



Brookstone

FOR LEASE

Iron Mountain Shopping Center

1860 S STEPHENSON AVE
IRON MOUNTAIN, MI 49801

2,000 - 37,353 SF
AVAILABLE

\$12.00 - \$14.00
SF/YR

9
SPACES

Lindsey Nussle

Senior Director of Asset Management

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Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

57,133 SF AVAILABLE SF	\$12 - \$14 ASKING RATE SF/YR	9 SPACES AVAILABLE	20.98 LOT SIZE	176,352 SqFt BUILDING SQFT
051-000-265-04 PARCEL ID	Commercial ZONING TYPE	Dickinson COUNTY	875.00 Ft FRONTAGE	45.808117,-88.046703 COORDINATES

EXECUTIVE SUMMARY

- Strategically positioned on Stephenson Avenue in Iron Mountain, MI, Iron Mountain Shopping Center sits at the heart of one of the area's most active retail corridors, drawing over 30,000 vehicles per day. The center offers 693 parking spaces, ensuring a convenient experience for shoppers and a steady stream of foot traffic for tenants.
- The plaza benefits from exceptional co-tenancy, with national brands including Home Depot, Walmart, Tractor Supply, and Dunham's Sports — creating a powerful retail destination that attracts a broad and loyal customer base. Available spaces range from 2,000 square feet up to 86,707 square feet of contiguous space, offering flexible options for a wide variety of retail concepts

PROPERTY HIGHLIGHTS

- Prime location on one of the most active retail corridors in Michigan upper peninsula
- Excellent Visibility from Stephenson Ave and surrounding businesses
- Ample parking available with over 693 parking spaces for shoppers and employees
- Easy access with three Ingress & Egress
- True trade area spans 50 sq mi's (Placer.ai)

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Iron Mountain1.1 mi	Jackpine Knob Airport15.5 mi	South Stephenson Avenue404 ft
	Ford Airport3.5 mi	US-2/US-1410.9 mi
	Shangrila Airport WS2518.4 mi	US-1411.4 mi
		North Stephenson Avenue1.7 mi

Space Available

#1800-1810

NEGOTIABLE

SF AVAILABLE

37,353 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1800A/1810A

\$14 SF/Yr

SF AVAILABLE

4,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1820

\$14 SF/Yr

SF AVAILABLE

2,880 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1822

\$12 – \$14 SF/Yr

SF AVAILABLE

2,500 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1824

\$14 SF/Yr

SF AVAILABLE

2,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1826

\$14 SF/Yr

SF AVAILABLE

2,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1836

NEGOTIABLE

SF AVAILABLE

2,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#1838-1840

NEGOTIABLE

SF AVAILABLE

2,000 SF

TERM

—

TYPE

NNN

USE

Retail

#1848

\$14 SF/Yr

SF AVAILABLE

2,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Photo Gallery





Market Overview



12/31/1969

Iron Mountain is a city and the county seat of Dickinson County, Michigan. The population was 7,518 at the 2020 census. Logging, tourism, and winter sports (based at nearby ski resorts) are significant economic factors. Dickinson county is home to 6,400 square miles of lake and 645 miles, making Iron Mountain a coveted tourism destination for golf, skiing, fishing, canoeing and more. Manufactures include wood products, concrete, and machinery. Guided tours are given of the underground shafts of the Iron Mountain Iron Mine, which ceased production in 1945; the mine has since been designated a state historical landmark.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,849	Population	16,113	Population	20,133
Median HH Income	\$48,485	Median HH Income	\$60,618	Median HH Income	\$62,388
Households	915	Households	7,532	Households	9,342

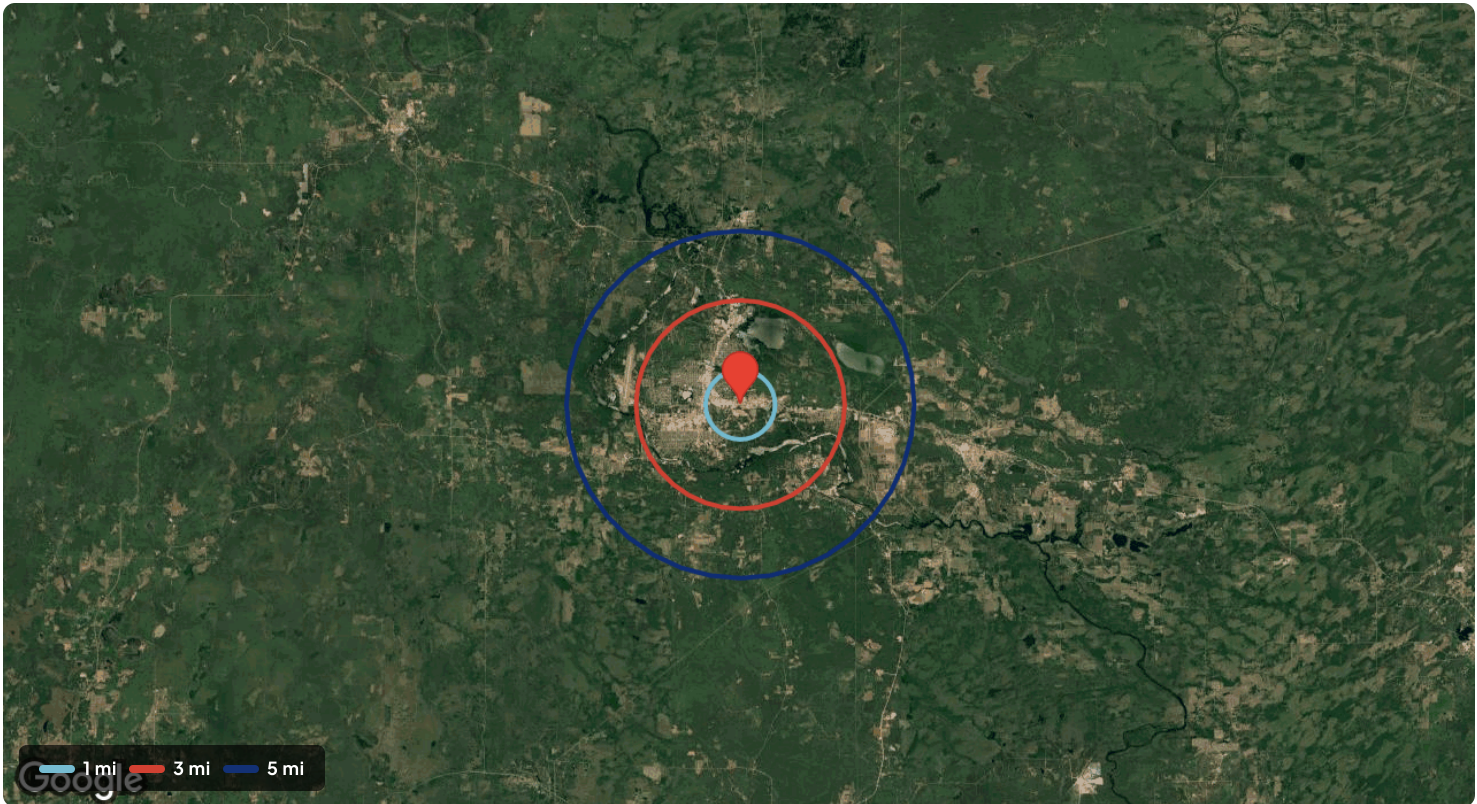
Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,067	17,684	21,806
2010 Population	1,940	16,463	20,423
2026 Population	1,849	16,113	20,133
2031 Population	1,834	16,014	20,040
2026–2031 Growth Rate	–0.16 %	–0.12 %	–0.09 %
2026 Daytime Population	3,949	20,210	23,737

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	907	7,451	9,091	less than \$15,000	92	599	670
2010 Total Households	886	7,252	8,897	\$15,000–\$24,999	118	743	872
2026 Total Households	915	7,532	9,342	\$25,000–\$34,999	104	576	674
2031 Total Households	923	7,619	9,465	\$35,000–\$49,999	153	982	1,264
2026 Avg. Household Size	2	2.09	2.11	\$50,000–\$74,999	174	1,847	2,186
2026 Owner Occupied Housing	663	5,651	7,234	\$75,000–\$99,999	121	1,058	1,297
2031 Owner Occupied Housing	675	5,766	7,385	\$100,000–\$149,999	105	990	1,304
2026 Renter Occupied Housing	252	1,881	2,108	\$150,000–\$199,999	28	450	656
2031 Renter Occupied Housing	248	1,853	2,080	\$200,000 or greater	19	288	420
2026 Vacant Housing	87	657	875	Median HH Income	\$48,485	\$60,618	\$62,388
2026 Total Housing	1,002	8,189	10,217	Average HH Income	\$62,598	\$75,782	\$79,989



Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER