

# FOR LEASE



Up to 6,000 SF of Retail Space

96 W Carleton Road  
Hillsdale, Michigan



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## Prime Retail Development Opportunity

Proposed 6,000 SF Multi-Tenant Plaza with Drive-Thru on 1.48 Acres. Located at 96 W. Carleton Road (M-99) in Hillsdale, Michigan, this new 3- to 4-unit retail plaza is perfectly positioned for success in a high-traffic, college-town market.

Strategically situated on the curve of one of Hillsdale's busiest corridors, the site offers outstanding visibility and access with daily traffic counts exceeding 13,700 vehicles. Just minutes from Hillsdale College, the location captures both residents and a steady influx of out-of-town traffic.

Surrounded by established anchors including Meijer, ALDI, Walgreens, Kroger, and multiple national and local restaurants, this plaza joins a proven retail corridor where dining visits are already up 11% year-over-year. The site serves a trade area of 8,000+ city residents, 45,000+ county residents, and the vibrant Hillsdale College community.

Whether you're a national brand seeking a drive-thru footprint, a local entrepreneur launching a retail or service concept, or an investor looking for a turn-key multi-tenant property, this proposed development delivers the size, flexibility, traffic, and demographics needed for strong performance.

## Property Highlights

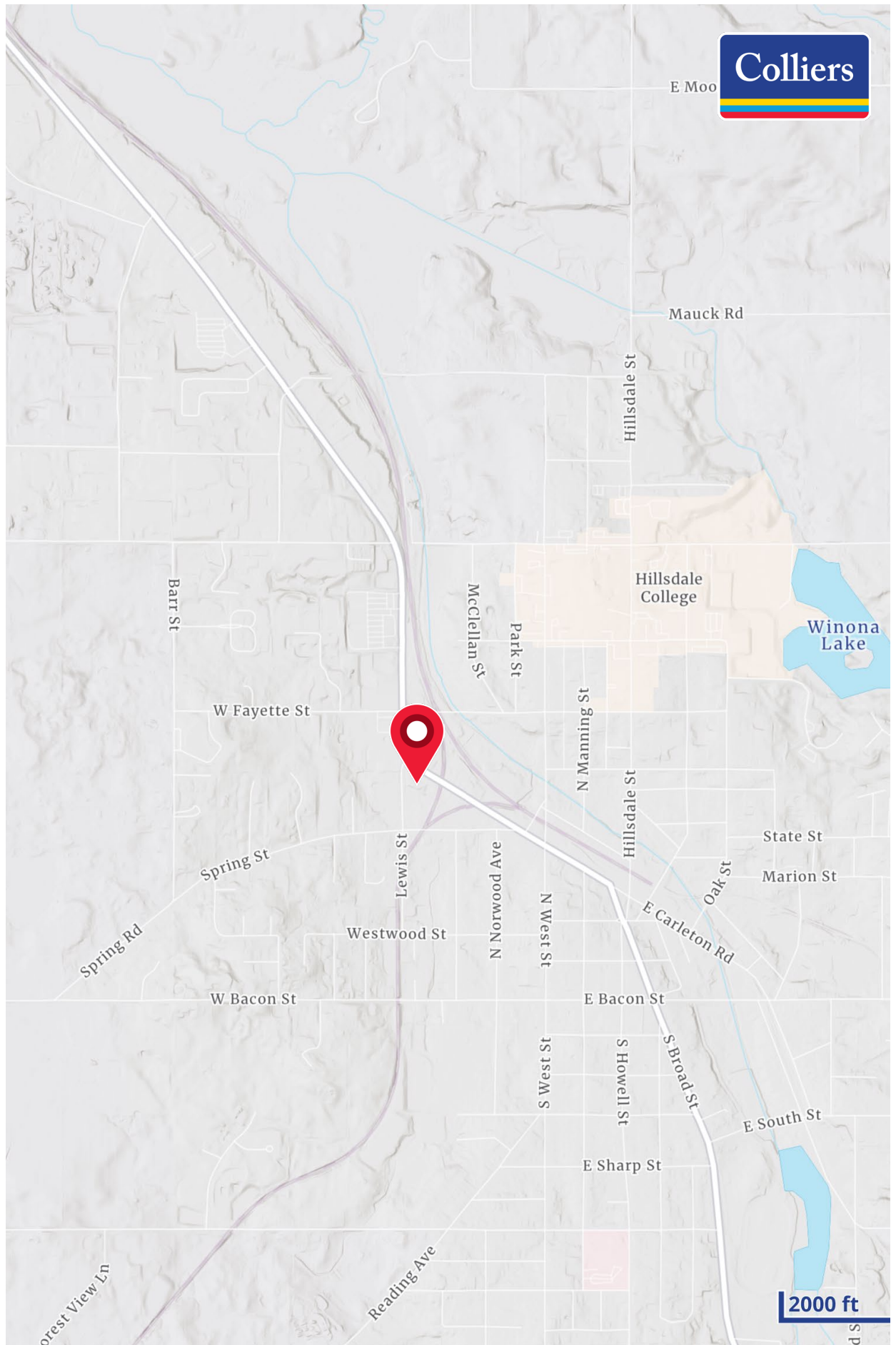
- 6,000 SF Flexible Retail Building Divisible Into 3–4 Modern Suites
- Dedicated Drive-thru Unit Ideal for QSR, Coffee, Pharmacy, or Convenience Concepts
- 1.48 Acres Providing Generous Parking, Circulation, and Landscaping
- High-visibility Corner/Curve Location with Easy Ingress/Egress
- Fully Commercial Zoning with City Utilities Available
- Access from 2 Roads



# PROPERTY AERIAL



# LOCATION MAP



# MERCHANT MAP



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,385	10,797	16,890
Total Households	2,339	4,062	6,718
Total Family Households	1,166	2,256	3,950
Average Household Size	2.30	2.37	2.33
Median Age	32.9	69.4	39.3
Population Age 25+	3,781	6,744	11,080
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.39%	-0.30%	-0.26%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.55%	0.36%	0.22%

### 5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	0.01%	0.03%	0.01%
Households	0.05%	0.05%	0.05%
Families	-0.19%	-0.15%	-0.14%
Median Household Income	0.60%	1.18%	1.44%

### CURRENT YEAR POPULATION BY SEX

Male Population / % Male	3,145 / 49.3%	5,332 / 49.4%	8,360 / 49.5%
Female Population / % Female	3,240 / 50.7%	5,465 / 50.6%	8,530 / 50.5%

### INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$44,339	\$52,836	\$55,931
Average Household Income	\$57,593	\$69,921	\$72,389
Per Capita Income	\$21,489	\$26,945	\$28,504

### SUMMARY BUSINESS DATA

Total Businesses	362	567	785
Total Daytime Population	7,559	12,860	19,684
Daytime Population: Workers	4,097	7,082	10,432
Daytime Population: Residents	3,462	5,778	9,252

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.