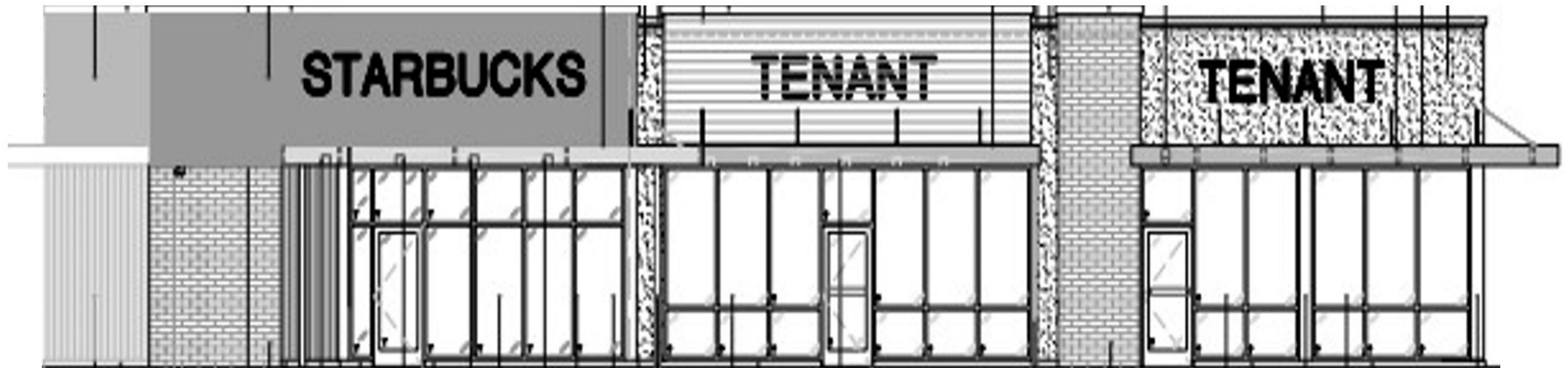


**FOR LEASE**

**1950 S STEPHENSON AVENUE | IRON MOUNTAIN, MICHIGAN**



**JORDAN JABBORI**  
SENIOR DIRECTOR

**ANTHONY SESI**  
VICE PRESIDENT

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**PROPERTY INFORMATION**

Property Address	1950 South Stephenson Avenue
City/Township	Iron Mountain
Shopping Center Size	5,008 SF
Maximum Space Available	2,516 SF
Minimum Space Available	1,200 SF
Asking Rent	\$35 PSF
Estimated NNN's	TBD
Parking	51 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

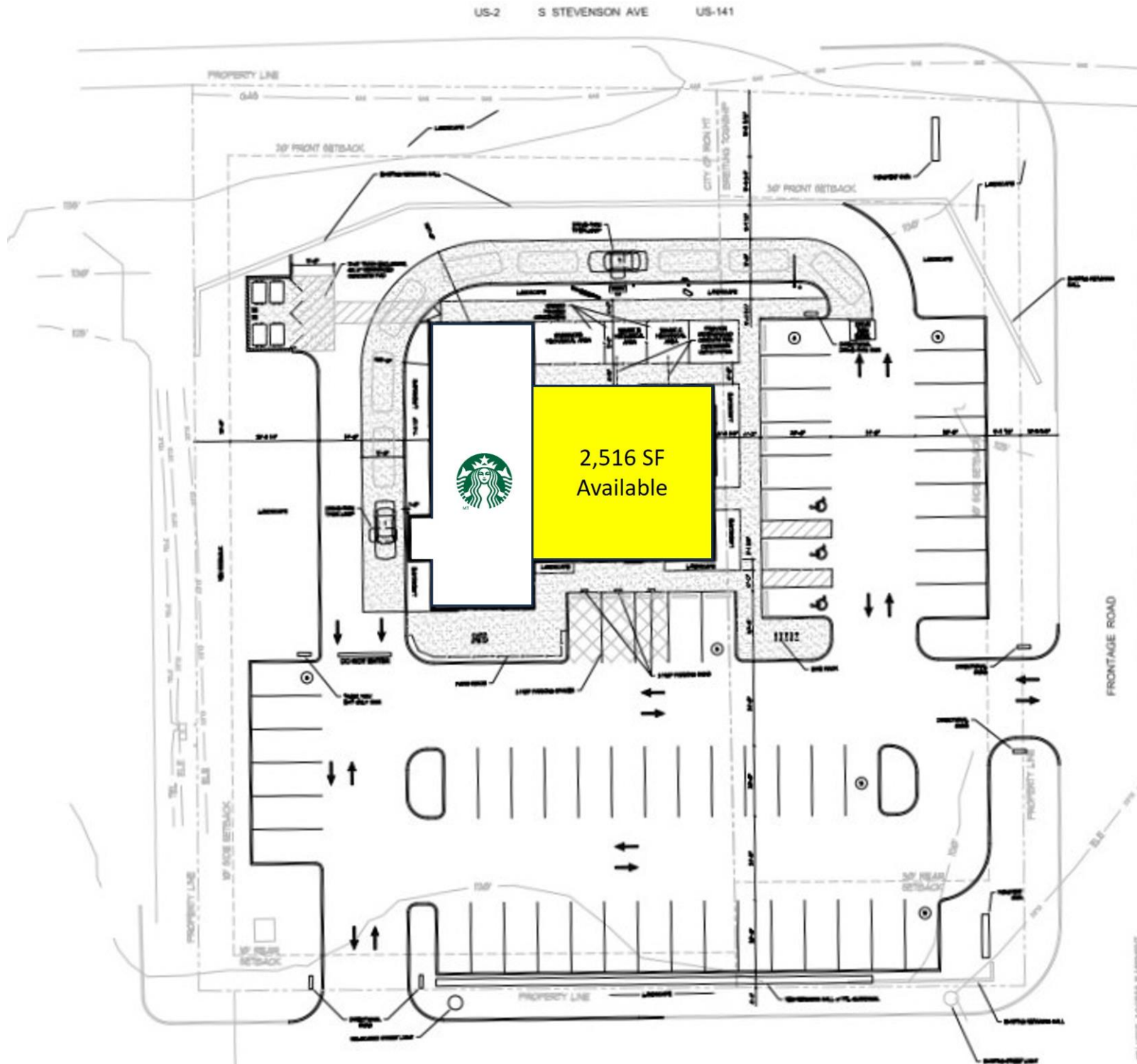
 <b>POPULATION</b> 19,837 PEOPLE	 <b>MEDIAN AGE</b> 45.7 YEARS OLD
 <b>HOUSEHOLDS</b> 8,635	 <b>CONSUMER SPENDING</b> \$235.3 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$65,457/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 15,340 EMPLOYEES

**AREA TENANTS**

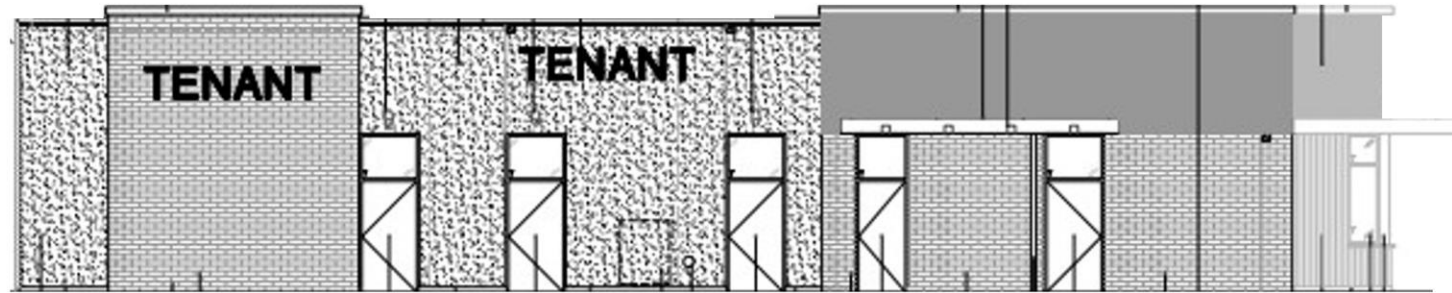


**PROPERTY HIGHLIGHTS**

- New Retail Development anchored by Starbucks available for lease located in the Walmart outlot in Iron Mountain, MI.
- Walmart, Home Depot, Pet Supplies Plus, Tractor Supply Co, and Dunham's Sports are within the immediate trade area giving this site excellent retail synergy.
- Tremendous visibility and easily accessible off Stephenson Ave.
- Located on S. Stephenson Avenue, Iron Mountains main thoroughfare, which sees about 20,000 VPD.
- Dickinson County Hospital and VA Medical Center are both located within a mile of this site. Together, they employ over 1,200 medical employees.









POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,180	15,671	20,318
2023 Population	1,141	15,286	19,837
2028 Population Projection	1,152	15,467	20,107
Annual Growth 2010-2022	-0.30%	-0.20%	-0.20%
Annual Growth 2022-2027	0.20%	0.20%	0.30%
Median Age	48.6	44.8	45.7
Bachelor's Degree or Higher	26%	23%	24%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,088	14,589	18,978
Black	4	111	135
American Indian/Alaskan Native	20	181	205
Asian	7	120	163
Hawaiian & Pacific Islander	3	19	20
Two or More Races	20	266	337
Hispanic Origin	40	361	422

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	570	6,913	8,827
2023 Households	552	6,757	8,635
2028 Household Projection	557	6,843	8,761
Owner Occupied Households	426	5,177	6,836
Renter Occupied Households	131	1,666	1,925
<b>Avg Household Income</b>	<b>51,713</b>	<b>61,519</b>	<b>65,547</b>
<b>Median Household Income</b>	<b>33,515</b>	<b>48,348</b>	<b>51,138</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	124	2,024	2,470
\$50,000 - 75,000	94	1,276	1,734
\$75,000 - 100,000	45	834	1,130
\$100,000 - 125,000	38	446	621
\$125,000 - 150,000	27	307	423
\$150,000 - 200,000	16	244	325
\$200,000+	1	106	192

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE 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>2,224</b>	<b>237</b>	<b>9</b>	<b>10,334</b>	<b>1,326</b>	<b>8</b>	<b>11,344</b>	<b>1,428</b>	<b>8</b>
Trade Transportation & Utilities	736	34	22	2,787	205	14	2,907	223	13
Information	4	1	4	260	17	15	280	19	15
Financial Activities	70	13	5	674	138	5	732	153	5
Professional & Business Services	676	10	68	1,523	135	11	1,595	149	11
Education & Health Services	438	140	3	2,947	532	6	3,124	545	6
Leisure & Hospitality	201	16	13	890	84	11	1,071	100	11
Other Services	92	21	4	608	152	4	955	171	6
Public Administration	7	2	4	645	63	10	680	68	10
<b>Goods-Producing Industries</b>	<b>40</b>	<b>8</b>	<b>5</b>	<b>3,256</b>	<b>115</b>	<b>28</b>	<b>3,996</b>	<b>144</b>	<b>28</b>
Natural Resources & Mining	4	1	4	16	5	3	22	6	4
Construction	17	4	4	1,143	64	18	1,430	84	17
Manufacturing	19	3	6	2,097	46	46	2,544	54	47
<b>Total</b>	<b>2,264</b>	<b>245</b>	<b>9</b>	<b>13,590</b>	<b>1,441</b>	<b>9</b>	<b>15,340</b>	<b>1,572</b>	<b>10</b>



## EXCLUSIVELY LISTED BY:

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