

# CLG REALTY

## ADVISORS.

---



3301 DAVISON ROAD  
LAPEER, MI 49442

## POLAR PALACE ARENA

84,192 TOTAL SF | 23' - 30' CEILING CLEARANCE | 24.57 ACRES  
I-1 ZONING | 3,000 AMPS, 480 VOLTS | 175 PARKING SPACES  
5,735 SF ATTACHED FORMER RESTAURANT

CLG REALTY ADVISORS

801 W. Big Beaver - Ste. 600 - Troy, MI 48084 | 248-581-9083 | [www.clgrealty.com](http://www.clgrealty.com)

3301 DAVISON ROAD  
LAPEER, MI 48446



**SQUARE FEET**

84,192 Total SF (with 5,735 SF former restaurant attached)  
Green-Zone

**PARKING**  
175 Spaces

**ZONING**  
I-1

**BUILT**    **COUNTY**  
2000      Lapeer

**APN**  
L208332104000

**ACREAGE**  
24.57

(2) 12' x 14' Grade Level Doors  
8,135 SF Office Space

**LIST PRICE**  
Inquire

**LEASE**  
Inquire

Full Kitchen in Restaurant Space

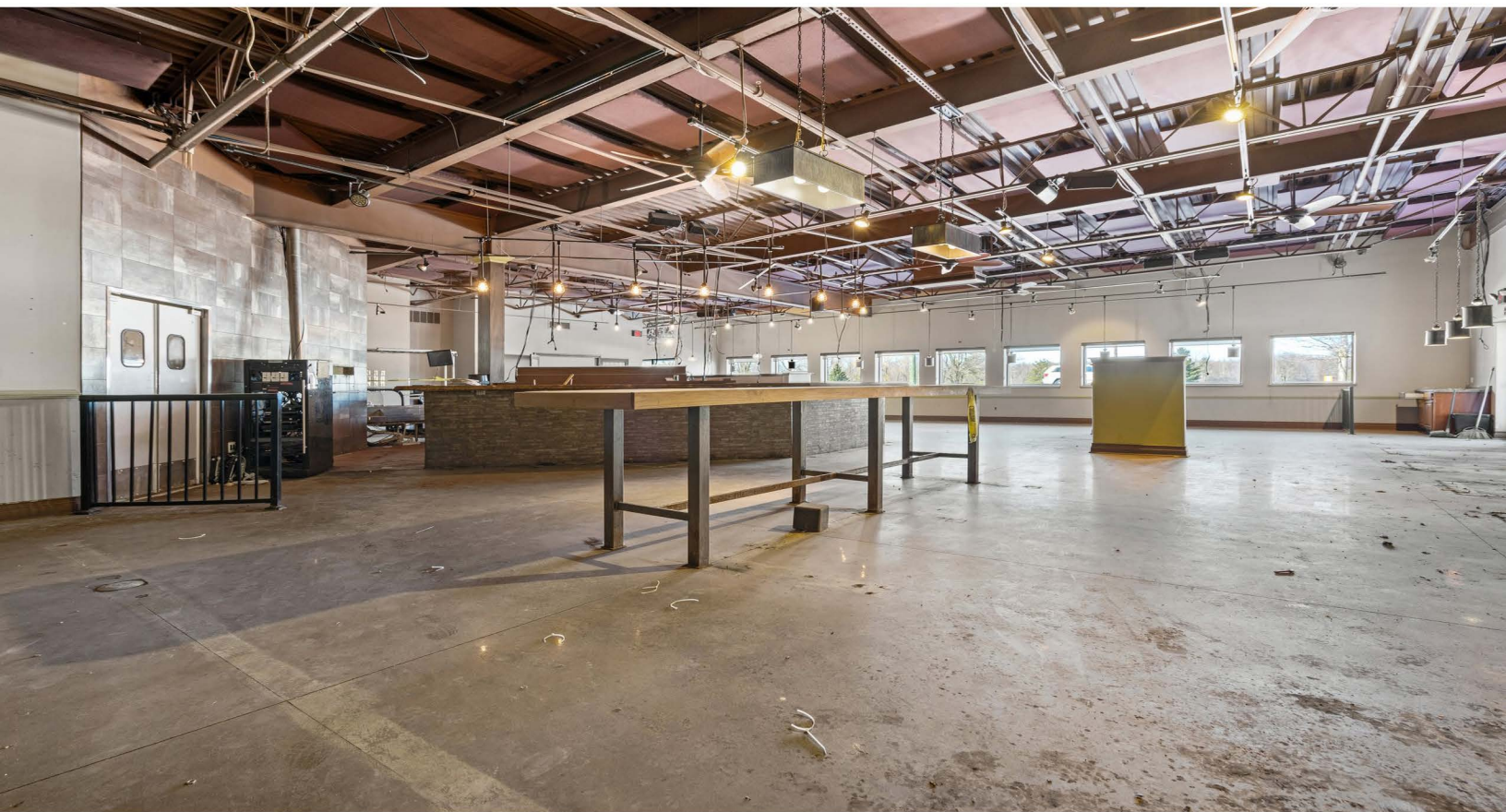
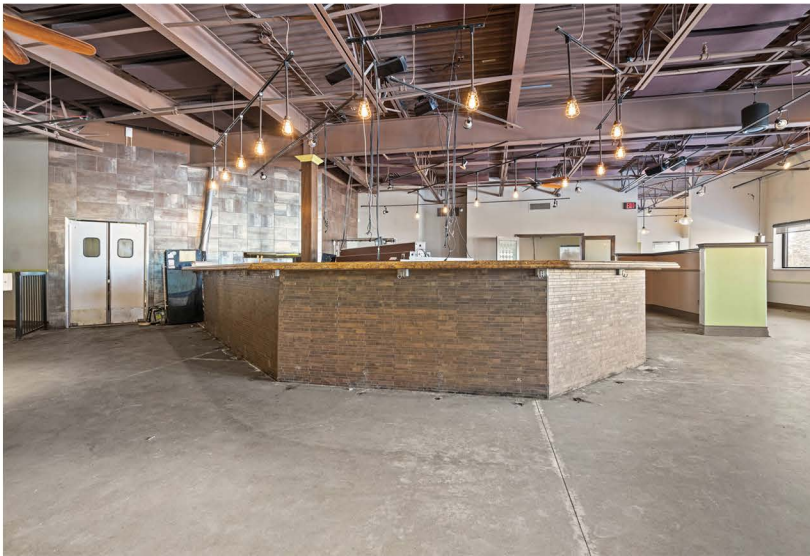
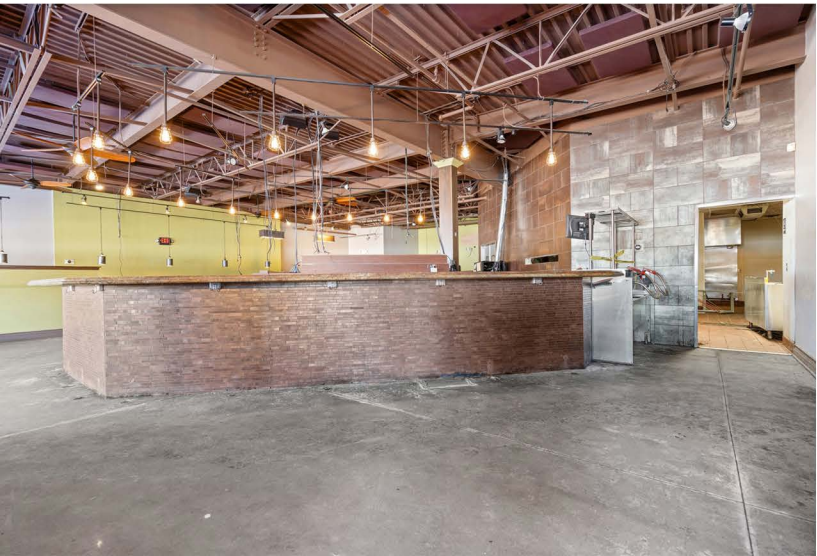
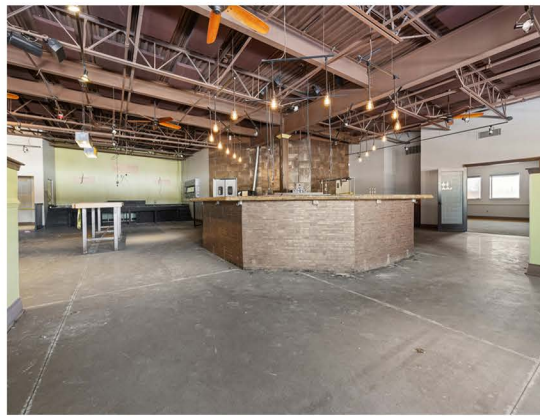
\* Seller Financing Available

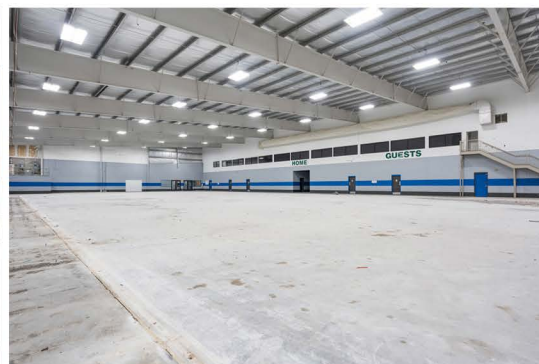


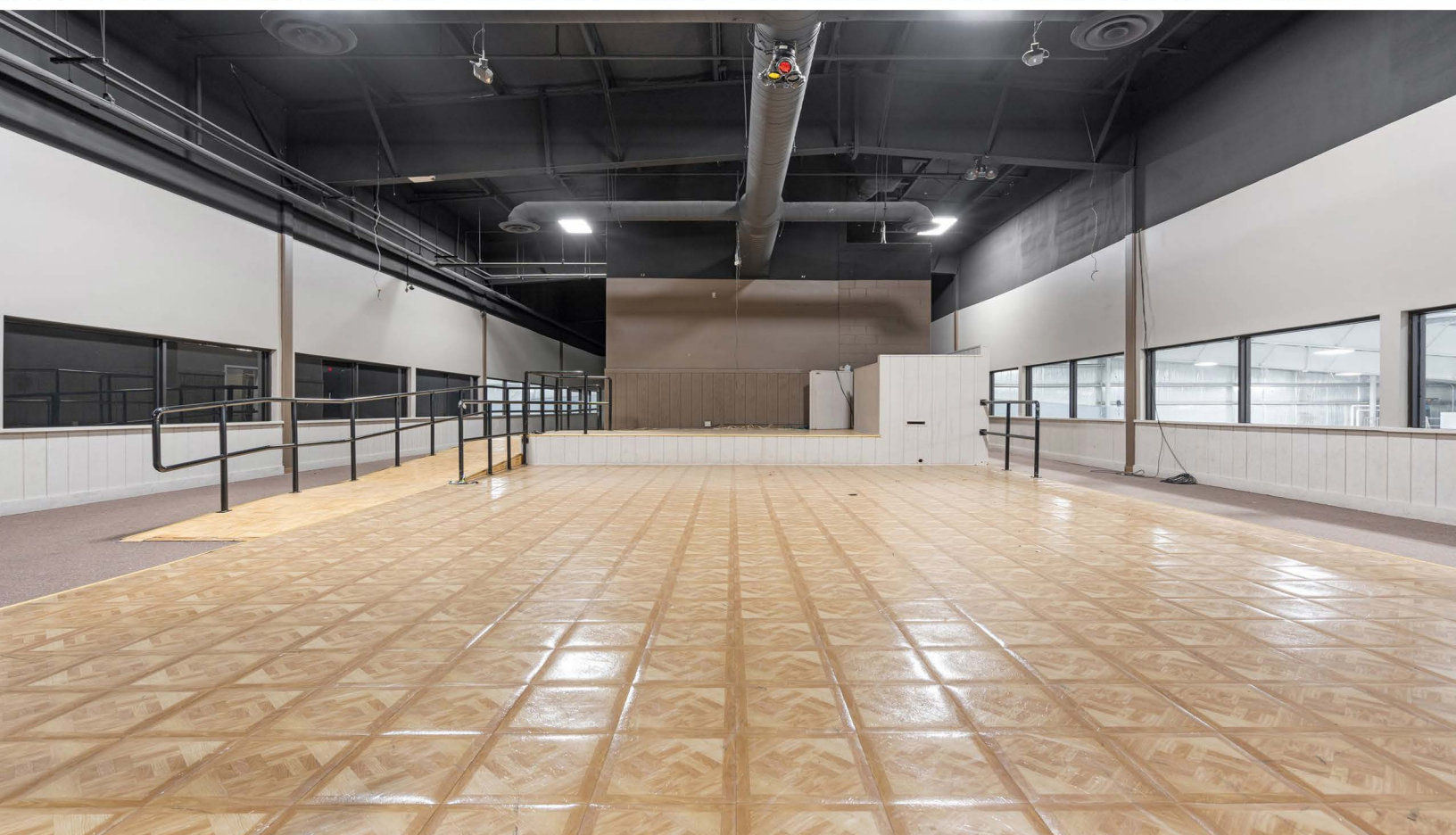
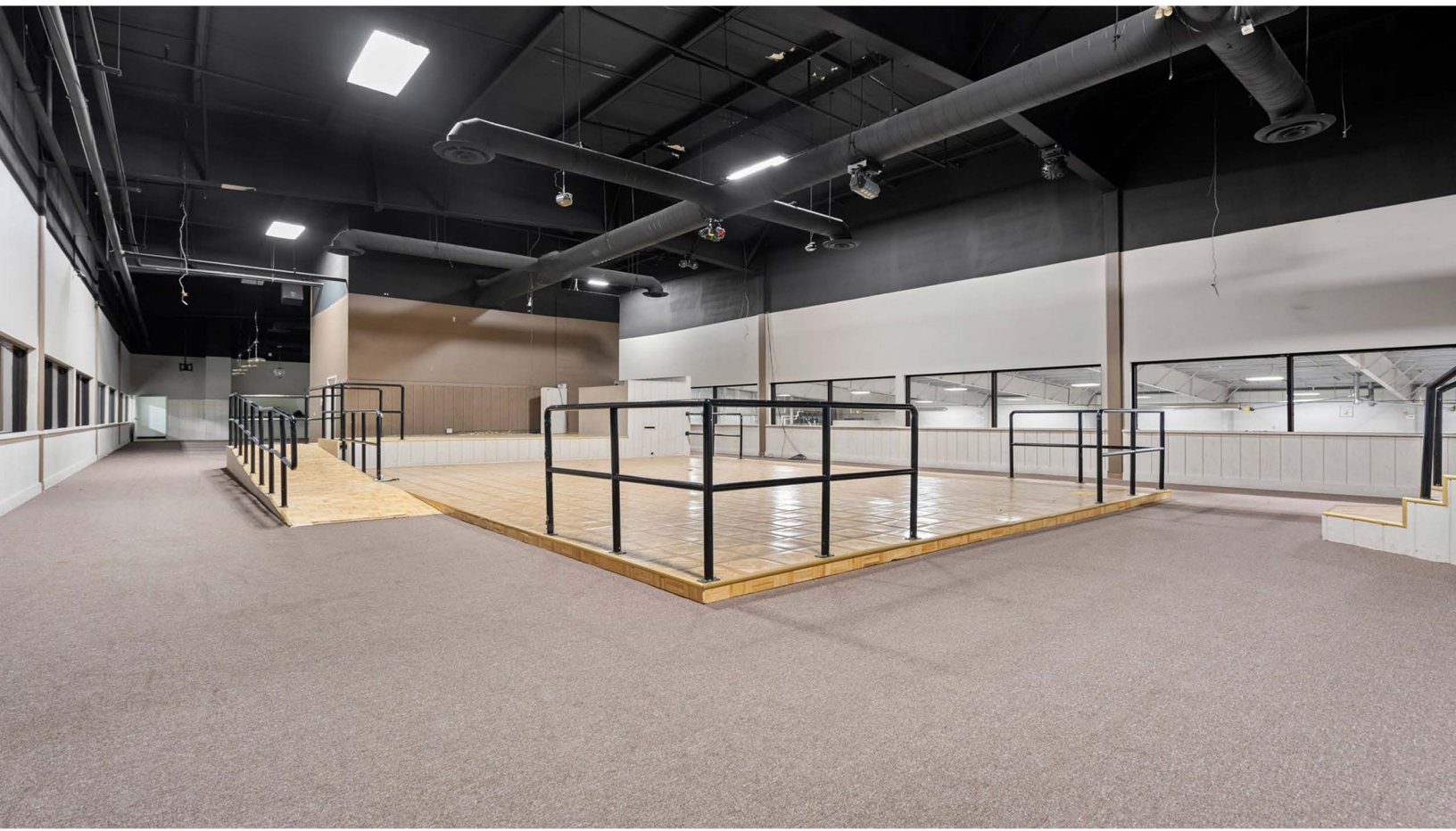




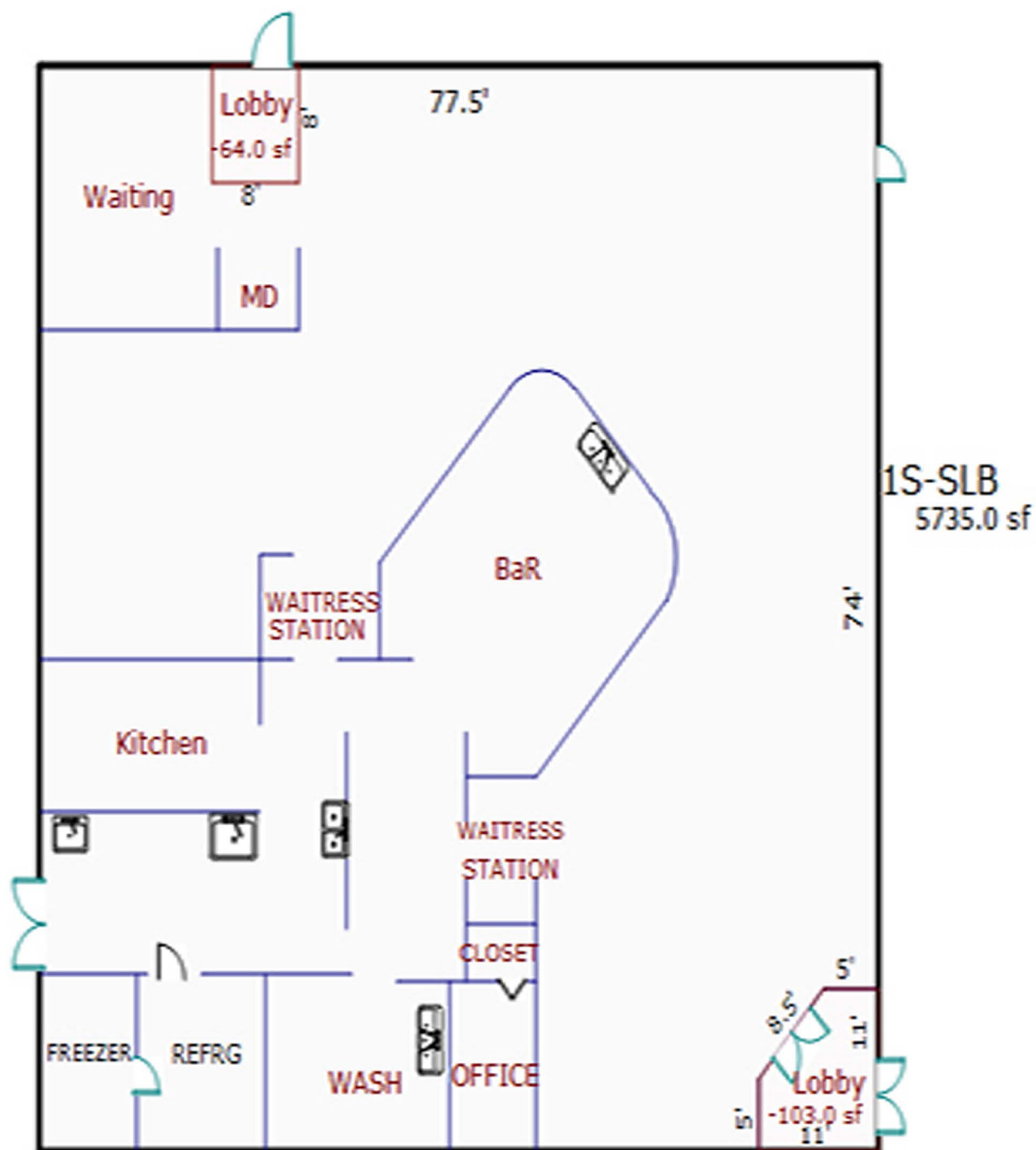


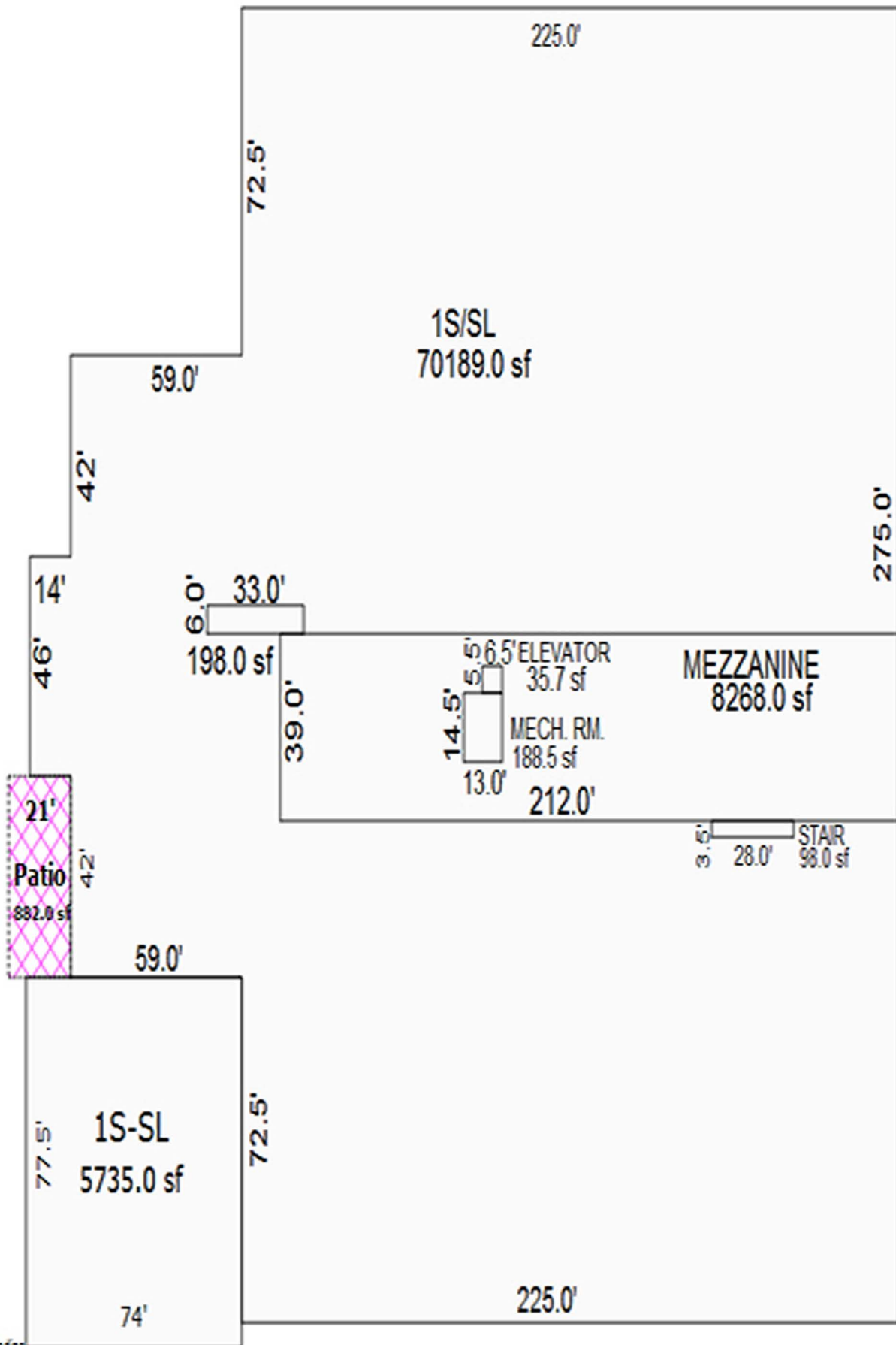












Sketch by Apex Medina

---

## Population

---

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	6,877	22,516	71,846
2022 Population	6,943	22,398	71,434
2027 Population Projection	6,937	22,316	71,331
Annual Growth 2010-2022	0.1%	0%	0%
Annual Growth 2022-2027	0%	-0.1%	0%
Median Age	42.6	44.1	44.7
Bachelor's Degree or Higher	18%	18%	19%
U.S. Armed Forces	2	5	18

---

## Income

---

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$65,721	\$73,206	\$78,414
Median Household Income	\$49,497	\$60,227	\$64,125
< \$25,000	865	2,087	4,558
\$25,000 - 50,000	633	1,928	6,668
\$50,000 - 75,000	572	1,598	5,371
\$75,000 - 100,000	325	1,271	4,437
\$100,000 - 125,000	145	631	2,405
\$125,000 - 150,000	167	501	1,774
\$150,000 - 200,000	174	695	1,899
\$200,000+	72	240	991

## Consumer Spending

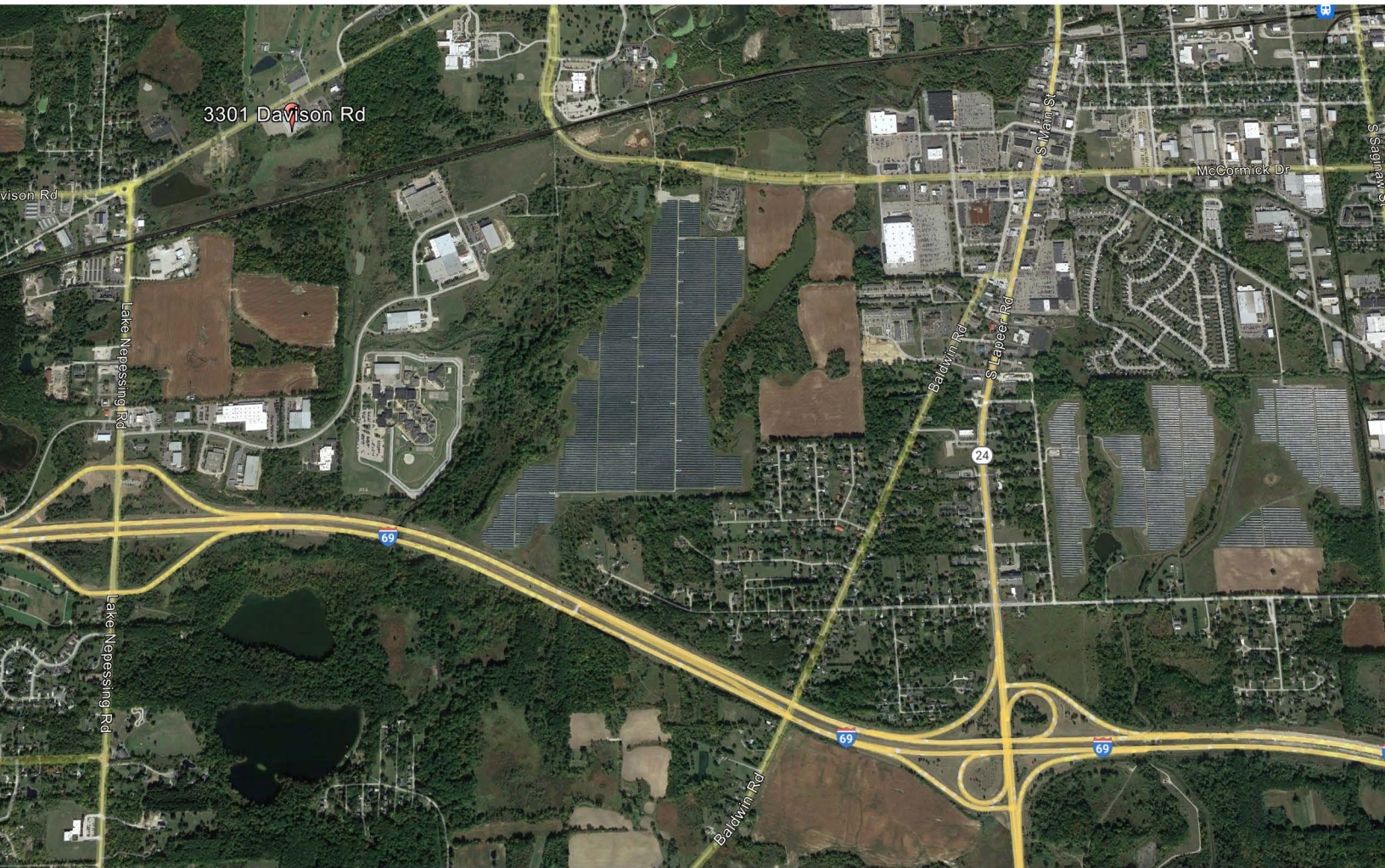
	5 mile Households
Education & Daycare	\$13,177,569
Health Care	\$15,140,328
Transportation & Maintenance	\$66,861,195
Household	\$42,739,848
Food & Alcohol	\$72,314,240
Entertainment, Hobbies & Pets	\$41,348,157
Apparel	\$13,503,492

### Consumer Spending Details

Radius	2 mile			5 mile			
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending
Apparel	\$4,121,002	\$1,395	\$594	\$13,503,492	\$1,509	\$603	\$43,669,584
Entertainment, Hobbies & P...	\$12,472,422	\$4,221	\$1,796	\$41,348,157	\$4,620	\$1,846	\$136,186,756
Food & Alcohol	\$22,113,318	\$7,483	\$3,185	\$72,314,240	\$8,080	\$3,229	\$235,703,397
Household	\$12,131,854	\$4,106	\$1,747	\$42,739,848	\$4,775	\$1,908	\$141,283,721
Transportation & Maintenance	\$18,925,513	\$6,405	\$2,726	\$66,861,195	\$7,471	\$2,985	\$226,480,574
Health Care	\$4,549,024	\$1,539	\$655	\$15,140,328	\$1,692	\$676	\$49,631,430
Education & Daycare	\$3,791,649	\$1,283	\$546	\$13,177,569	\$1,472	\$588	\$44,278,283
Total Specified Consumer S...	\$78,104,782	\$26,431	\$11,249	\$265,084,829	\$29,618	\$11,835	\$877,233,745

## Household Income

	5 mile 2022 Households	5 mile 2027 Households
< \$25K	2,087	2,037
\$25K - 50K	1,928	1,881
\$50K - 75K	1,598	1,563
\$75K - 100K	1,271	1,305
\$100K - 125K	631	639
\$125K - 150K	501	519
\$150K - 200K	695	726
\$200K+	240	248



## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Davison	Hampshire Dr	12,637	2020	0.16 mi
Genesee Road	Genesee Rd N	9,726	2022	0.41 mi
Lake Nepessing	W Genesee St	9,261	2020	0.41 mi
Davison Rd	Greensway Blvd SW	13,627	2022	0.54 mi
Lake Nepessing Rd	Genesee Rd N	10,256	2022	0.56 mi
John Conley Dr	Lake Nepessing Rd SW	444	2022	0.56 mi
Mansfield Dr	W Oregon Rd NE	834	2022	0.70 mi
Davison	Sterling Dr E	9,585	2020	0.72 mi
Davison Rd	Sterling Dr E	9,657	2022	0.72 mi
John Conley Dr	Lake Nepessing Rd W	2,091	2022	0.76 mi

Made with TrafficMetrix® Products

# CLG REALTY

## ADVISORS.

---

### CHRIS BRENEMAN

801 W. Big Beaver, Suite 600  
Troy, MI 48084

Office | 248-581-9081

Direct | 248-581-9083

Cell | 517-750-7650

Email | [cbreneman@clg-realty.com](mailto:cbreneman@clg-realty.com)

The information in this document is for marketing purposes only. CLG Realty Advisors does not assume any responsibility for, nor does it warrant the accuracy or completeness of the information provided. It is the sole responsibility of the Purchaser(s) to exercise due diligence to ensure the property and/or business meets the necessary requirements for its intended use.

[www.clgrealtyadvisors.com](http://www.clgrealtyadvisors.com)