

FOR LEASE

SHOPPING CENTER

CMP



2600-2658 Pointe Tremble | **Algonac, MI**

ALGONAC PLAZA

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	2600-2658 Pointe Tremble
City/Township	Algonac
Building Size	7,440 SF
Space Available	4,500 SF
Min. Space Available	1,500 SF
Max. Space Available	4,500 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$4.00 PSF

DEMOGRAPHICS (5-MILE RADIUS)

	14,859 PEOPLE		\$80,668 AVG. HOUSEHOLD INCOME
	6,721 HOUSEHOLDS		\$202 M OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Join the Kroger, Dollar Tree, Subway, and Little Caesars in the Algonac Plaza.
- 4,500 SF Drive Thru approved end cap unit available for lease. Space could be demised for smaller user.
- In addition to Kroger, this center plays host to a Kroger Fuel Center creating additional traffic to the shopping center.
- Signaled Intersection at main entrance of center with dedicated turn lane.

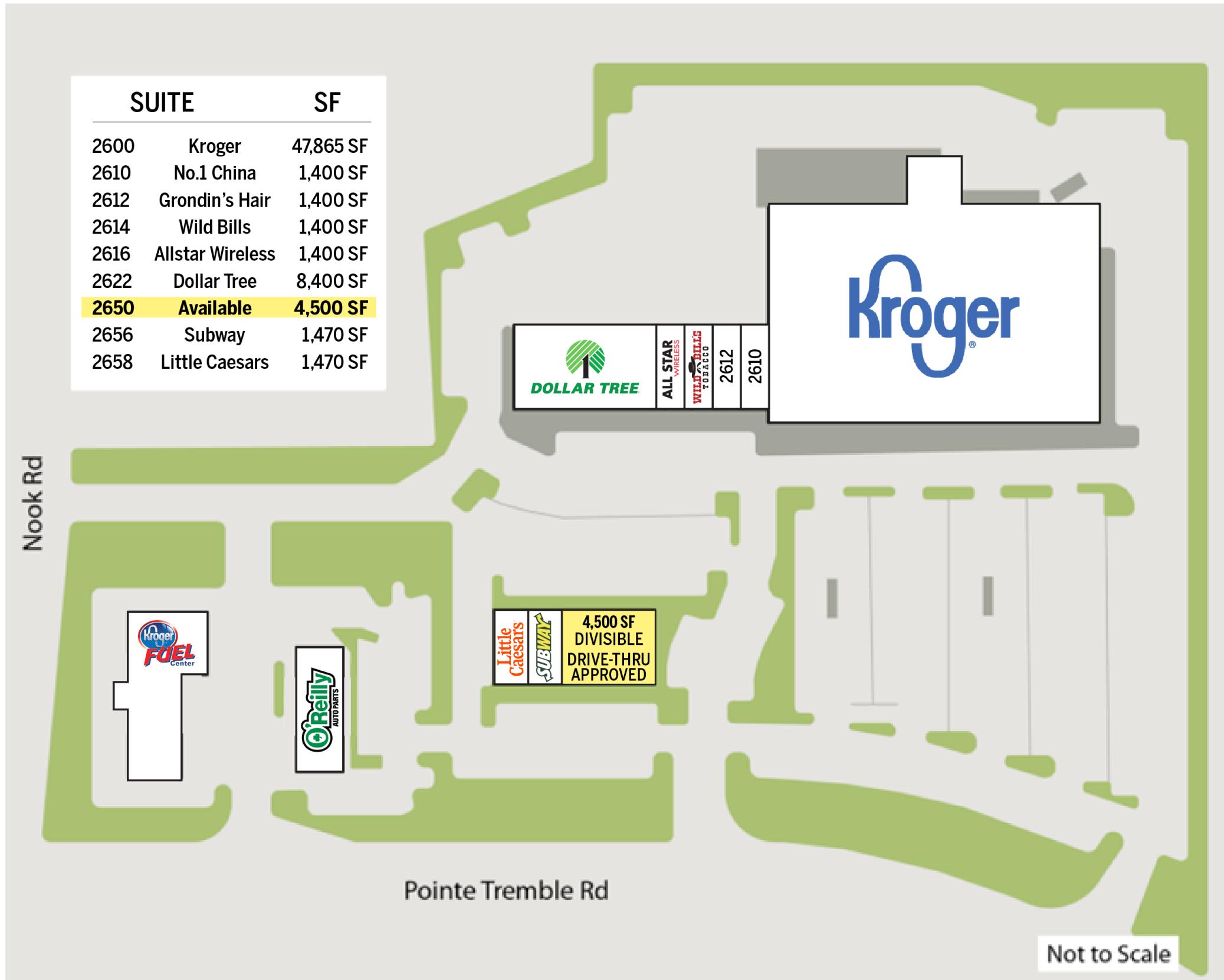
JOIN



AREA TENANTS



SITE PLAN



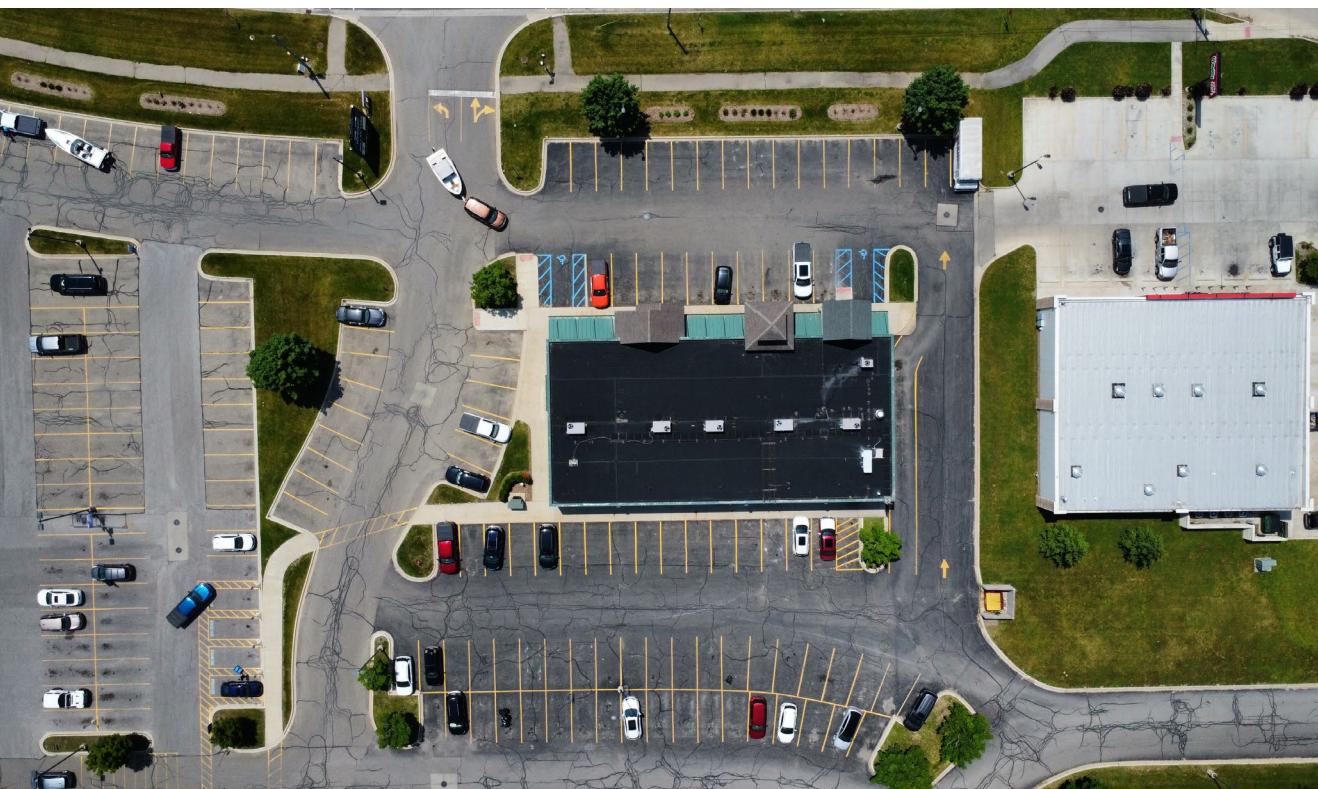
CONCEPTUAL DRIVE-THRU SITE PLAN



SITE DATA

EXISTING PARKING SPACES LOST: 19 SPACES
PROPOSED PARKING SPACES ADDED: 6 SPACES
NET LOSS IN PARKING: -13 SPACES

PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	3,639	9,392	13,578
2024 Population	3,816	10,224	14,859
2029 Population Projection	3,849	10,379	15,098
Annual Growth 2020-2024	1.2%	2.2%	2.4%
Annual Growth 2024-2029	0.2%	0.3%	0.3%
HOUSEHOLDS			
2020 Households	1,675	4,164	6,124
2024 Households	1,753	4,535	6,721
2029 Household Projection	1,767	4,604	6,833
Annual Growth 2020-2024	1.2%	1.6%	1.4%
Annual Growth 2024-2029	0.2%	0.3%	0.3%
Avg Household Size	2.20	2.20	2.20
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$67,022	\$75,007	\$80,668
Median Household Income	\$54,798	\$57,004	\$60,967

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$163,184	\$190,068	\$230,774
Median Year Built	1971	1972	1972
Owner Occupied Households	1,307	3,825	5,864
Renter Occupied Households	460	779	969
HOUSING COMPOSITION			
1-Person Households	644	1,500	2,191
2-Person Households	604	1,699	2,681
3-Person Households	247	613	877
4-Person Households	143	456	629
5-Person Households	83	186	236
6-Person Households	25	60	77
7-Person Households	6	22	29
EMPLOYMENT			
Civilian Employed	1,747	4,659	6,607
Civilian Unemployed	70	193	254
Civilian Non-Labor Force	1,384	3,837	6,008

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