

FOR LEASE/SALE CROSSROADS SHOPPING CENTER

1416-1424 S MAIN ST, ADRIAN, MI 49221



Staples Aaron's

GNC LIVE WELL SVS VISION Mancino's

SHERWIN WILLIAMS

BIG LOTS!

TSC TRACTOR SUPPLY CO

US-223
(14,126 CPD)

ivyrehab for Kids

SUBWAY

AdvanceAmerica

PERFORMANCE PLUS QUICK OIL CHANGE

JETS PIZZA metro by F Mobile

County National Bank Banking that stays in the community

Culver's

planet fitness

FAMILY Farm & Home

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

S MAIN ST
(16,464 CPD)

KeyBank

PROPERTY DETAILS

LOCATION:	1416-1424 S Main St Adrian, MI 49221
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	Upon Request
NNN/EXPENSE:	\$3.62/SF
	CAM: \$1.64
	R/E Taxes: \$1.76
	Insurance: \$0.22
AVAILABLE SPACE:	1,200-27,649 SF
ZONING:	Commercial
GROSS LEASABLE AREA:	202,228 SF
TRAFFIC COUNT:	S Main St (16,464 CPD) US-223 (21,929 CPD)

EXCLUSIVELY LISTED BY:



**DAVID M.
WARD**

Director
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248 488 2620

UPON REQUEST

\$3.62/SF

RENT

NNN

ANCHORS



TENANT ROSTER



HIGHLIGHTS

- Former Big Lots (27,679 SF)
- Across from Adrian Mall
- 3 University Campuses within 2 miles
- Can be subdivided
- Join our neighborhood tenants; Planet Fitness, Big Lots, Staples, Family Farm & Home, and Harbor Freight Tools.

MICRO AERIAL



MACRO AERIAL

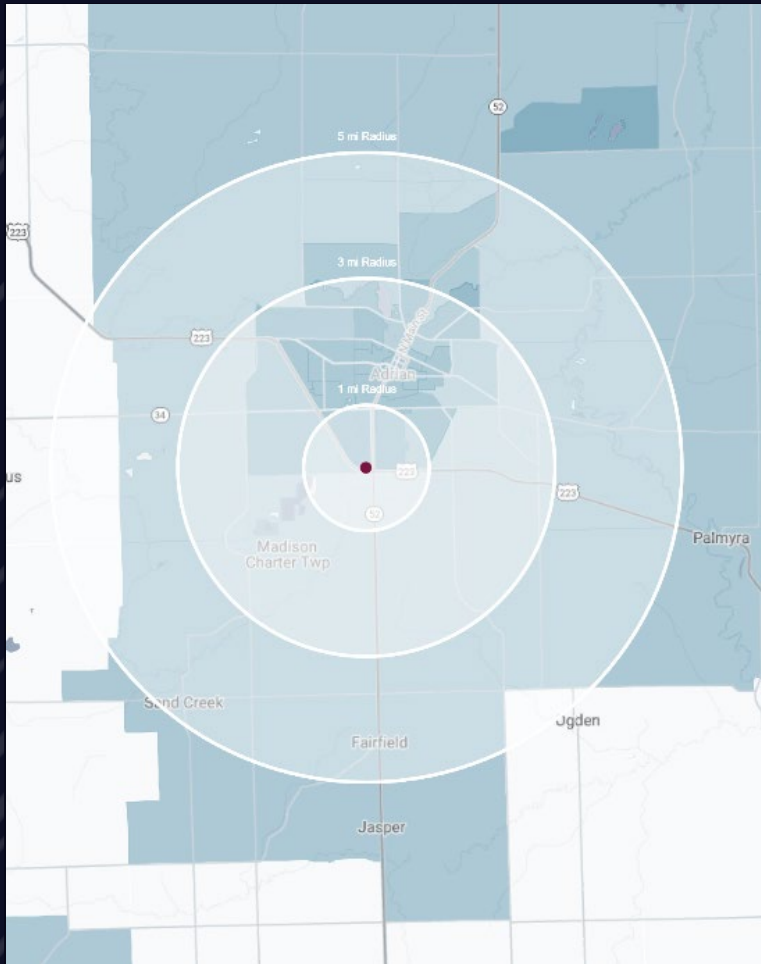


Goole

LEASE PLAN



DEMOGRAPHICS



CROSSROADS SHOPPING CENTER

1416-1424 S Main St, Adrian, MI 49221

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	5,064	28,689	36,146
2028 Projected Population	4,929	28,070	35,548
2020 Census Population	5,166	28,962	36,516
2010 Census Population	5,066	29,477	36,851
Projected Annual Growth 2023 to 2028	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	-	-0.2%	-0.1%
HOUSEHOLDS			
2023 Estimated Households	2,015	10,371	13,235
2028 Projected Households	1,946	10,034	12,889
2020 Census Households	2,033	10,373	13,248
2010 Census Households	1,946	10,242	12,962
Projected Annual Growth 2023 to 2028	-0.7%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2023	0.3%	-	0.2%
RACE			
2023 Est. White	76.8%	72.4%	75.6%
2023 Est. Black	11.3%	11.6%	9.9%
2023 Est. Asian or Pacific Islander	0.8%	6.2%	5.0%
2023 Est. American Indian or Alaska Native	0.3%	0.5%	0.4%
2023 Est. Other Races	10.7%	9.4%	9.0%
INCOME			
2023 Est. Average Household Income	\$53,469	\$67,103	\$77,829
2023 Est. Median Household Income	\$45,631	\$46,327	\$52,435
2023 Est. Per Capita Income	\$22,453	\$26,567	\$30,428
BUSINESS			
2023 Est. Total Businesses	218	991	1,115
2023 Est. Total Employees	2,761	12,997	14,217

CONTACT US



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