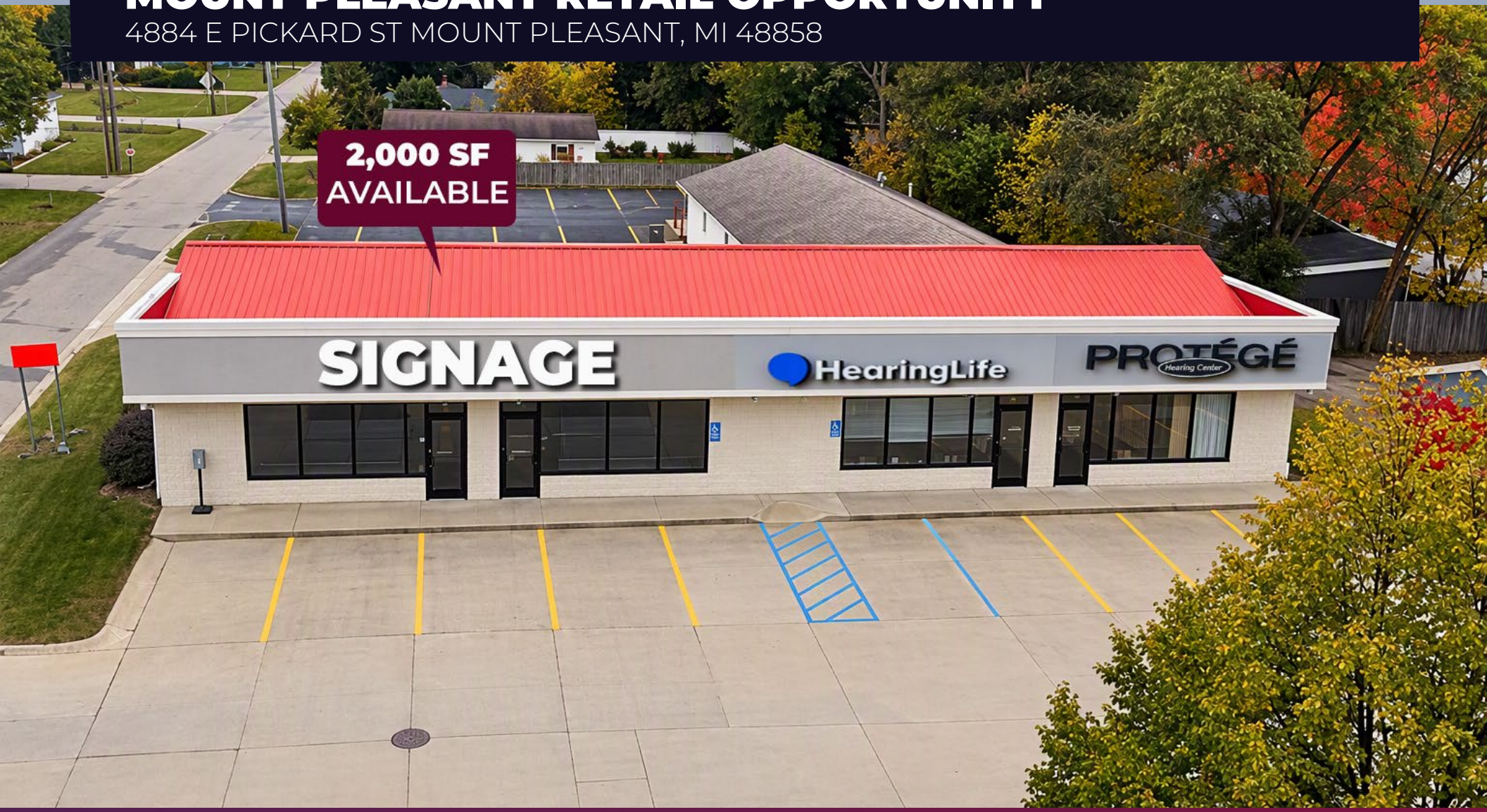
FOR LEASE

MOUNT PLEASANT RETAIL OPPORTUNITY

4884 E PICKARD ST MOUNT PLEASANT, MI 48858



ECODE #1109

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	4884 E Pickard St Mount Pleasant, MI 48858
PROPERTY TYPE:	Neighborhood Center
DATE AVAILABLE:	Immediately
RENT:	$18.00/SF
NNN EXPENSE:	$3.00/SF
BUILDING SIZE:	6,765 SF
AVAILABLE SPACE:	2,000 SF
ZONING:	General Commercial
TRAFFIC COUNT:	E Pickard St. (15,162 CPD) S Isabella Rd. (13,043 CPD)

$18.00/SF **RENT**

$3.00/SF **NNN**

Mt. Pleasant

HIGHLIGHTS

- Positioned along the Pickard Road/M-20 commercial corridor, connecting Mount Pleasant's shopping areas with US-127.
- Reach beyond the immediate neighborhood in a regional shopping and service market that draws customers from Isabella County and surrounding rural communities.
- Minutes away from Central Michigan University and student housing.
- Established Mount Pleasant commercial corridor with many shopping and dining destinations.

EXCLUSIVELY LISTED BY:

RG

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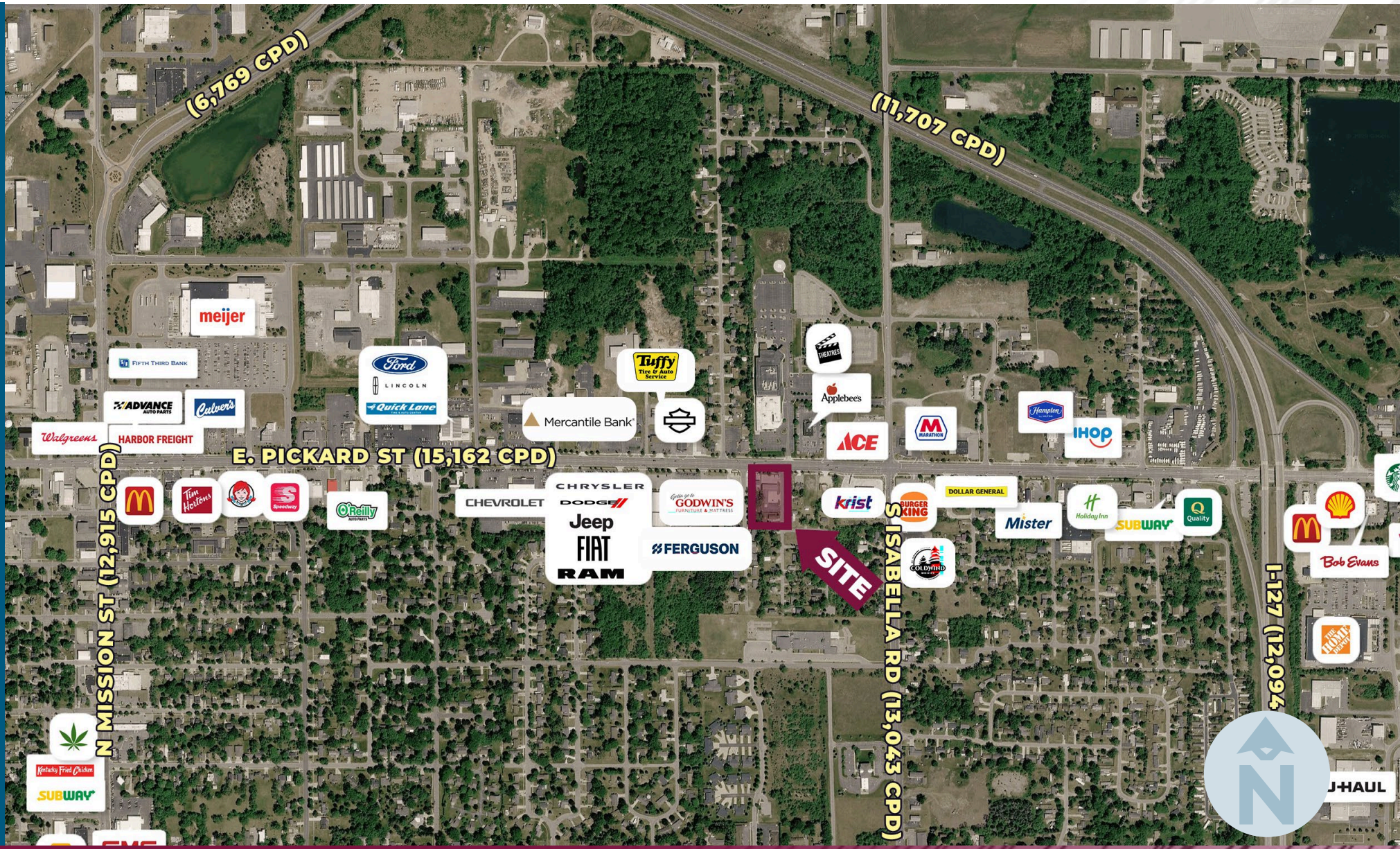
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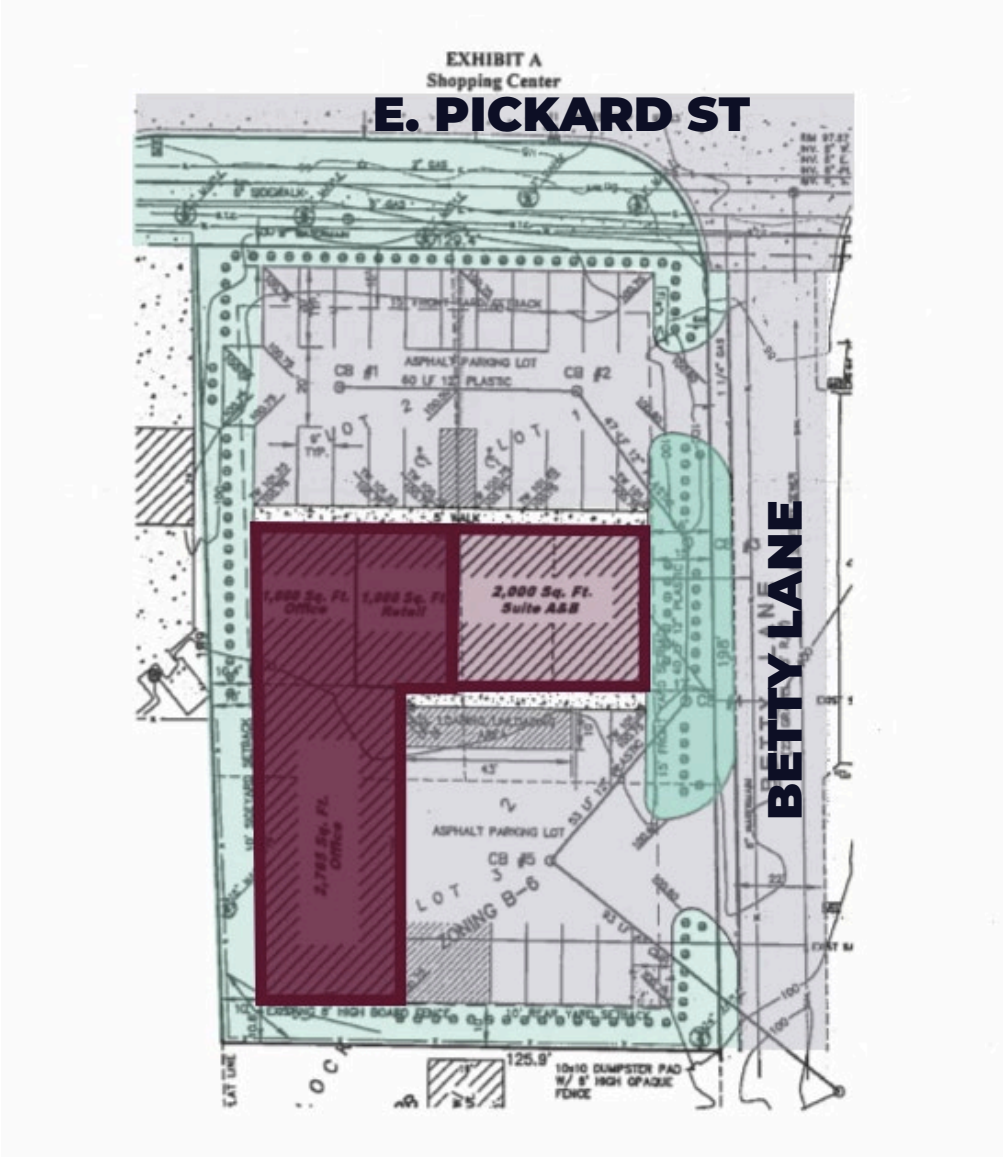
MICRO AERIAL



MACRO AERIAL



SITE PLAN


EXHIBIT A
Shopping Center
E. PICKARD ST
BETTY LANE
ASPHALT PARKING LOT
CB #1
CB #2
2,000 Sq. Ft.
Suite A&B
ASPHALT PARKING LOT
CB #5
ZONING B-6
125.9'
10x10 DUMPSTER PAD
W/ 6' HIGH OPAQUE
FENCE

SITE PHOTOS


2,000 SF
AVAILABLE
SIGNAGE
HearingLife
PROTÉGÉ
Hearing Center
4884
OPEN


PROTÉGÉ
Audiology
SIGNAGE
HearingLife

DEMOGRAPHICS



MOUNT PLEASANT RETAIL OPPORTUNITY

4884 E Pickard St
Mount Pleasant, MI 48858

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	4,171	29,650	37,819
2031 Projected Population	4,287	30,015	38,317
2020 Census Population	3,939	31,110	39,327
2010 Census Population	4,215	35,418	43,720
Projected Annual Growth 2026 to 2031	0.6%	0.2%	0.3%
Historical Annual Growth 2010 to 2026	-	-1.0%	-0.8%
HOUSEHOLDS			
2026 Estimated Households	1,864	12,045	15,384
2031 Projected Households	1,997	12,781	16,338
2020 Census Households	1,801	11,877	15,194
2010 Census Households	1,800	12,178	15,383
Projected Annual Growth 2026 to 2031	1.4%	1.2%	1.2%
Historical Annual Growth 2010 to 2026	0.2%	-	-
RACE			
2026 Est. White	84.6%	80.6%	81.5%
2026 Est. Black	1.7%	5.7%	5.1%
2026 Est. Asian or Pacific Islander	2.1%	3.1%	2.9%
2026 Est. American Indian or Alaska Native	3.6%	2.4%	2.5%
2026 Est. Other Races	8.0%	8.2%	8.0%
INCOME			
2026 Est. Average Household Income	$88,247	$68,675	$72,158
2026 Est. Median Household Income	$67,467	$50,957	$52,578
2026 Est. Per Capita Income	$39,706	$29,744	$30,833
BUSINESS			
2026 Est. Total Businesses	296	1,238	1,308
2026 Est. Total Employees	5,871	18,556	19,081

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