

# FOR LEASE **CASCADE CROSSING**

3 MILE RD (I-75 SPUR) & I-75, SAULT STE. MARIE, MI 49783





## PROPERTY DETAILS

<b>LOCATION:</b>	3 Mile Rd (I-75 SPUR) & I-75 Sault Ste. Marie, MI 49786
<b>PROPERTY TYPE:</b>	Power Center
<b>DATE AVAILABLE:</b>	November 1 <sup>st</sup> , 2022
<b>RENT:</b>	Negotiable
<b>NNN EXPENSE:</b>	\$3.54/ SF
<b>AVAILABLE SPACE:</b>	1,260 SF
<b>ZONING:</b>	Commercial
<b>GLA:</b>	277,061 SF
<b>TRAFFIC COUNT:</b>	3 Mile Rd (13,315 CPD) I-75 Business Spur (13,665 CPD) I-75 (7,706 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C.  
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### TENANT ROSTER

- Kohl's
- Five Below
- Buffalo Wild Wings
- TJ Maxx
- Dollar Tree
- Arby's
- Hobby Lobby
- Bath & Body Works
- Superior Styling
- Harbor Freight
- Maurice's
- Ulta (Coming 2024)
- Dunham's
- Shoe Show

### DESCRIPTION

Cascade Crossing is the dominant Power Center in the Upper Peninsula of Michigan. Anchored by Kohl's, Hobby Lobby (opening Spring 2020), T.J. Maxx, Harbor Freight Tools, and Dunham's, Cascade Crossing offers an excellent tenant mix and great location in Sault Ste. Marie, Michigan. Cascade Crossing is located on the main retail corridor which captures shoppers from Sault Ste. Marie, Michigan and Sault Ste. Marie, Canada with a combined population of over 80,000 people. Join Kohl's, Hobby Lobby, T.J. Maxx, Joann Etc., Harbor Freight Tools, Dunham's Sporting Goods, Dollar Tree, Bath & Body Works, Maurice's, Shoe Show, Buffalo Wild Wings, and Arby's in this high volume anchored center. Sault Ste. Marie is in the midst of a major economic expansion. The federal government just approved an expansion of the Soo Locks which will bring 15,000 jobs to the trade area over the next ten years!



# MICRO AERIAL



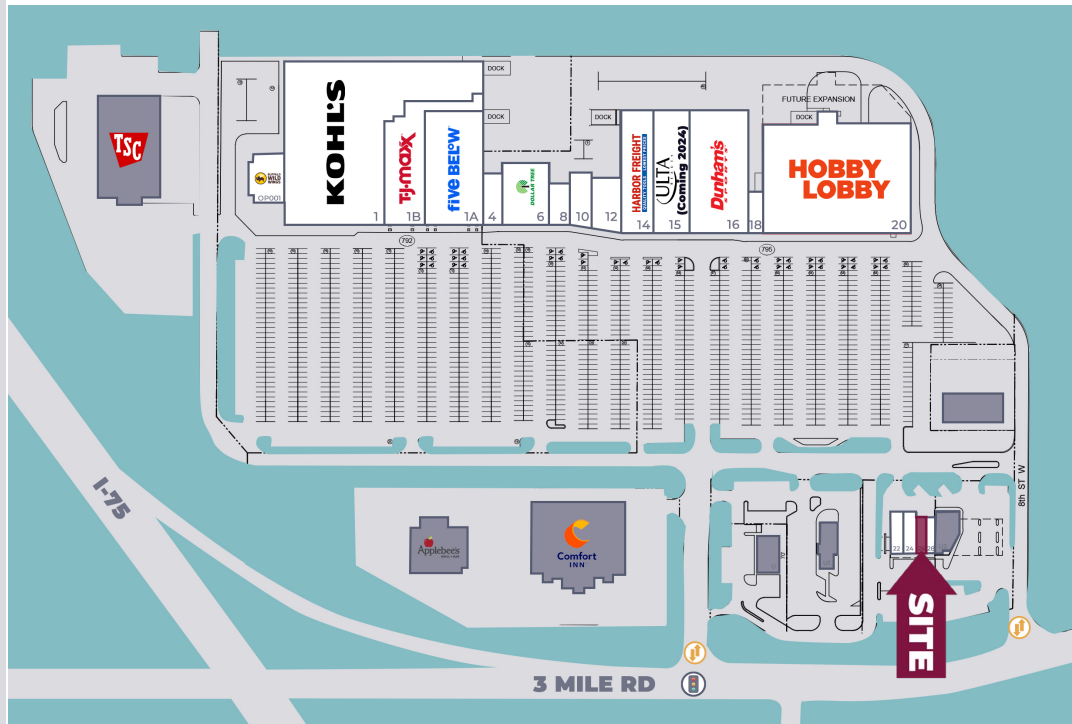


# MACRO AERIAL





# SITE PLAN



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UNIT	SIZE (SF)	TENANT
1	66,548 SF	KOHL'S
1A	23,127 SF	TJ MAXX
1B	16,500 SF	JO-ANN FABRICS
4	4,000 SF	ANYTIME FITNESS
6	10,800 SF	DOLLAR TREE
8	3,200 SF	BATH & BODY WORKS
10	4,000 SF	SHOE DEPT
12	6,000 SF	MAURICES
14	16,898 SF	HARBOR FREIGHT TOOLS
15	16,898 SF	ULTA (COMING 2024)
16	23,494 SF	DUNHAM'S
18	2,240 SF	SUPERIOR STYLING
20	60,714 SF	HOBBY LOBBY
22	2,000 SF	WILD BILL'S
24	1,900 SF	ROLL THE VEG
<b>26</b>	<b>1,260 SF</b>	<b>AVAILABLE</b>
28	1,260 SF	PAK N SHIP XPRESS
OP001	5,600 SF	BUFFALO WILD WINGS
U1	2,781 SF	ARBY'S
U2	3,601 SF	USA PETROLEUM

## TRADE AREA

## CASCADE CROSSING

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## NEW SOO LOCK THAT COULD EMPLOY THOUSANDS IN MICHIGAN PUSHES FORWARD

**DETROIT FREE PRESS – JUNE 29, 2018**  
**TODD SPRANGLER**

**WASHINGTON** – The Army Corps of Engineers is recommending a new supersize navigation lock be built in northern Michigan, advancing an enormous project that has been stalled for decades.

Congressional sources first informed the Free Press on Friday morning about details of the report on condition of anonymity because the Corps had not made its analysis public. But members of the state's congressional delegation later publicly revealed its contents, saying the Corps now supports the building of a new lock that could handle the largest ships carrying freight and raw materials between Lake Superior and the lower Great Lakes.

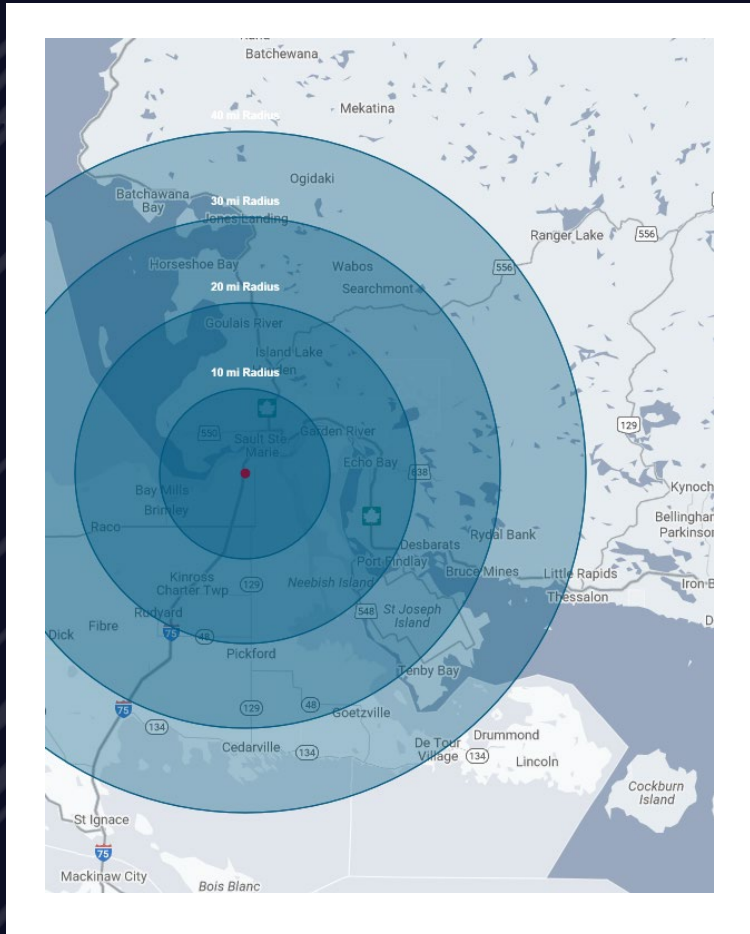
The Corps is expected to release its report soon, bolstering the next moves, which would be to secure authorization and funding for the project from Congress.

"We know the Soo Locks is a vital gateway for commerce in Michigan and critical to our national security," said U.S. Sen. Debbie Stabenow, D-Mich. "Today's news, along with the language I have included in the Senate water infrastructure bill, brings us another step closer to moving this important project forward."

The cost of the project is expected to be about \$922 million and it would take 7 to 10 years to complete, subject to congressional funding. It also could employ as many as 15,000 people on the Upper Peninsula during its construction, according to previous estimates by Gov. Rick Snyder, who has long argued for the project.

**[READ FULL ARTICLE](#)**

# DEMOGRAPHICS



## CASCADE CROSSING

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# DEMOGRAPHICS

## POPULATION

	10 MILE	20 MILE	30 MILE	40 MILE
2023 Estimated Population	19,568	31,375	34,471	38,977
2028 Projected Population	18,988	30,633	33,626	37,934
2020 Census Population	19,747	31,604	34,706	39,101
2010 Census Population	20,681	33,256	36,283	40,811
Projected Annual Growth 2023 to 2028	-0.6%	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	-0.4%	-0.4%	-0.4%	-0.3%

## HOUSEHOLDS

2023 Estimated Households	8,324	11,478	12,729	14,909
2028 Projected Households	7,831	10,832	11,963	13,880
2020 Census Households	8,311	11,466	12,706	14,833
2010 Census Households	8,680	11,882	13,165	15,290
Projected Annual Growth 2023 to 2028	-1.2%	-1.1%	-1.2%	-1.4%
Historical Annual Growth 2010 to 2023	-0.3%	-0.3%	-0.3%	-0.2%

## RACE

2023 Est. White	68.4%	61.1%	62.1%	63.7%
2023 Est. Black	1.4%	13.0%	12.5%	11.3%
2023 Est. Asian or Pacific Islander	4.2%	2.7%	2.5%	2.3%
2023 Est. American Indian or Alaska Native	9.8%	8.9%	8.7%	8.4%
2023 Est. Other Races	16.1%	14.4%	14.2%	14.2%

## INCOME

2023 Est. Average Household Income	\$77,965	\$86,971	\$89,057	\$87,307
2023 Est. Median Household Income	\$55,338	\$55,279	\$56,227	\$56,225
2023 Est. Per Capita Income	\$33,881	\$34,346	\$35,289	\$35,523

## BUSINESS

2023 Est. Total Businesses	704	877	935	1,069
2023 Est. Total Employees	9,843	12,678	13,088	14,176



## CONTACT US



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