

# FOR SALE D&S CONCEPTS

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



# PROPERTY DETAILS

**LOCATION:** 3 Mile Rd (I-75 SPUR) & I-75  
Sault Ste. Marie, MI 49786

**PROPERTY TYPE:** Vacant Land

**DATE AVAILABLE:** Immediately

**SALES PRICE:** \$590,000.00

**LOT SIZE:** 4.25 AC

**ZONING:** Commercial

**TRAFFIC COUNT:** 3 Mile Rd (3,008 CPD)  
I-75 Business Spur (12,943 CPD)  
I-75 (3,383 CPD)

EXCLUSIVELY LISTED BY:



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\$590,000.00

4.25 AC

**SALES PRICE**

**LOT SIZE**

## HIGHLIGHTS

- Excellent Location in the Strongest Retail Corridor in Sault Ste. Marie
- Excellent Visibility with over 300 Feet of Frontage
- Possible Access to Traffic Light
- Directly Across from Cascade Crossing the Largest Retail Center in the Trade Area

# MICRO AERIAL



# MACRO AERIAL



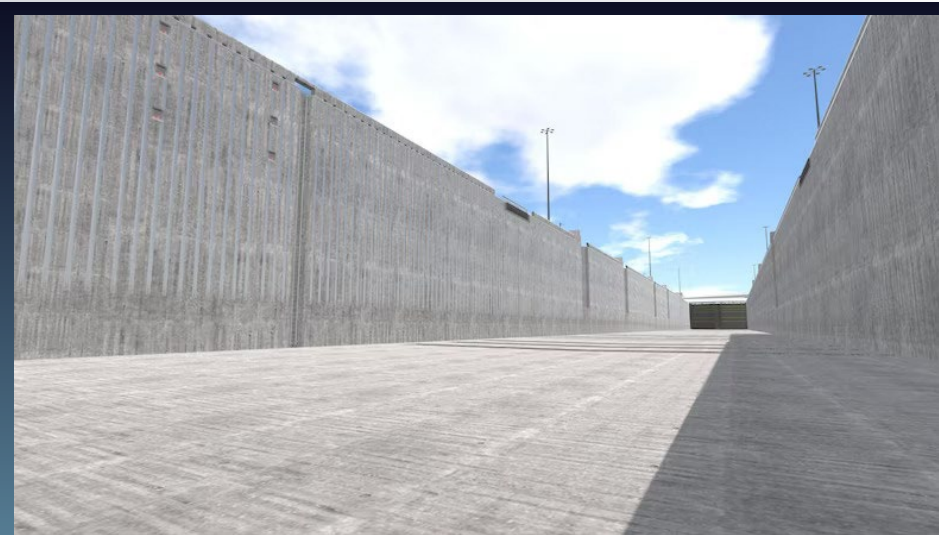
# PLAT



# TRADE AREA

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## Army Corps Awards Next \$214M Contract Option for Soo Lock Project

**ENRMIDWEST- JANUARY 3, 2024**  
**JAMES LEGGATE**

Construction of the U.S. Army Corps of Engineers' \$3.2-billion New Lock at the Soo project in Sault Ste. Marie, Mich., is advancing toward completion in 2030. The Corps recently awarded a \$213.8-million contract option to Phase 3 contractor Kokosing Alberici Traylor LLC for construction of the lock wall monoliths.

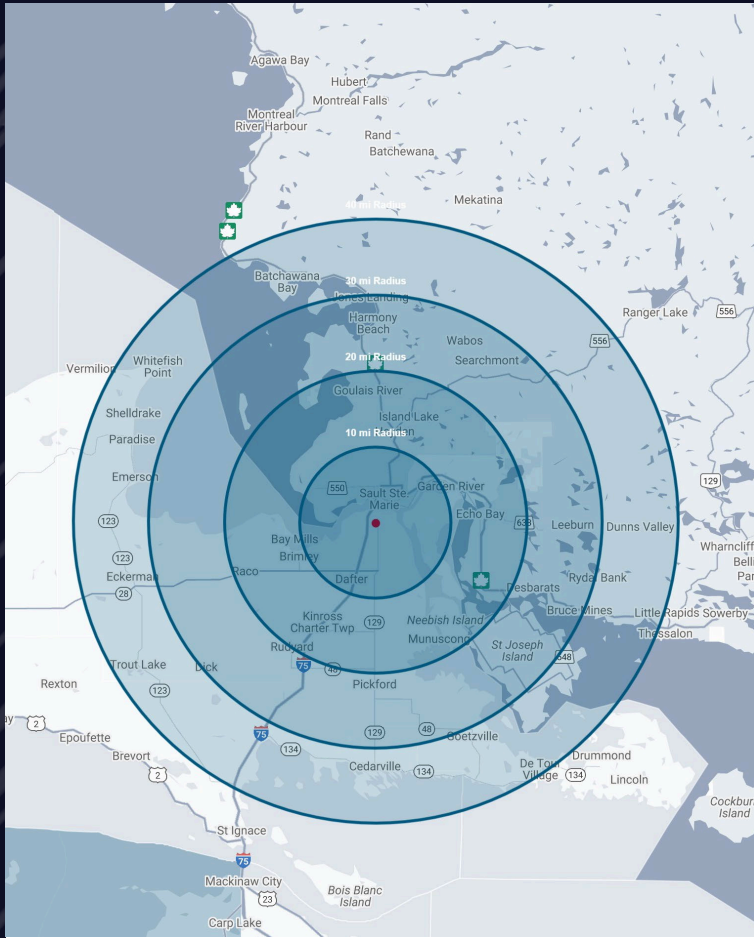
The project is replacing two smaller locks with one equal to the 1,200-ft-long, 110-ft-wide, 32-ft-deep Poe Lock, which is currently the only of the Soo Locks on the St. Mary's River, between Michigan and Ontario, Canada, that is capable of accommodating modern "laker" shipping vessels. The scope of the newly awarded contract option includes construction of 21 chamber monoliths for both the north and south walls of the new lock, according to Jeremy Nichols, corps project design engineer. Each of the monoliths are about 44 ft wide and 70 ft tall, and will be built by placing concrete in 5-ft-high lifts.

The Corps awarded Kokosing Alberici Traylor—a joint venture of Westerville, Ohio-based Kokosing Industrial, St. Louis-based Alberici Constructors and Evansville, Ind.-based Traylor Bros.—a \$1.1-billion base contract in 2022 for the third, final and largest phase of the lock project. Awarding the contract then allowed work to proceed on early portions of the project, while additional pieces are covered in contract options awarded as funding is available.

The Corps has previously awarded three other contract options worth a combined \$281.3 million. Since mobilizing in late 2022, the contractor has placed cells for upstream and downstream cofferdams, started construction of a bridge to a mid-river hydropower plant, stabilized the existing monoliths and installed a grout curtain ahead of dewatering and conducted blasting and excavation for a planned utility shaft.

[READ FULL ARTICLE](#)

# DEMOGRAPHICS



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# DEMOGRAPHICS

## POPULATION

	10 MILE	20 MILE	30 MILE	40 MILE
2024 Estimated Population	17,699	29,373	32,727	38,051
2029 Projected Population	17,903	29,755	33,106	38,321
2020 Census Population	19,511	31,597	34,817	39,014
2010 Census Population	20,440	33,238	36,395	40,730
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	-1.0%	-0.8%	-0.7%	-0.5%

## HOUSEHOLDS

2024 Estimated Households	7,449	10,843	12,232	14,866
2029 Projected Households	7,302	10,660	11,964	14,347
2020 Census Households	8,211	11,464	12,761	14,801
2010 Census Households	8,579	11,876	13,215	15,261
Projected Annual Growth 2024 to 2028	-0.4%	-0.3%	-0.4%	-0.7%
Historical Annual Growth 2010 to 2024	-0.9%	-0.6%	-0.5%	-0.2%

## RACE

2024 Est. White	72.1%	68.1%	68.8%	69.9%
2024 Est. Black	1.4%	7.8%	7.4%	6.7%
2024 Est. Asian or Pacific Islander	1.0%	0.8%	0.8%	0.8%
2024 Est. American Indian or Alaska Native	9.6%	8.8%	8.6%	8.3%
2024 Est. Other Races	15.8%	14.4%	14.4%	14.3%

## INCOME

2024 Est. Average Household Income	\$83,962	\$93,496	\$95,215	\$93,975
2024 Est. Median Household Income	\$63,091	\$64,146	\$64,791	\$64,128
2024 Est. Per Capita Income	\$35,933	\$34,878	\$35,916	\$36,996

## BUSINESS

2024 Est. Total Businesses	708	884	941	1,077
2024 Est. Total Employees	9,897	12,763	13,158	14,238



## CONTACT US



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