

# LAND FOR SALE | DEVELOPMENT OPPORTUNITY

KOHL'S OUTLOT - GENOA TWSP



## 1415 LAWSON DRIVE GENOA TOWNSHIP, MI 48843

### PROPERTY HIGHLIGHTS:

- 1.54 Acre Kohl's anchored outparcel for sale
- PUD has already been approved to develop a 6,100 SF multi-tenant building with a drive-thru
- Adjacent Tenant include Kohl's, Dollar Tree, Jimmy John's, Farmer's Insurance, AT&T & State of Michigan
- Close proximity to Lowes, Walmart, Panera Bread, O'Reilly, Pet Smart
- Highly visible from Grand River and I-96
- Over 225 feet of frontage on Grand River Road
- Asking Price - Contact Broker

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### FOR MORE INFORMATION PLEASE CONTACT:



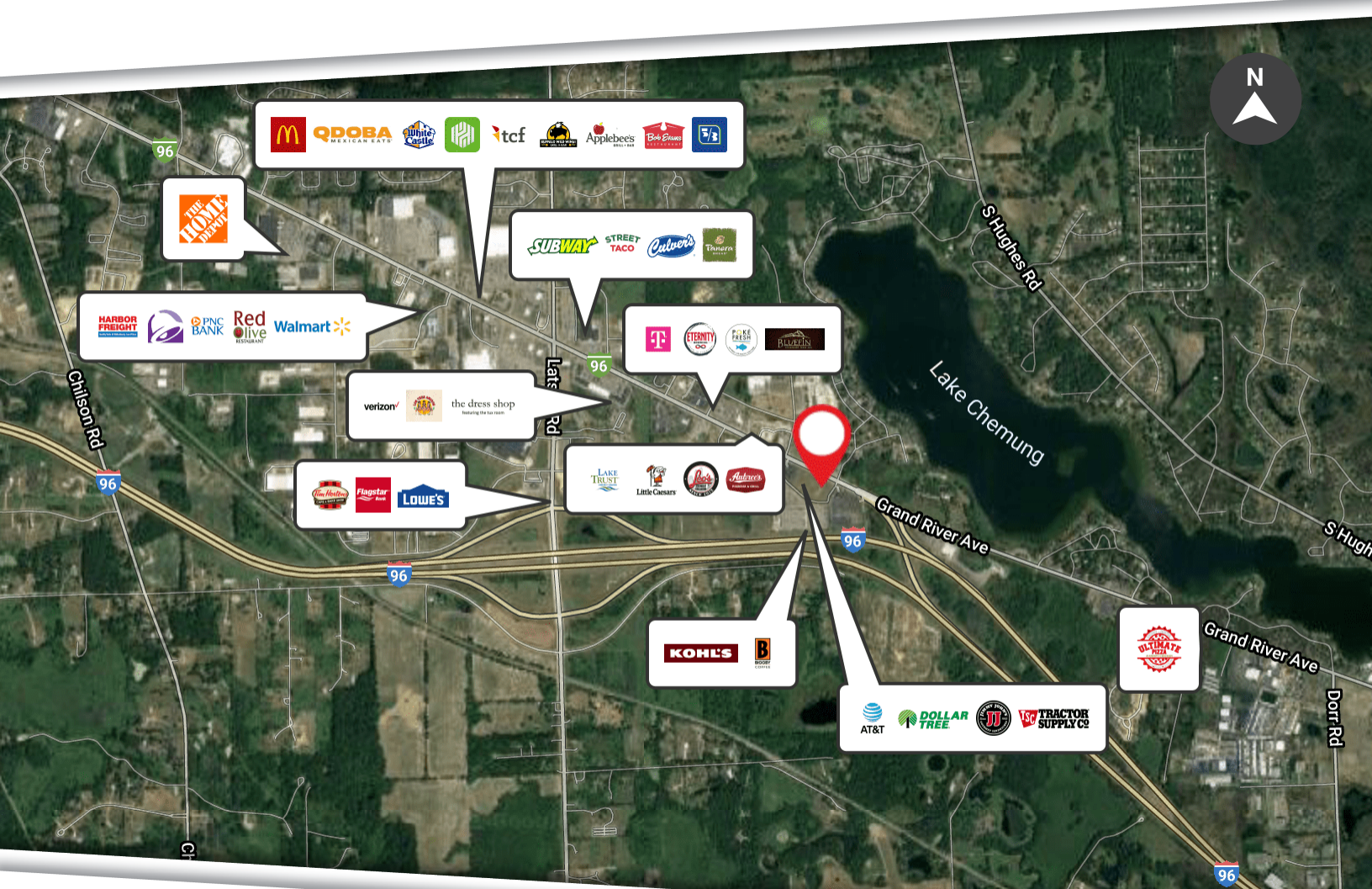
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**248.324.2000**

**eCODE 233**



# KOHL'S OUTLOT - GENOA TWSP LOCATION OVERVIEW



Mayer Technologies, U.S. Geological Survey, USDA Farm Service Agency

## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
I- 96 Bus & Parkway Dr NW	32,567
I- 96 Bus & Boulevard Dr NW	32,318
Parkway Dr & I- 96 Bus NE	74,340
I- 96 & Dorr Rd SE	35,186

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	17,231	36,805	136,177
Average HH Income	\$80,422	\$80,581	\$86,075

# KOHL'S OUTLOT - GENOA TWSP

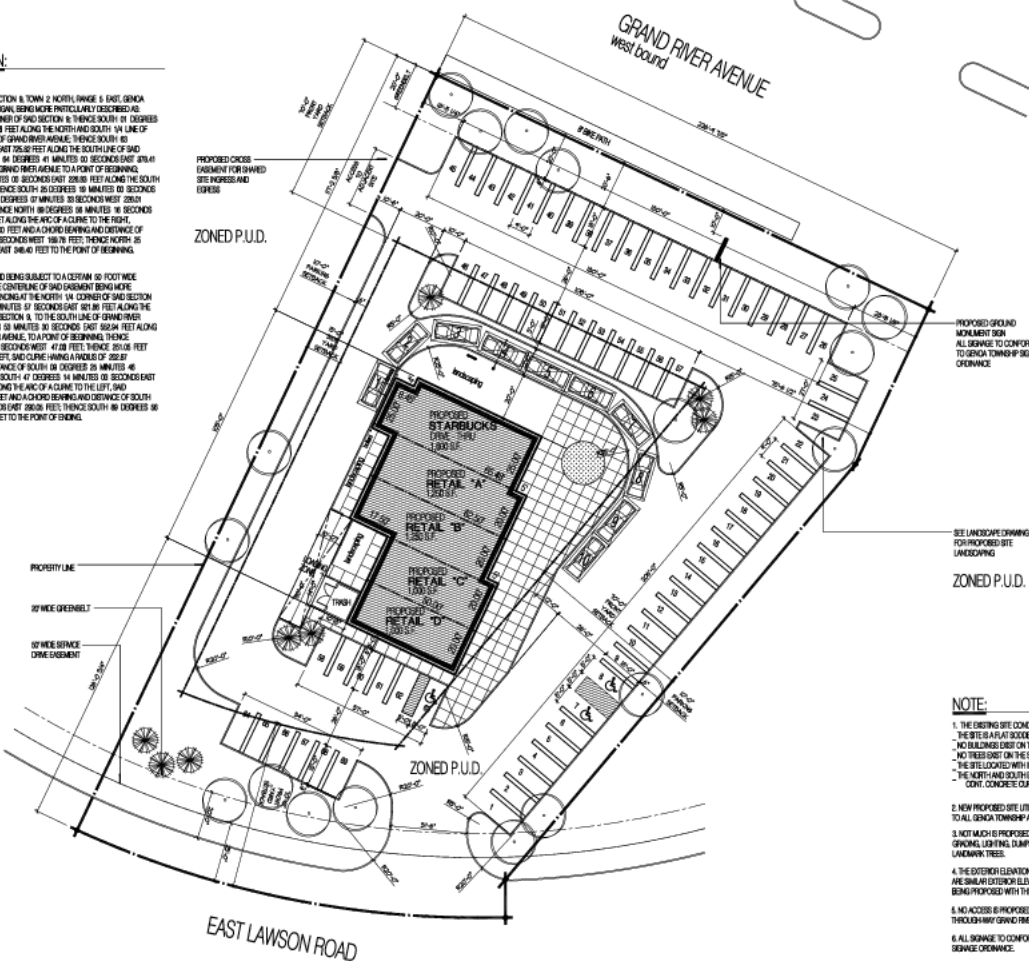
## SITE PLAN

**LEGAL DESCRIPTION:**

TOWNSHIP OF GENOA  
 A PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 6 EAST, GENOA TOWNSHIP, LANSING COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 81 DEGREES 30 MINUTES 57 SECONDS EAST 80.28 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 8, TO THE SOUTH LINE OF GRAND RIVER AVENUE; THENCE SOUTH 81 DEGREES 30 MINUTES 57 SECONDS EAST 30 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE; THENCE SOUTH 84 DEGREES 41 MINUTES 00 SECONDS EAST 274.61 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE TO A POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 41 MINUTES 00 SECONDS EAST 228.00 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE; THENCE SOUTH 84 DEGREES 41 MINUTES 00 SECONDS WEST 71.80 FEET; THENCE SOUTH 46 DEGREES 02 MINUTES 30 SECONDS WEST 250.00 FEET; THENCE SOUTH 15.67 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 16 SECONDS WEST 114.00 FEET; THENCE 171.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SMOO CURVE HAVING A RADIUS OF 432.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 44 MINUTES 30 SECONDS WEST 188.76 FEET; THENCE NORTH 35 DEGREES 19 MINUTES 08 SECONDS EAST 346.40 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE TOGETHER WITH AND BEING SUBJECT TO A CERTAIN 60 FOOT WIDE PRIVATE ROAD ACCESS EASEMENT, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 30 MINUTES 57 SECONDS EAST 80.28 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 8, TO THE SOUTH LINE OF GRAND RIVER AVENUE; THENCE SOUTH 84 DEGREES 41 MINUTES 00 SECONDS EAST 274.61 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE TO A POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 41 MINUTES 00 SECONDS EAST 228.00 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE, TO A POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 41 MINUTES 00 SECONDS WEST 71.80 FEET; THENCE SOUTH 46 DEGREES 02 MINUTES 30 SECONDS WEST 250.00 FEET; THENCE SOUTH 15.67 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 16 SECONDS WEST 114.00 FEET; THENCE 171.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SMOO CURVE HAVING A RADIUS OF 432.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 16 MINUTES 16 SECONDS WEST 114.00 FEET; THENCE SOUTH 46 DEGREES 02 MINUTES 30 SECONDS WEST 250.00 FEET; THENCE SOUTH 15.67 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 16 SECONDS WEST 114.00 FEET TO THE POINT OF BEGINNING.

TOWNSHIP NO. 12-38-30-028



**SQUARE FOOTAGE:**

Proposed Starbucks Coffee:	1,800 GLSF
Proposed Sit Down Restaurant:	1,250 GLSF
Proposed Hair Salon:	1,000 GLSF
Proposed Retail:	2,250 GLSF
<b>TOTAL GLSF PROPOSED</b>	<b>6,100 GLSF</b>

**PARKING REQUIRED:**

Proposed Starbucks Coffee (Restaurant - Coffee House Type)	14 cars / 1,000 GLSF @ 85%
@ 1,800 GLA	= (1,800 GLA) (0.85) = 1,530
= 1,530 / 1,000 = 1.53	= 1.53 (14) = 21 cars
	20 CARS
Proposed Restaurant (Restaurant - Sit Down Type)	22 cars / 1,000 GLSF @ 85%
@ 1,250 GLA	= (1,250 GLA) (0.85) = 1,063
= 1,063 / 1,000 = 1.063	= 1.063 (22) = 23 cars
	24 CARS
Proposed Hair Salon (8 Style Stations Proposed)	2.5 cars / Chair or Station
(8) Style Stations Proposed	= (8) (2.5) = 20 cars
	15 CARS
Proposed Retail (1 car / 200 GLSF @ 85%)	1 car / 200 GLSF @ 85%
(2,250 GLA) (0.85) = 1,912.5	= 1,912.5 / 200 = 9.56
	10 CARS
<b>TOTAL CARS REQUIRED</b>	<b>69 CARS</b>

**PARKING PROVIDED:**

<b>TOTAL CARS PROVIDED</b>	<b>69 CARS</b>
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**NOTE:**

- THE EXISTING SITE CONDITIONS ARE:
  - THE SITE IS A RURAL BUCKED LAND AREA.
  - NO BUILDINGS ON THE SITE.
  - NO TREES ON THE SITE.
  - THE SITE IS LOCATED WITHIN THE R.U.D.
  - THE NORTH AND SOUTH SIDES HAVE CONT. CONCRETE CURBS.
- NO PROPOSED SITE UTILITIES WILL CONFORM TO ALL GENOA TOWNSHIP AND STATE REQUIREMENTS.
- NOT MUCH IS PROPOSED TO CHANGE EXISTING GRADING, UTILITIES, DRAINAGE, PROTECTED OR LANDMARK TREES.
- THE EXISTING EXTERIOR LIGHTS WITH THE SUBMITTAL ARE SIMILAR EXTERIOR LIGHTS TO THOSE BEING PROPOSED WITH THIS SUBMITTAL.
- NO ACCESS IS PROPOSED FROM THE MAIN THROUGHWAY GRAND RIVER AVENUE.
- ALL SHALL CONFORM TO GENOA TOWNSHIP SERVICE ORDINANCE.

**STARBUCKS COFFEE**

**PROPOSED SITE PLAN ALTERNATIVE #6.6**  
 1415 EAST LAWSON ROAD  
 Genoa Township, Michigan  
 Scale: 1" = 40'  
 November 17, 2004 / OWNER REVIEW

**Victor Sasaki & Associates Architects PC**  
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