

FOR LEASE

NORTH LAND PLAZA- FORMER JCPENNEY BOX

1680 WRIGHT AVE, ALMA, MI



W CHEESMAN RD
(5,151 CPD)

WRIGHT AVE
(13,710 CPD)

27,889 SF
AVAILABLE

PROPERTY DETAILS

LOCATION: 1680 Wright Ave, Alma, MI

PROPERTY TYPE: Shopping Center

GLA: 58,202 SF

AVAILABLE SPACE: 27,889 SF

TRAFFIC COUNT: Wright Ave (13,710 CPD)
US-127 (19,149 CPD)

EXCLUSIVELY LISTED BY:



**DAVID M.
WARD**

Director
dward@landmarkcres.com
248 488 2620

HIGHLIGHTS

- The available space is the former JC Penny Box.
- Alma is the largest city in Gratiot County in the State of Michigan.
- Alma College is a liberal arts institution of approximately 1,300 students located just south of the Shopping center.
- Meijer is just east of the Shopping Center.

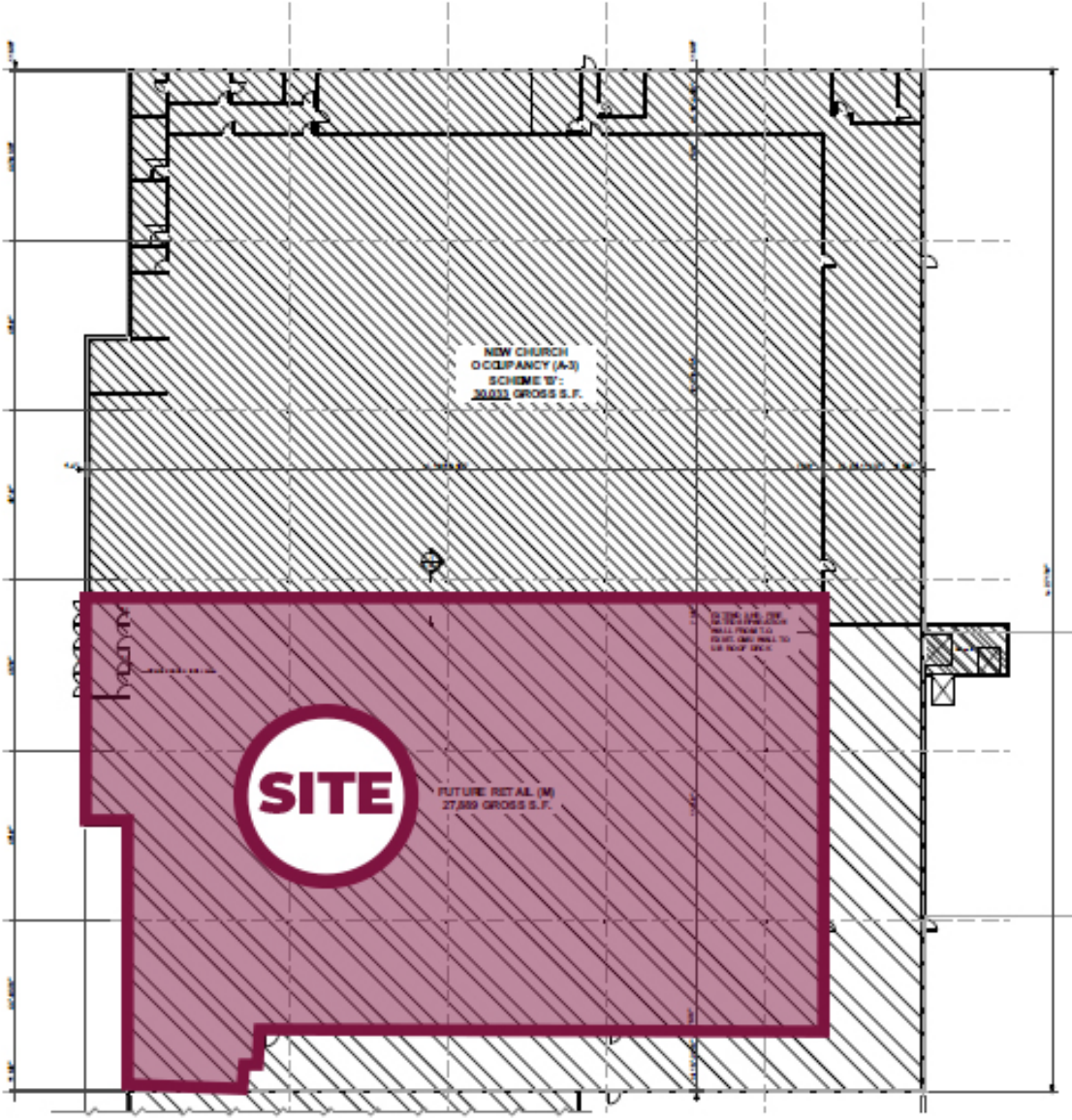
MICRO AERIAL



MACRO AERIAL



SITE PLAN

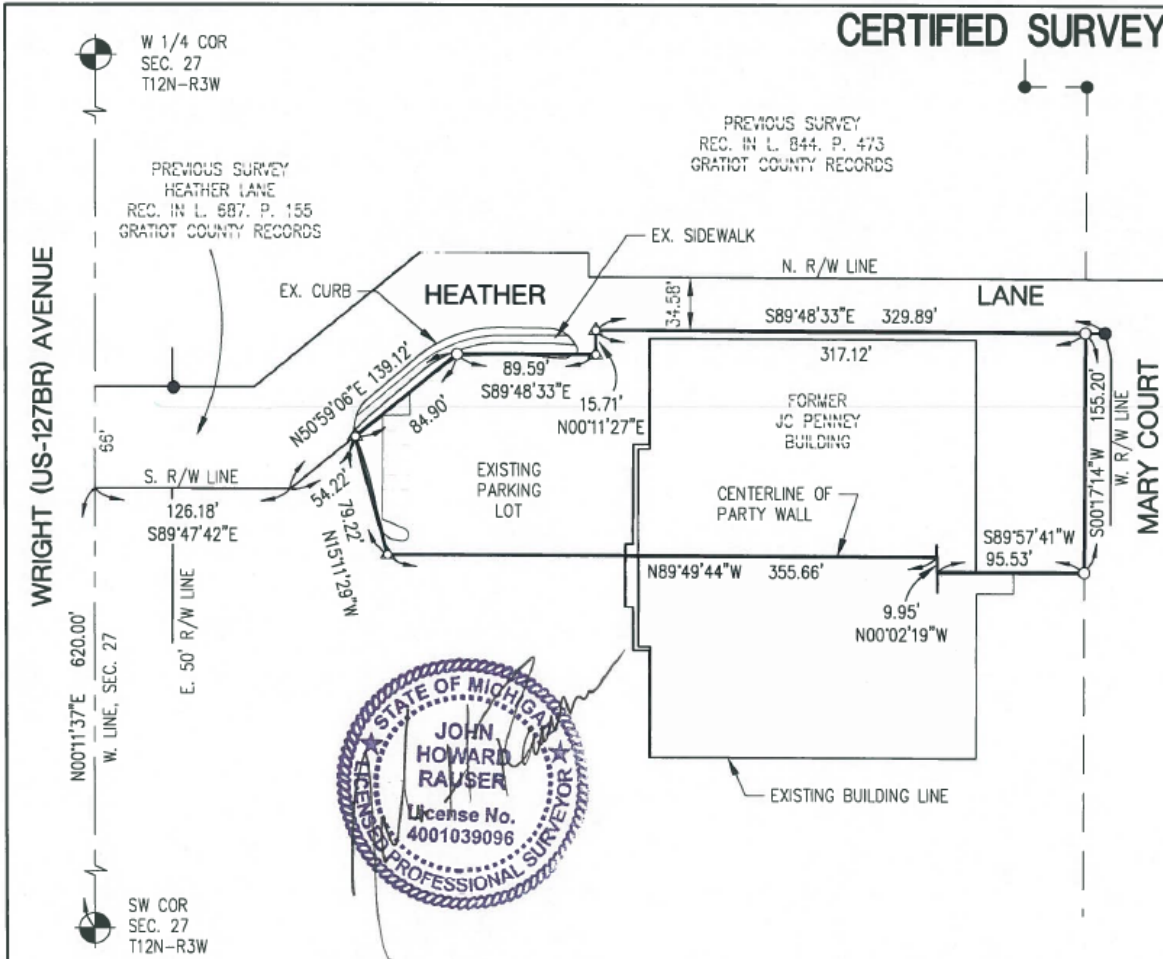


SCHEME 'A' - OVERALL FLOOR PLAN CENTER DOOR SEPARATION



SURVEY

CERTIFIED SURVEY



LEGEND:
 ○ = IRON #39096 SET
 ● = IRON FOUND
 △ = SET PK AND TAG

LEGAL DESCRIPTION:
 PART OF THE SOUTHWEST 1/4 OF SECTION 27, T12N-R3W, CITY OF ALMA, GRATIOT COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF HEATHER LANE WHICH IS N0011'37"E, ALONG THE WEST LINE OF SAID SECTION 27, 620.00 FEET AND S89'47'42"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 126.18 FEET AND N50'59'06"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 54.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE ALONG THE FOLLOWING FOUR COURSES: 1) N50'59'06"E, 84.90 FEET, 2) S89'48'33"E, 89.59 FEET, 3) N0011'27"E, 15.71 FEET AND 4) S89'48'33"E, 317.12 FEET; THENCE S0017'14"W, 155.20 FEET; THENCE ALONG THE CENTER OF A PARTY WALL AND ITS EASTERLY AND WESTERLY EXTENSION THE FOLLOWING THREE COURSES: 1) S89'57'41"W, 95.53 FEET, 2) N00'02'19"W, 9.95 FEET AND 3) N89'49'44"W, 355.66 FEET; THENCE N15'11'29"W, 79.22 FEET TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES OF LAND, SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

PLSS CORNER WITNESSES:
 W 1/4 COR., SEC. 27, T12N-R3W
 FND REMON MONUMENT IN MON BOX
 N85W 51.86' FND NAIL IN P/P
 N68E 75.62' FND NAIL IN P/P
 S52E 92.58' NW CORNER DEALERSHIP SIGN
 S62W 61.26' FND NAIL IN P/P

SW COR., SEC. 27, T12N-R3W
 FND REMON MONUMENT IN MON BOX
 N43W 62.56' FND NAIL & TAG LIGHT POLE
 N60E 64.96' FND NAIL & TAG P/P
 N62E 66.54' TOP CENTER HYDRANT
 WEST 42.10' FND NAIL & TAG IN P/P



I, JOHN H. RAUSER, HEREBY CERTIFY THAT THE ATTACHED SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER OF THE SURVEYED PARCEL OR PARCELS SURVEYED HEREIN IS NOT GREATER THAN 0.07 FEET, UNLESS OTHERWISE NOTED HEREIN.

BEARINGS ARE REFERENCED TO NAD83(CORS2011), MCS SOUTH ZONE, INTERNATIONAL FEET, DISTANCES REDUCED TO GROUND

FIELD:	JRH/DCR	DATE:	JANUARY 9, 2023
DRAWN:	JR	SCALE:	1"=100'
CHECKED:	GAS	REVISED:	

BOBENAL INVESTMENTS

SECTION 27 T12N - R03W CITY OF ALMA
 GRATIOT COUNTY COUNTY, MICHIGAN

ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
 Mt. Pleasant, MI 48858

O: (989) 772-2138
 F: (989) 773-7757
 www.rowepsc.com

0 50 100 FEET

SHEET: 1 OF 1
 JOB NO.: 22M0034

PLOTTED: 1/9/2023 9:02 AM R:\Projects\22M0034\Draw\Survey\SV-22M0034-CS.dwg

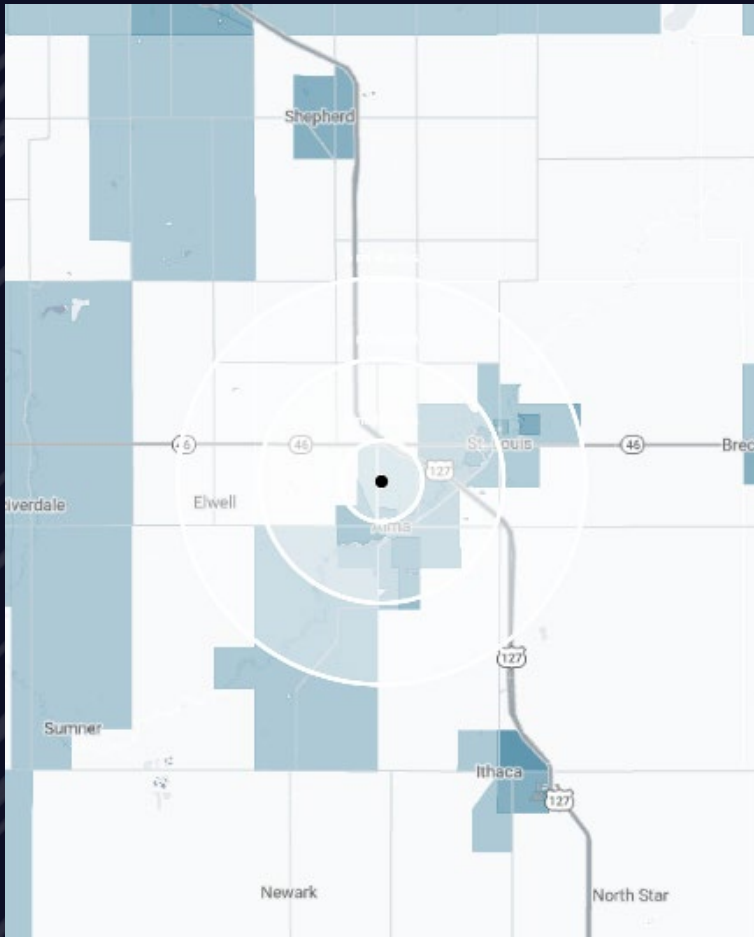
SITE PHOTOS



VIEW EAST



DEMOGRAPHICS



NORTH LAND PLAZA

1680 Wright Ave, Alma, MI

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	3,132	13,849	21,544
2028 Projected Population	2,918	13,127	20,739
2020 Census Population	3,210	14,006	21,892
2010 Census Population	3,360	13,845	21,806
Projected Annual Growth 2023 to 2028	-1.4%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2023	-0.5%	-	-
HOUSEHOLDS			
2023 Estimated Households	1,223	5,167	6,753
2028 Projected Households	1,116	4,822	6,361
2020 Census Households	1,256	5,215	6,859
2010 Census Households	1,290	5,282	6,909
Projected Annual Growth 2023 to 2028	-1.8%	-1.3%	-1.2%
Historical Annual Growth 2010 to 2023	-0.4%	-0.2%	-0.2%
RACE			
2023 Est. White	77.8%	78.2%	67.7%
2023 Est. Black	2.8%	2.3%	18.7%
2023 Est. Asian or Pacific Islander	11.4%	11.8%	7.6%
2023 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2023 Est. Other Races	7.9%	7.4%	5.8%
INCOME			
2023 Est. Average Household Income	\$64,032	\$74,015	\$80,591
2023 Est. Median Household Income	\$44,054	\$49,429	\$55,277
2023 Est. Per Capita Income	\$26,889	\$29,283	\$29,400
BUSINESS			
2023 Est. Total Businesses	166	539	637
2023 Est. Total Employees	2,849	8,506	10,612

CONTACT US



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Director

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