

FOR LEASE

SHOPPE'S OF ADRIAN | ADRIAN, MICHIGAN



**2,500 SF Available
(Divisible)**

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PROPERTY INFORMATION

Property Address	217 East Highway 223
City/Township	Adrian
Building Size	5,280 SF
Space Available	2,500 SF
Minimum Available	1,000 SF
Maximum Available	2,500 SF
Asking Rental Rate	Contact Broker
Parking	39 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 33,799 PEOPLE	 MEDIAN AGE 38.7 YEARS OLD
 HOUSEHOLDS 12,742	 CONSUMER SPENDING \$326.5 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$60,924/ANNUALLY	 DAYTIME EMPLOYMENT 17,313 EMPLOYEES

JOIN

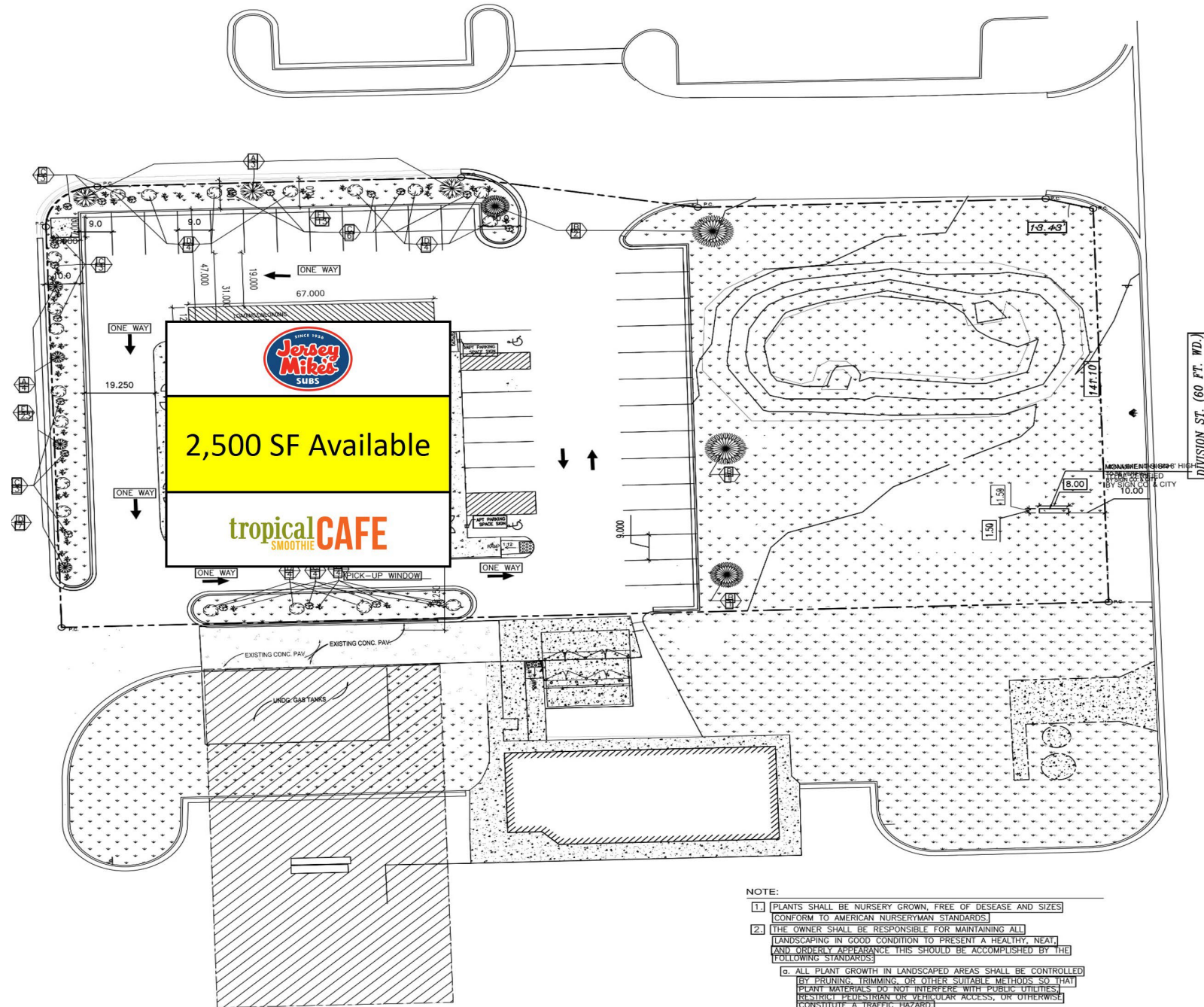


AREA TENANTS & EMPLOYERS



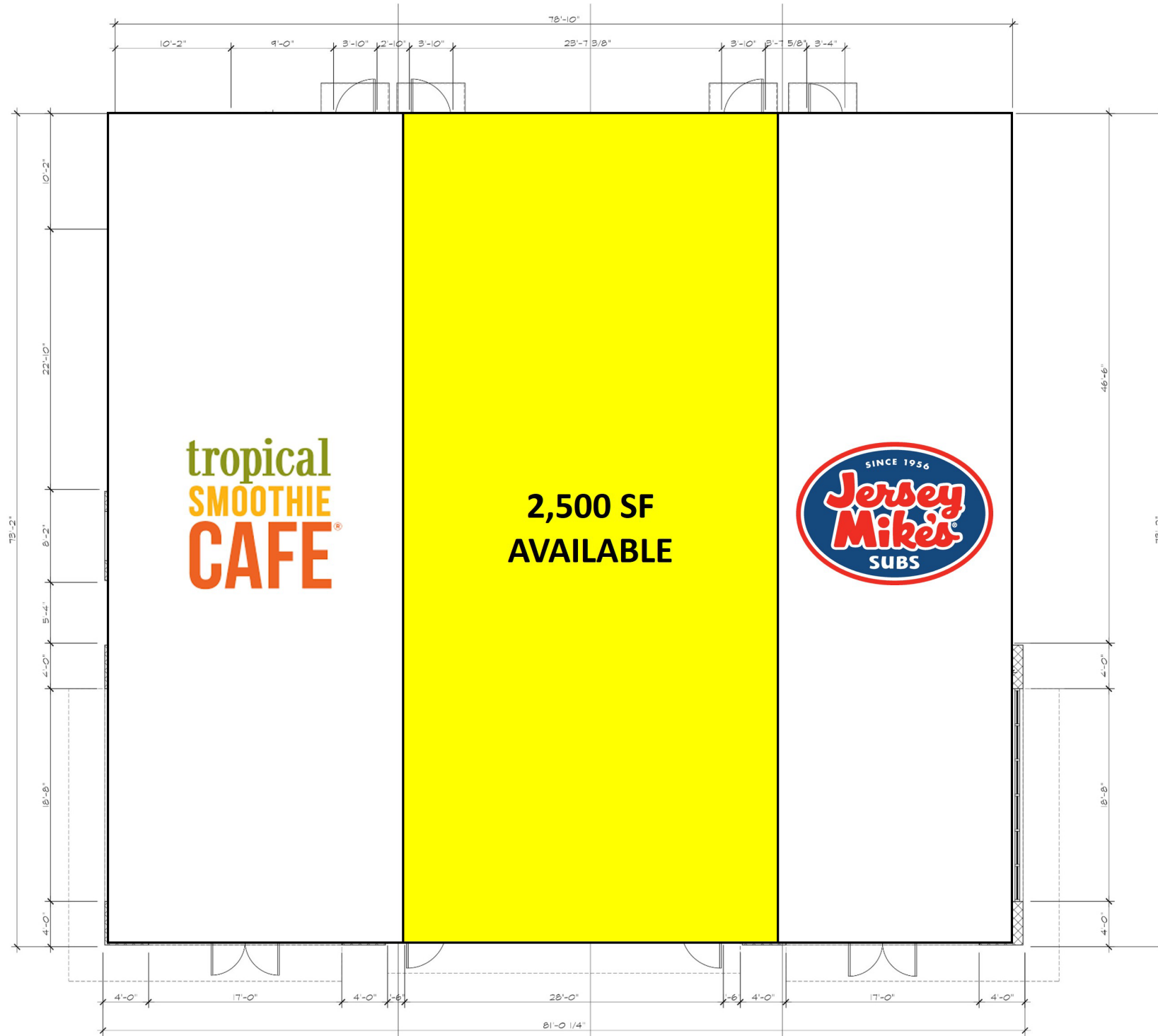
PROPERTY HIGHLIGHTS

- Join Tropical Smoothie Café & Jersey Mike's in this new retail development in Adrian, located in the Meijer outlot at US 223 and Division Street.
- The City of Adrian is home to Adrian College (1,800 students), Siena Heights University (1,200 students) and Premedical Hospital.
- Construction for this project has commenced and is expected to be completed Q1 of 2024.
- Site provides access and visibility from both Division Street and US 223.
- The Intersection of M-52 and US-223 sees a tremendous amount of VPD (30,000+).
- Meijer, Walmart, Lowe's, and the Adrian Mall are all operating in close proximity to this site.



NOTE:

1. PLANTS SHALL BE NURSERY GROWN, FREE OF DISEASE AND SIZES CONFORM TO AMERICAN NURSERYMAN STANDARDS.
2. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE THIS SHOULD BE ACCOMPLISHED BY THE FOLLOWING STANDARDS:
 - a. ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.
 - b. ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION, CLEAR OF UNDESIRABLE UNDERGROWTH.
 - c. REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS THAT GOVERN ORIGINAL INSTALLATION.
3. UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED ADEQUATE TO MAINTAIN LANDSCAPE AREAS.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	4,463	26,869	34,715
2023 Population	4,420	26,189	33,799
2028 Population Projection	4,459	26,335	33,981
Annual Growth 2010-2023	-0.10%	-0.20%	-0.20%
Annual Growth 2023-2028	0.20%	0.10%	0.10%
Median Age	36.8	37.4	38.7
Bachelor's Degree or Higher	9%	17%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,910	23,587	30,859
Black	234	1,195	1,313
American Indian/Alaskan Native	59	228	258
Asian	36	210	258
Hawaiian & Pacific Islander	1	12	12
Two or More Races	180	957	1,099
Hispanic Origin	1,127	5,135	5,800

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,763	10,071	13,045
2023 Households	1,744	9,865	12,742
2028 Household Projection	1,759	9,931	12,819
Owner Occupied Households	1,023	6,110	8,561
Renter Occupied Households	737	3,821	4,259
Avg Household Income	\$50,965	\$53,184	\$60,924
Median Household Income	\$44,343	\$40,921	\$45,068

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	629	3,525	4,207
\$50,000 - 75,000	363	1,684	2,261
\$75,000 - 100,000	105	761	1,183
\$100,000 - 125,000	159	613	873
\$125,000 - 150,000	19	235	468
\$150,000 - 200,000	12	186	360
\$200,000+	14	181	359

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	4,427	348	13	13,401	1,555	9	14,390	1,695	8
Trade Transportation & Utilities	1,926	96	20	2,979	232	13	3,111	255	12
Information	50	9	6	229	28	8	261	30	9
Financial Activities	265	41	6	918	156	6	1,061	179	6
Professional & Business Services	134	26	5	1,079	155	7	1,158	169	7
Education & Health Services	661	80	8	3,845	610	6	4,189	645	6
Leisure & Hospitality	857	43	20	1,935	131	15	1,998	139	14
Other Services	192	37	5	831	174	5	980	204	5
Public Administration	342	16	21	1,585	69	23	1,632	74	22
Goods-Producing Industries	381	20	19	2,771	116	24	2,923	154	19
Natural Resources & Mining	0	0	-	7	3	2	13	5	3
Construction	100	7	14	503	65	8	624	95	7
Manufacturing	281	13	22	2,261	48	47	2,286	54	42
Total	4,808	368	13	16,172	1,671	10	17,313	1,849	9

EXCLUSIVELY LISTED BY:

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This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective buyers.

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*