

FOR LEASE

# CROSSROADS PLAZA/ FORMER K-MART

1370 S MAIN ST, ADRIAN, MI 49221





# PROPERTY DETAILS

<b>LOCATION:</b>	1370 S Main St Adrian, MI 49221
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	Immediately
<b>AVAILABLE SPACE:</b>	48,000 SF
<b>DIMENSION:</b>	200' X 240'
<b>POTENTIAL EXPANSION:</b>	10,000 SF
<b>ZONING:</b>	B-4
<b>TRAFFIC COUNT:</b>	S Main St (16,464 CPD) US-223 (21,929 CPD)

## TENANT ROSTER



## HIGHLIGHTS

- Former K-mart (48,000 SF)
- Across from Adrian Mall
- 3 University Campuses within 2 Miles
- Can be subdivided
- Join our neighborly tenants; Planet Fitness, Big Lots, Staples, Family Farm & Home, and Harbor Freight Tools

EXCLUSIVELY LISTED BY:



**DAVID M.  
WARD**

Director  
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248 488 2620



# MICRO AERIAL



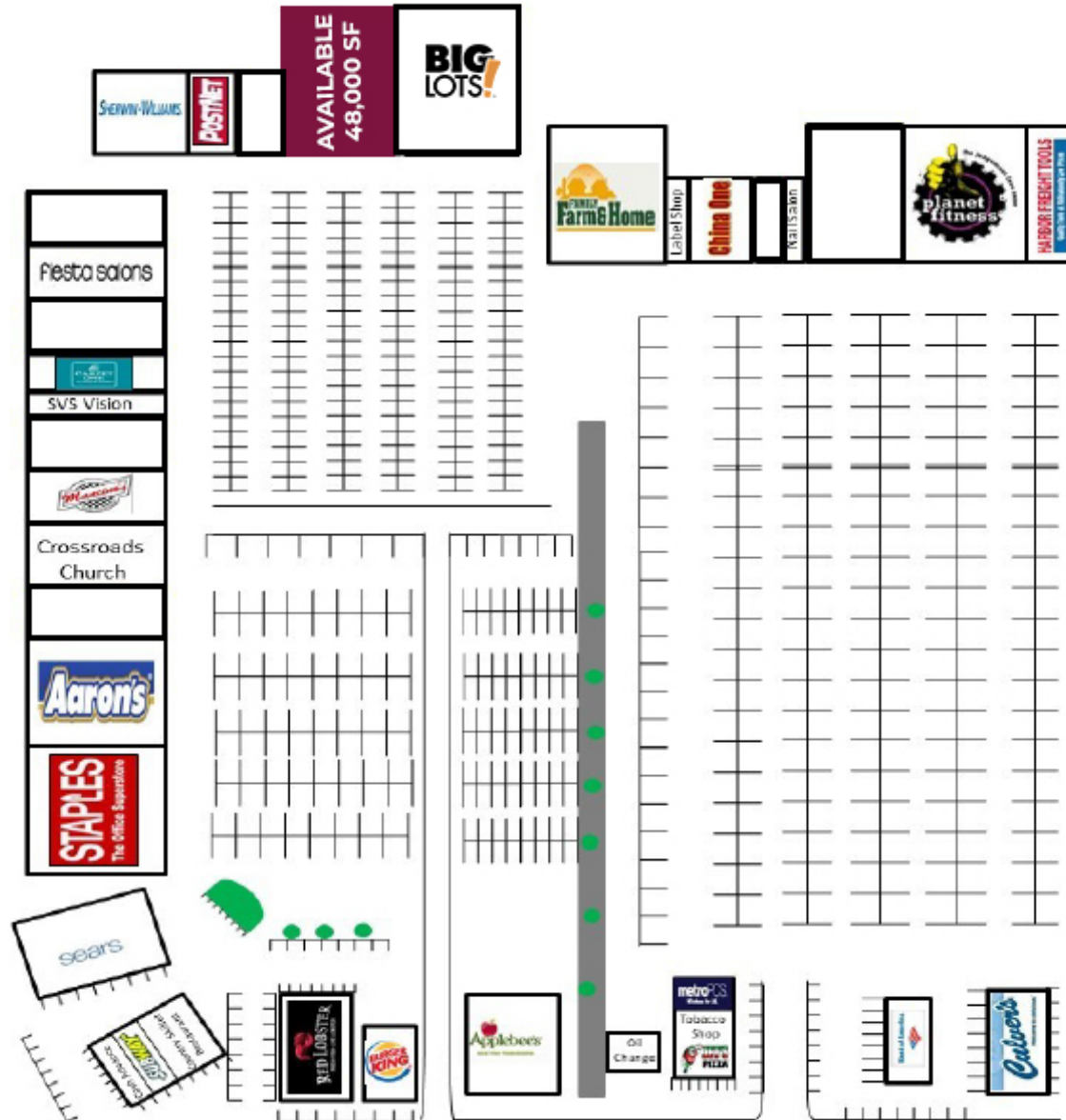


# MACRO AERIAL

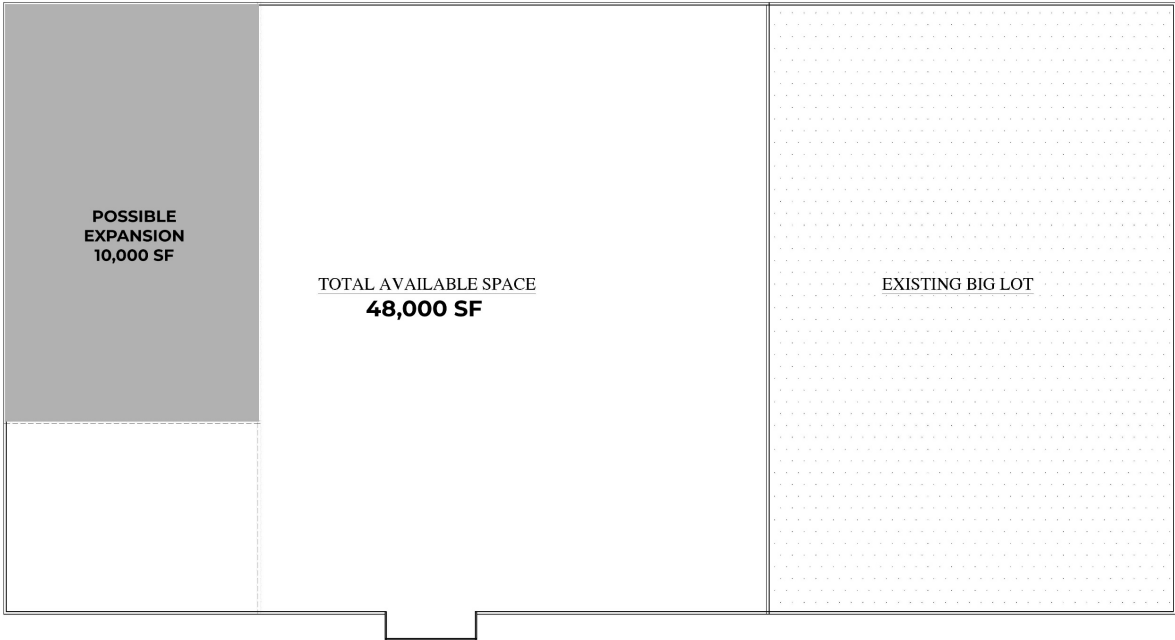




# LEASE PLAN



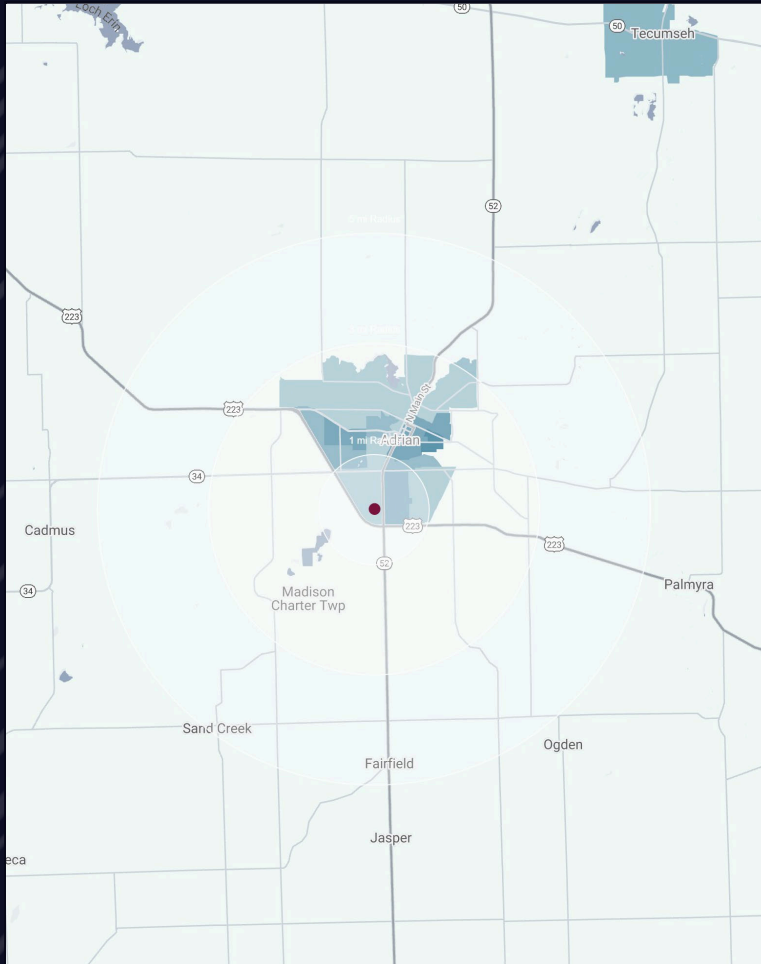
# SITE PLAN



SOUTH MAIN STREE  
ADRIAN, MI 49221



# DEMOGRAPHICS



**CROSSROADS PLAZA**  
1374 S Main St, Adrian, MI 49221

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	6,273	28,906	35,908
2028 Projected Population	5,931	26,339	33,903
2020 Census Population	6,053	29,415	36,424
2010 Census Population	5,947	29,924	36,754
Projected Annual Growth 2023 to 2028	-1.1%	-1.8%	-1.1%
Historical Annual Growth 2010 to 2023	0.4%	-0.3%	-0.2%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,339	9,861	12,664
2028 Projected Households	2,231	8,949	12,006
2020 Census Households	2,387	10,549	13,212
2010 Census Households	2,294	10,411	12,926
Projected Annual Growth 2023 to 2028	-0.9%	-1.9%	-1.0%
Historical Annual Growth 2010 to 2023	0.2%	-0.4%	-0.2%
<b>RACE</b>			
2023 Est. White	72.0%	70.4%	74.0%
2023 Est. Black	11.1%	11.3%	9.8%
2023 Est. Asian or Pacific Islander	1.3%	6.2%	5.1%
2023 Est. American Indian or Alaska Native	0.6%	0.6%	0.5%
2023 Est. Other Races	15.0%	11.6%	10.6%
<b>INCOME</b>			
2023 Est. Average Household Income	\$58,137	\$75,586	\$84,287
2023 Est. Median Household Income	\$47,263	\$48,690	\$55,002
2023 Est. Per Capita Income	\$22,867	\$28,082	\$31,669
<b>BUSINESS</b>			
2023 Est. Total Businesses	225	1,009	1,115
2023 Est. Total Employees	2,846	13,364	14,220

## CONTACT US



**DAVID M.  
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*Director*

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