

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

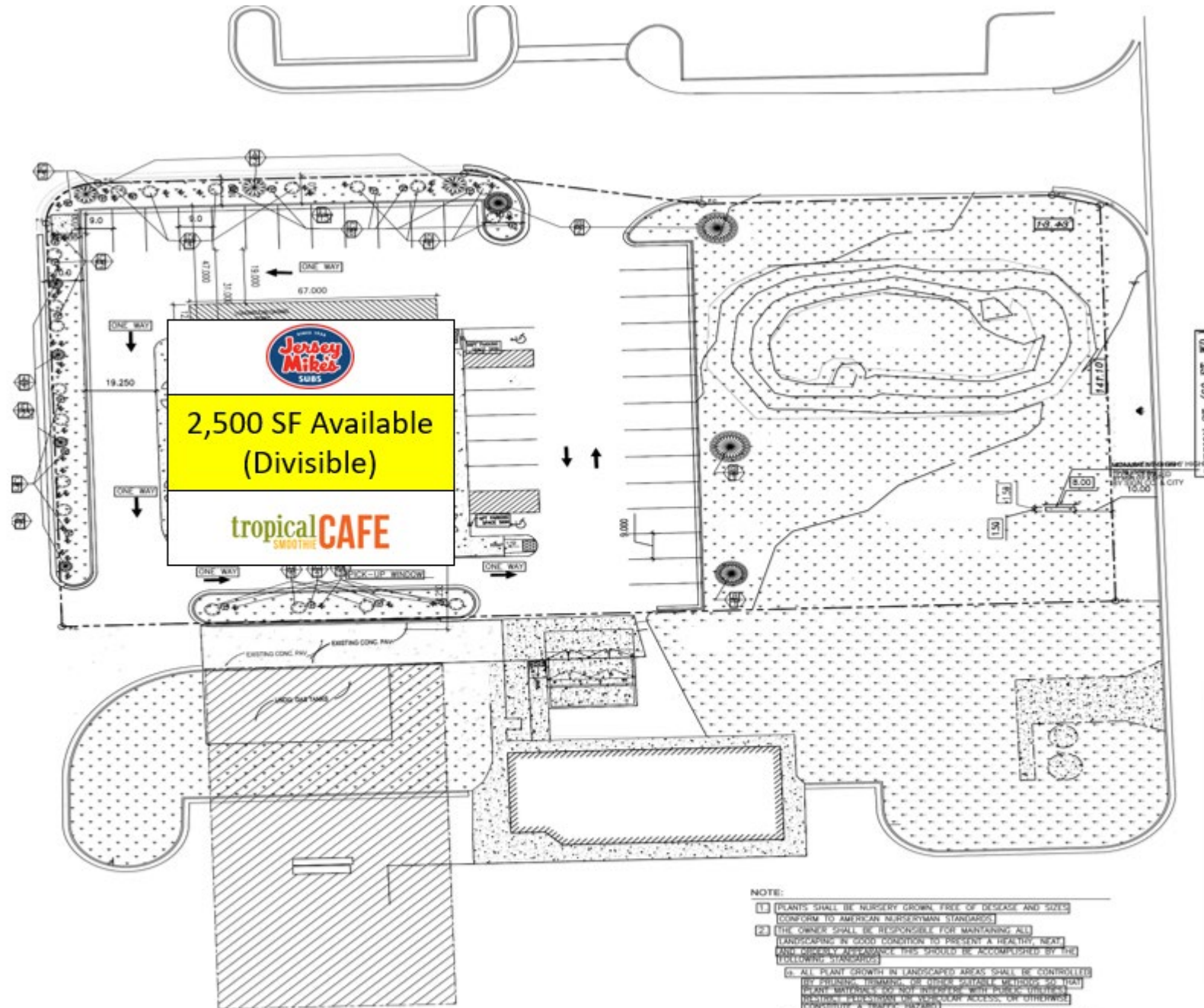


AREA TENANTS & EMPLOYERS

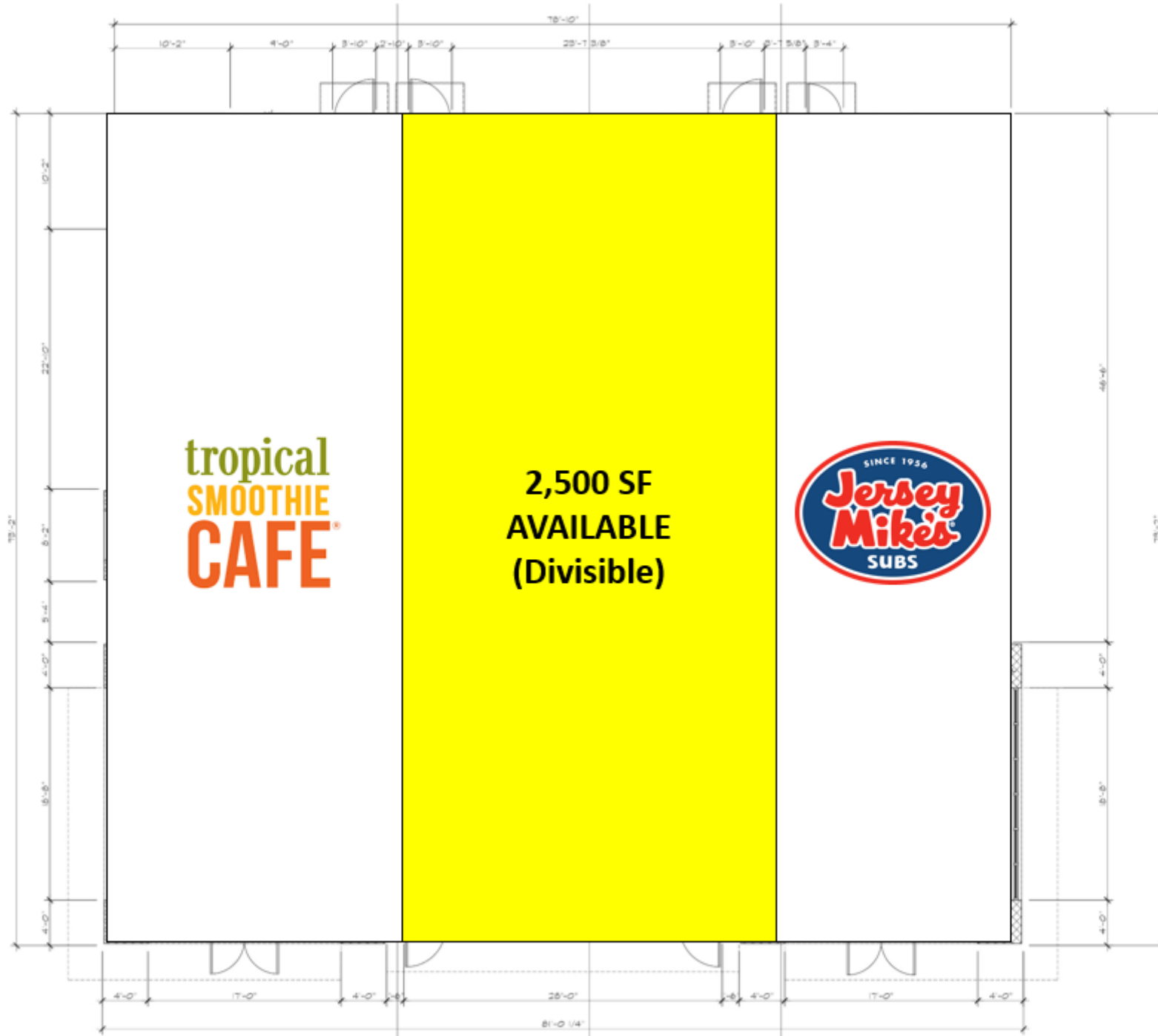


PROPERTY HIGHLIGHTS

- 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.
- 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 SORES, CONFORM TO AMERICAN NURSERYMAN STANDARDS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT AND NEATLY APPEARANCE. THIS SHOULD BE ACCOMPLISHED BY THE LANDSCAPE MAINTENANCE.
 3. ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER MEANS, INCLUDING SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, MAINTENANCE OPERATIONS, OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.
 4. ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION, CLEAR OF UNDESIRABLE UNDERGROWTH.
 5. REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS THAT GOVERN ORIGINAL INSTALLATION.
 6. UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED ADEQUATE TO MAINTAIN LANDSCAPED AREAS.





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	5,461	27,737	63,603
2024 Population	5,386	27,506	35,935
2029 Population Projection	5,338	27,287	35,578
Annual Growth 2020-2024	-0.3%	-0.2%	-0.5%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	38.7	37.7	39.3
Bachelor's Degree or Higher	11%	17%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,008	21,841	29,329
Black	595	1,906	2,100
American Indian/Alaskan Native	33	191	219
Asian	10	53	72
Hawaiian & Pacific Islander	0	5	9
Two or More Races	741	3,509	4,206
Hispanic Origin	1,016	4,928	5,692

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,871	9,908	13,291
2024 Households	1,848	9,853	13,063
2029 Household Projection	1,830	9,772	12,925
Owner Occupied Households	1,015	5,882	8,479
Renter Occupied Households	815	3,890	4,446
Avg Household Income	\$52,525	\$55,039	\$62,113
Median Household Income	\$44,299	\$39,999	\$48,396

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	472	2,372	2,884
\$50,000 - 75,000	388	1,698	2,382
\$75,000 - 100,000	213	1,100	1,862
\$100,000 - 125,000	108	623	918
\$125,000 - 150,000	26	365	549
\$150,000 - 200,000	26	218	335
\$200,000+	25	161	337

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	4,595	361	13	13,660	1,647	8	14,959	1,8143	8
Trade Transportation & Utilities	1,893	93	20	2,896	221	13	3,007	241	12
Information	58	10	6	235	29	8	267	31	9
Financial Activities	396	44	9	1,111	175	6	1,249	196	6
Professional & Business Services	160	30	5	1,110	157	7	1,210	175	7
Education & Health Services	653	87	8	3,843	639	6	4,372	695	6
Leisure & Hospitality	924	44	21	1,826	128	14	1,997	138	14
Other Services	181	38	5	1,031	224	5	1,202	258	5
Public Administration	330	15	22	1,608	74	22	1,655	79	21
Goods-Producing Industries	327	20	16	2,798	114	25	2,961	153	19
Natural Resources & Mining	1	1	1	27	4	7	33	6	6
Construction	55	7	8	518	65	8	641	95	7
Manufacturing	271	12	23	2,253	45	50	2,287	52	44
Total	4,922	381	13	16,458	1,761	9	17,920	1,966	9

EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



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*Site Selection &
Negotiations*



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



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



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*Market Research
& Site Evaluations*



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*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*