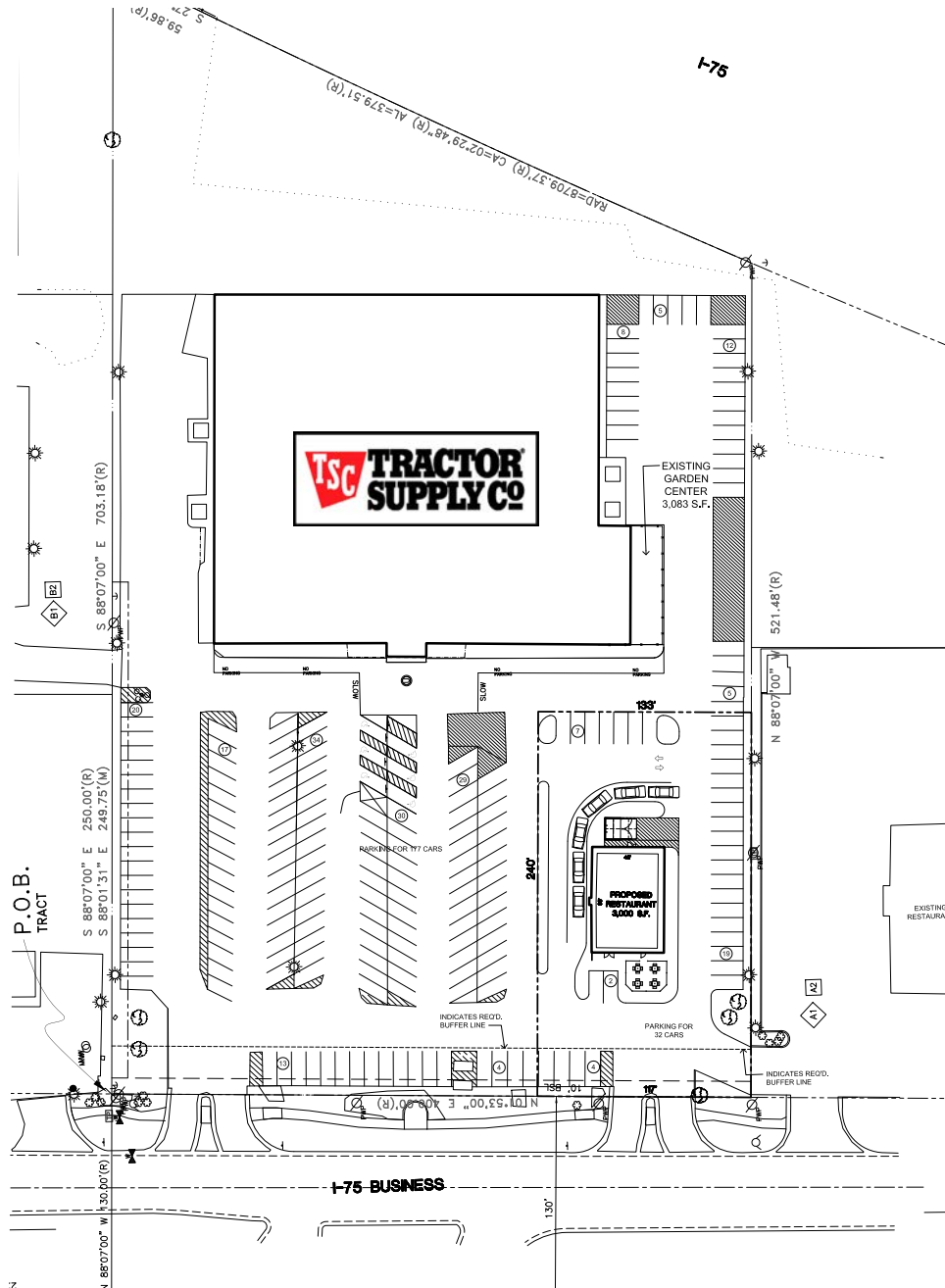
Area Tenants



Demographics

	1 MILE	5 MILES	10 MILES
POPULATION	1,381	6,169	10,900
HOUSEHOLDS	585	2,572	4,631
AVG HOUSEHOLD INCOME	\$44,382	\$54,391	\$55,027
DAYTIME POPULATION	3,610	8,232	11,515

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BUILDING / PARKING DATA :	
BUILDING DATA :	
EXISTING :	
K MART	52,320 S.F.
GARDEN SHOP	3,083 S.F.
SUBTOTAL:	55,403 S.F.
PROPOSED OUTPARCEL:	3,000 S.F.
TOTAL BUILDING AREA	58,403 S.F.
PARKING DATA :	
RETAIL: 1 SPACE / 300 S.F. OF FLOOR AREA (52,320/300 = 175 SPACES REQUIRED)	175 SPACES
OUTPARCEL:	
FAST FOOD: 1 SPACE / 125 S.F. OF FLOOR AREA PLUS 1 SPACE / EMPLOYEE IN PEAK SHIFT (3,000 S.F. / 125 = 24 SPACES + 4 EMPLOYEES = 30 SPACES)	30 SPACES
PARKING REQUIRED :	206 SPACES
PARKING PROPOSED : (OUTPARCEL)	32 SPACES
PARKING PROPOSED : (K MART)	177 SPACES
TOTAL PARKING PROPOSED :	209 SPACES (32 SPACES / 1000 S.F.)

 **SITE PLAN**

SCALE: 1"=40'-0"

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SITE PLAN

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