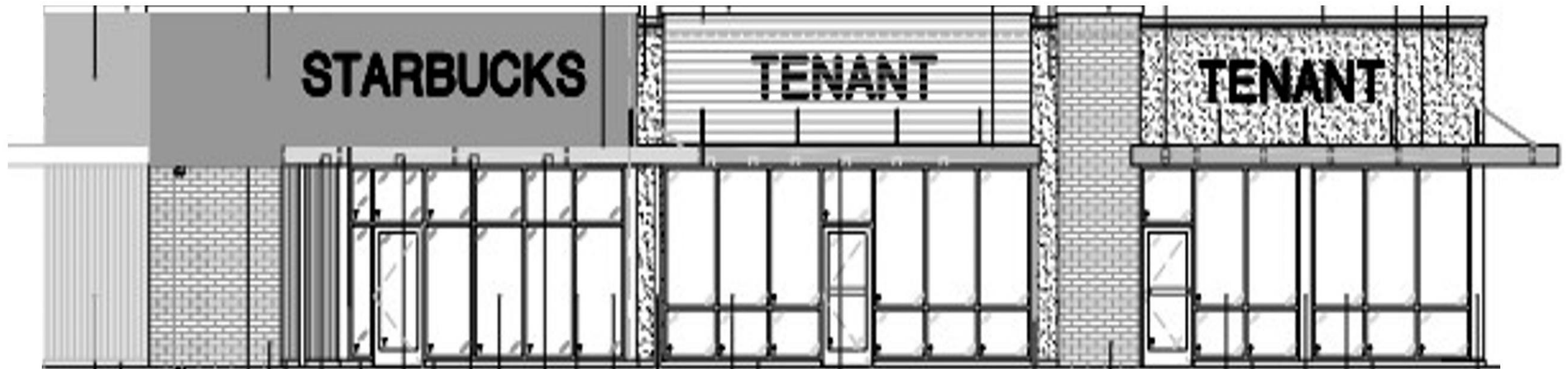


FOR LEASE

1950 S STEPHENSON AVENUE | IRON MOUNTAIN, MICHIGAN



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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)

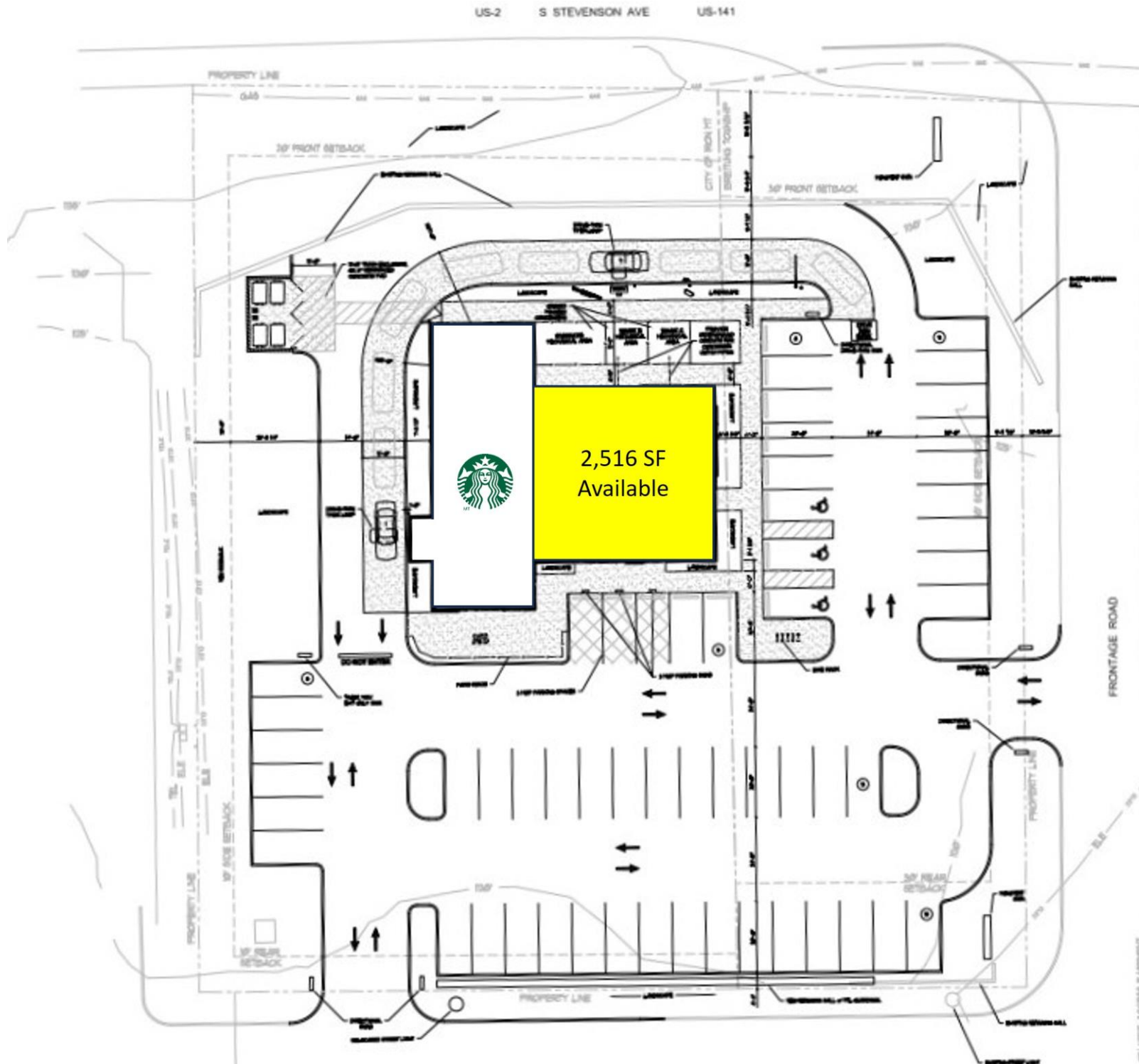
 POPULATION 19,837 PEOPLE	 MEDIAN AGE 45.7 YEARS OLD
 HOUSEHOLDS 8,635	 CONSUMER SPENDING \$235.3 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$65,457/ANNUALLY	 DAYTIME EMPLOYEES 15,340 EMPLOYEES

AREA TENANTS

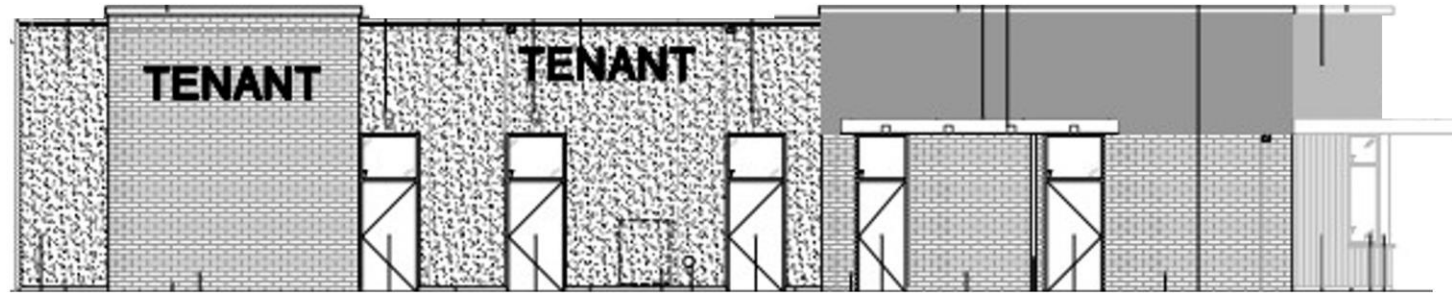


PROPERTY HIGHLIGHTS

- 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%

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
Avg Household Income	51,713	61,519	65,547
Median Household Income	33,515	48,348	51,138

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

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
Service-Producing Industries	2,224	237	9	10,334	1,326	8	11,344	1,428	8
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
Goods-Producing Industries	40	8	5	3,256	115	28	3,996	144	28
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
Total	2,264	245	9	13,590	1,441	9	15,340	1,572	10

EXCLUSIVELY LISTED BY:

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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions 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 tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



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.*