

FREESTANDING RETAIL BUILDING



PILOT PROPERTY GROUP

1995 SOUTH CEDAR, IMLAY CITY, MI 48444

PROPERTY OVERVIEW:

- Imlay City Free-Standing Retail Building Available.
- Tons of M-53 Frontage (Curb Cuts on both M-53 and Newark).
- Motivated Landlord, Tenant Improvement Allowance Available.
- Less than 1 Mile from I-69.

Property Type: Retail
 Cross Streets: Northeast corner of M-53
 and Newark Rd.
 Total Square Footage: 46,530
 Minimum Square Footage: 10,000
 Maximum Square Footage: 46,530
 Frontage: 355' on M-53
 Parcel Size: 4.4 Acres
 Year Built: 1975
 Grade Level Doors: 1
 Zoning: B-3 Gen
 Parking Spaces: 120 +/-
 Lease Rate: \$8.95 PSF
 Lease Type: NNN



AGENT CONTACT INFO

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FLOOR PLAN



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ADDITIONAL PHOTO

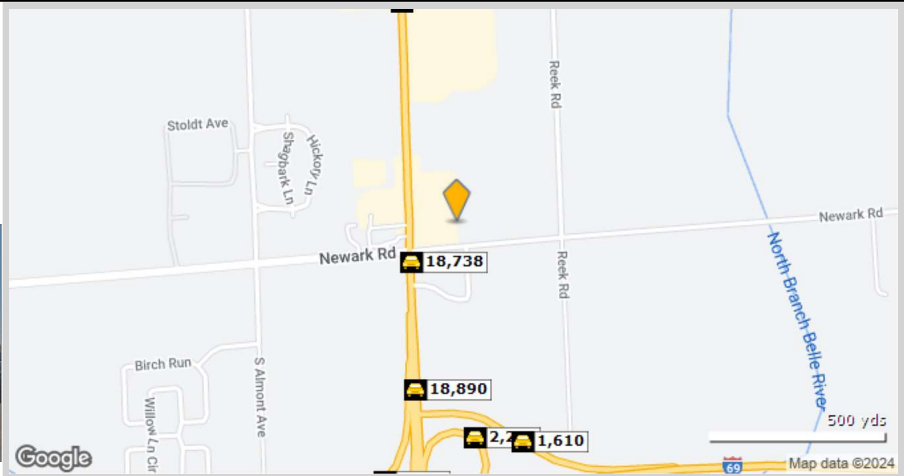


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TRAFFIC COUNTS


Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **45,032 SF**
 Year Built: **1975**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 M-53	Newark Rd	0.00	2020	18,738	AADT	.09
2 S Cedar St	I- 69	0.19 S	2017	21,728	AADT	.28
3 S Cedar St	I- 69	0.19 S	2022	18,890	MPSI	.28
4 I-69 ON LOOP	S Cedar St	0.00	2020	1,986	AADT	.35
5 I- 69	S Cedar St	0.14 SW	2022	2,228	MPSI	.35
6 I-69 OFF RAMP	S Cedar St	0.00	2020	1,435	AADT	.37
7 I- 69	S Cedar St	0.20 SW	2022	1,610	MPSI	.37
8 M-53	E Borland Rd	0.00	2020	19,651	AADT	.38
9 I- 69	S Cedar St	0.07 SE	2022	2,826	MPSI	.43
10 I-69 ON RAMP	S Cedar St	0.00	2020	2,518	AADT	.43

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DEMOGRAPHIC SUMMARY

Building Type: General Retail Secondary: Freestanding GLA: 45,032 SF Year Built: 1975	Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -		
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,249	6,869	11,765
2023 Estimate	2,204	6,806	11,677
2010 Census	2,040	6,697	11,600
Growth 2023 - 2028	2.04%	0.93%	0.75%
Growth 2010 - 2023	8.04%	1.63%	0.66%
2023 Population by Hispanic Origin			
2023 Population	844	1,553	1,841
2023 Population	2,204	6,806	11,677
White	2,051	6,458	11,204
Black	43	82	99
Am. Indian & Alaskan	11	41	57
Asian	33	70	98
Hawaiian & Pacific Island	0	0	0
Other	66	154	219
U.S. Armed Forces	0	0	2
Households			
2028 Projection	805	2,503	4,269
2023 Estimate	787	2,479	4,236
2010 Census	722	2,435	4,203
Growth 2023 - 2028	2.29%	0.97%	0.78%
Growth 2010 - 2023	9.00%	1.81%	0.79%
Owner Occupied	487	1,760	3,334
Renter Occupied	300	719	903
2023 Households by HH Income			
Income: <\$25,000	269	646	829
Income: \$25,000 - \$50,000	177	507	774
Income: \$50,000 - \$75,000	80	311	622
Income: \$75,000 - \$100,000	156	377	649
Income: \$100,000 - \$125,000	38	210	419
Income: \$125,000 - \$150,000	42	232	414
Income: \$150,000 - \$200,000	7	138	390
Income: \$200,000+	20	57	141
2023 Avg Household Income	\$59,129	\$71,916	\$83,419
2023 Med Household Income	\$40,338	\$60,326	\$71,543

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