

**FOR LEASE**

**1620 S MAIN STREET | CHELSEA, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	1620 S Main Street
City/Township	Chelsea
Building Size	8,140 SF
Land Size	3.21 (AC)
Space Available	5,840 SF
Asking Rental Rate	\$35.00 PSF/NNN

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

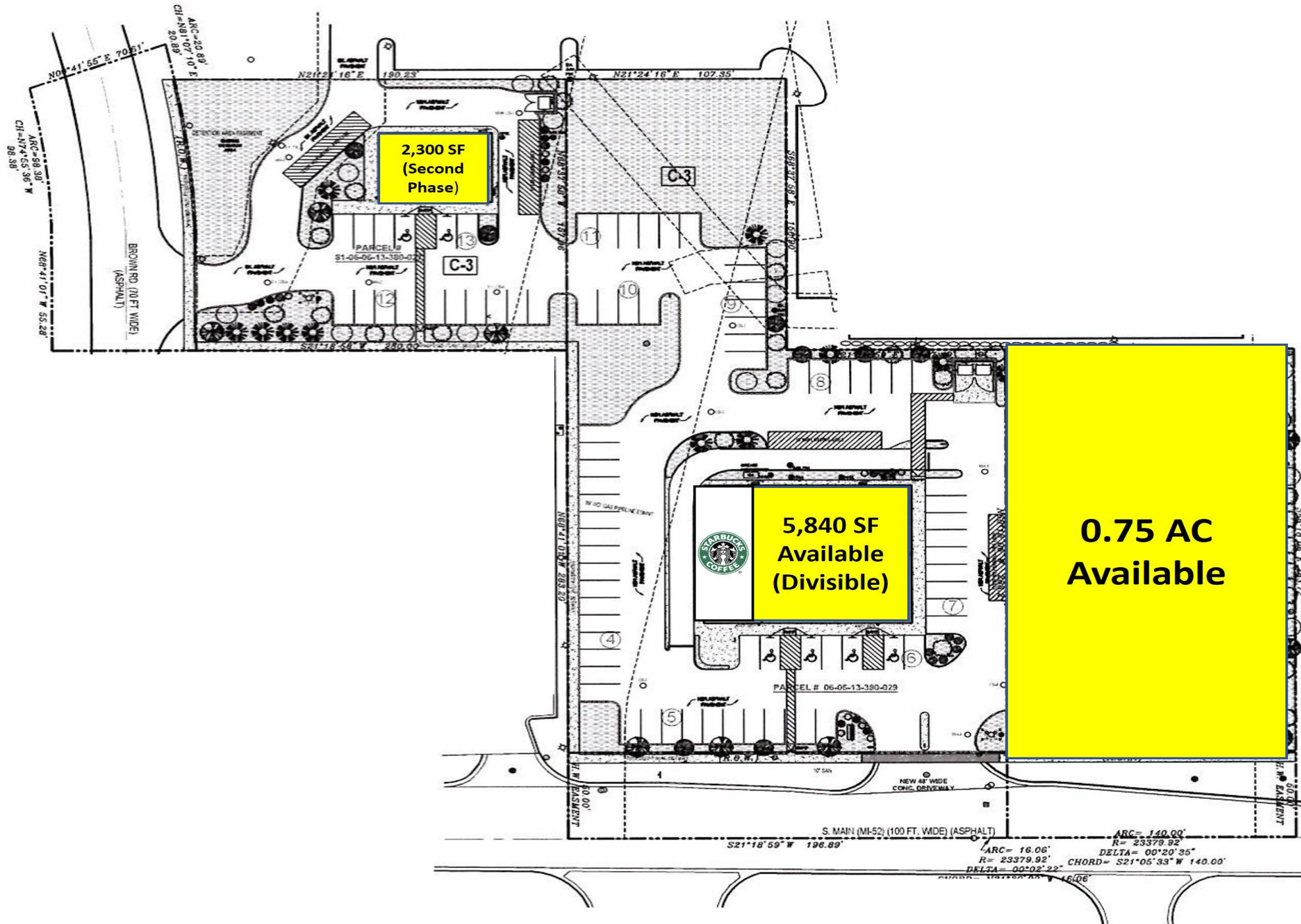
 <b>POPULATION</b> 12,223 PEOPLE	 <b>MEDIAN AGE</b> 43.8 YEARS OLD
 <b>HOUSEHOLDS</b> 4,943	 <b>CONSUMER SPENDING</b> \$191.1 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$122,709/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 10,611 EMPLOYEES

**AREA TENANTS**

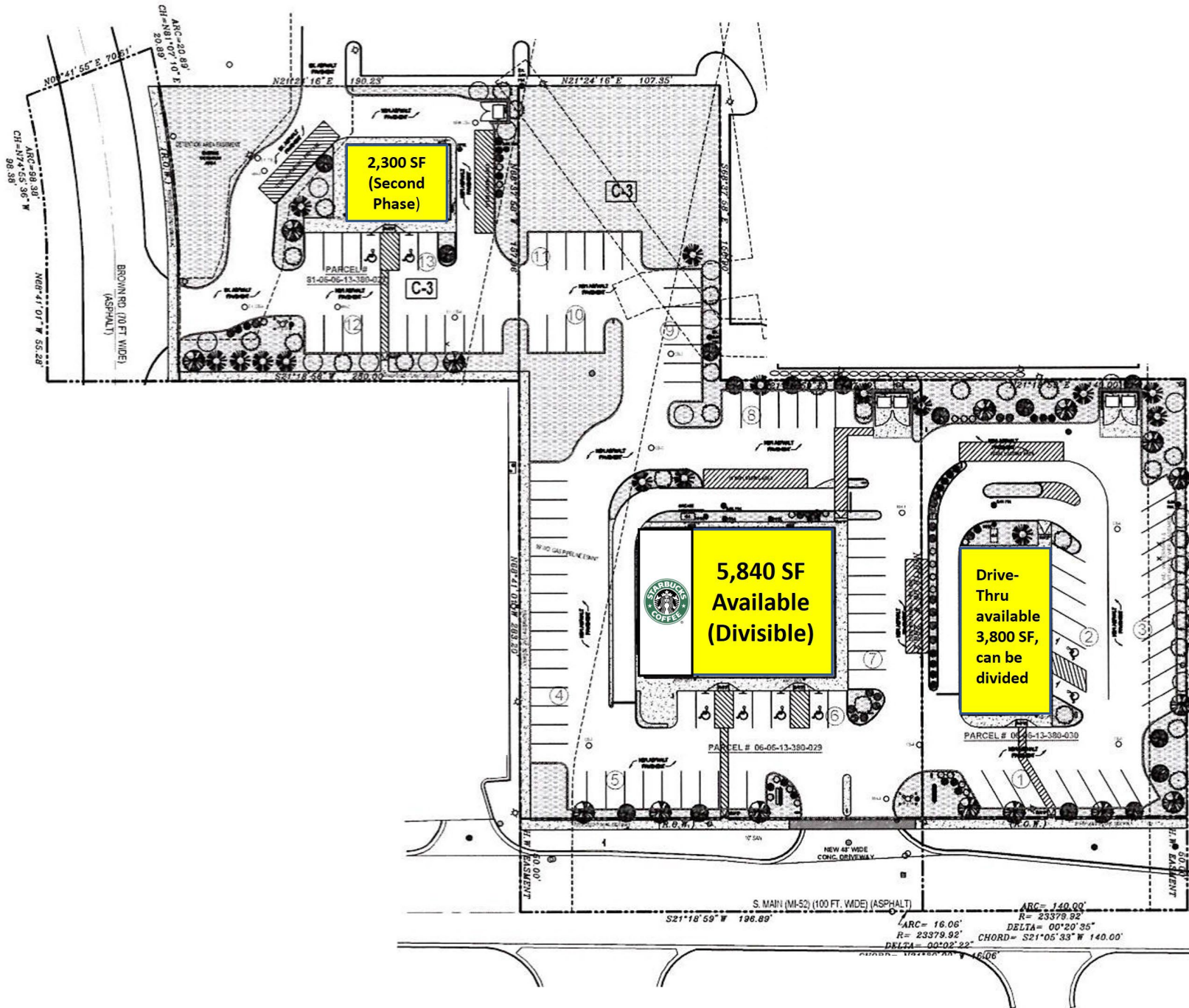


**PROPERTY HIGHLIGHTS**

- Join Starbucks in this new retail development located in Chelsea Michigan.
- Situated between Ann Arbor and Jackson, Chelsea is one of Michigan's fastest growing communities making this an excellent opportunity for any retail or medical user to take advantage of.
- Situated immediately off of I-94 on the morning drive side of M-52 (main street), this site offers extraordinary visibility and accessibility along Chelsea's main retail thoroughfare.
- 0.75-acre pad site available for ground lease and/or build-to-suit adjacent to the retail center.











Flagstar Bank

Auto Zone

BIGGBY COFFEE  
JIMMY JOHN'S SANDWICHES  
ACE Hardware

CHELSEA LUMBER COMPANY

Arctic Coliseum

Country Market

BAYMONT BY WYNDHAM

KeyBank

TACO BELL

KinderCare LEARNING CENTERS

GOLLING CHELSEA

McDonald's

Comfort INN

Culver's

Wendy's

SITE

CAMPING WORLD

MUGG & BOPPS

DUNKIN' DONUTS

Pierce Lake Golf Course

INTERSTATE 94





POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	5,701	10,995	43,113
2022 Population	6,291	12,223	46,740
2027 Population Projection	6,313	12,281	46,890
Annual Growth 2010-2022	0.90%	0.90%	0.70%
Annual Growth 2022-2027	0.10%	0.10%	0.10%
Median Age	42.9	43.8	42.9
Bachelor's Degree or Higher	47%	45%	45%

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	2,511	4,459	16,702
2022 Households	2,747	4,943	18,203
2027 Household Projection	2,754	4,966	18,282
Owner Occupied Households	1,911	3,963	15,490
Renter Occupied Households	843	1,003	2,792
<b>Avg Household Income</b>	<b>118,476</b>	<b>122,709</b>	<b>120,840</b>
<b>Median Household Income</b>	<b>92,623</b>	<b>97,143</b>	<b>96,425</b>

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	6,027	11,654	43,805
Black	36	119	617
American Indian/Alaskan Native	22	47	168
Asian	88	159	1,111
Hawaiian & Pacific Islander	2	7	30
Two or More Races	116	236	1,009
Hispanic Origin	192	338	1,312

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	482	714	2,438
\$50,000 - 75,000	503	904	2,995
\$75,000 - 100,000	283	639	2,843
\$100,000 - 125,000	231	507	2,056
\$125,000 - 150,000	286	517	1,901
\$150,000 - 200,000	429	687	2,292
\$200,000+	344	688	2,446

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
<b>Service-Producing Industries</b>	<b>6,793</b>	<b>725</b>	<b>9</b>	<b>9,210</b>	<b>822</b>	<b>11</b>	<b>17,567</b>	<b>1,922</b>	<b>9</b>
Trade Transportation & Utilities	979	87	11	1,070	107	10	3,196	324	10
Information	96	11	9	116	14	8	322	38	8
Financial Activities	480	55	9	531	72	7	1,079	191	6
Professional & Business Services	261	54	5	305	74	4	1,773	289	6
Education & Health Services	3,845	397	10	3,892	407	10	5,499	664	8
Leisure & Hospitality	759	45	17	813	53	15	2,256	161	14
Other Services	213	61	3	2,309	77	30	2,895	204	14
Public Administration	160	15	11	174	18	10	547	51	11
<b>Goods-Producing Industries</b>	<b>1,267</b>	<b>51</b>	<b>25</b>	<b>1,401</b>	<b>82</b>	<b>17</b>	<b>4,973</b>	<b>324</b>	<b>15</b>
Natural Resources & Mining	4	2	2	13	6	2	79	25	3
Construction	164	33	5	212	50	4	1,058	190	6
Manufacturing	1,099	16	69	1,176	26	45	3,836	109	35
<b>Total</b>	<b>8,060</b>	<b>776</b>	<b>10</b>	<b>10,611</b>	<b>904</b>	<b>12</b>	<b>22,540</b>	<b>2,246</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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*Site Selection &  
Negotiations*



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*Market Research & Site Evaluations*



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**TEAMWORK**

*Innovative Solutions*



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