

FOR LEASE

SHOPPING CENTER



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.

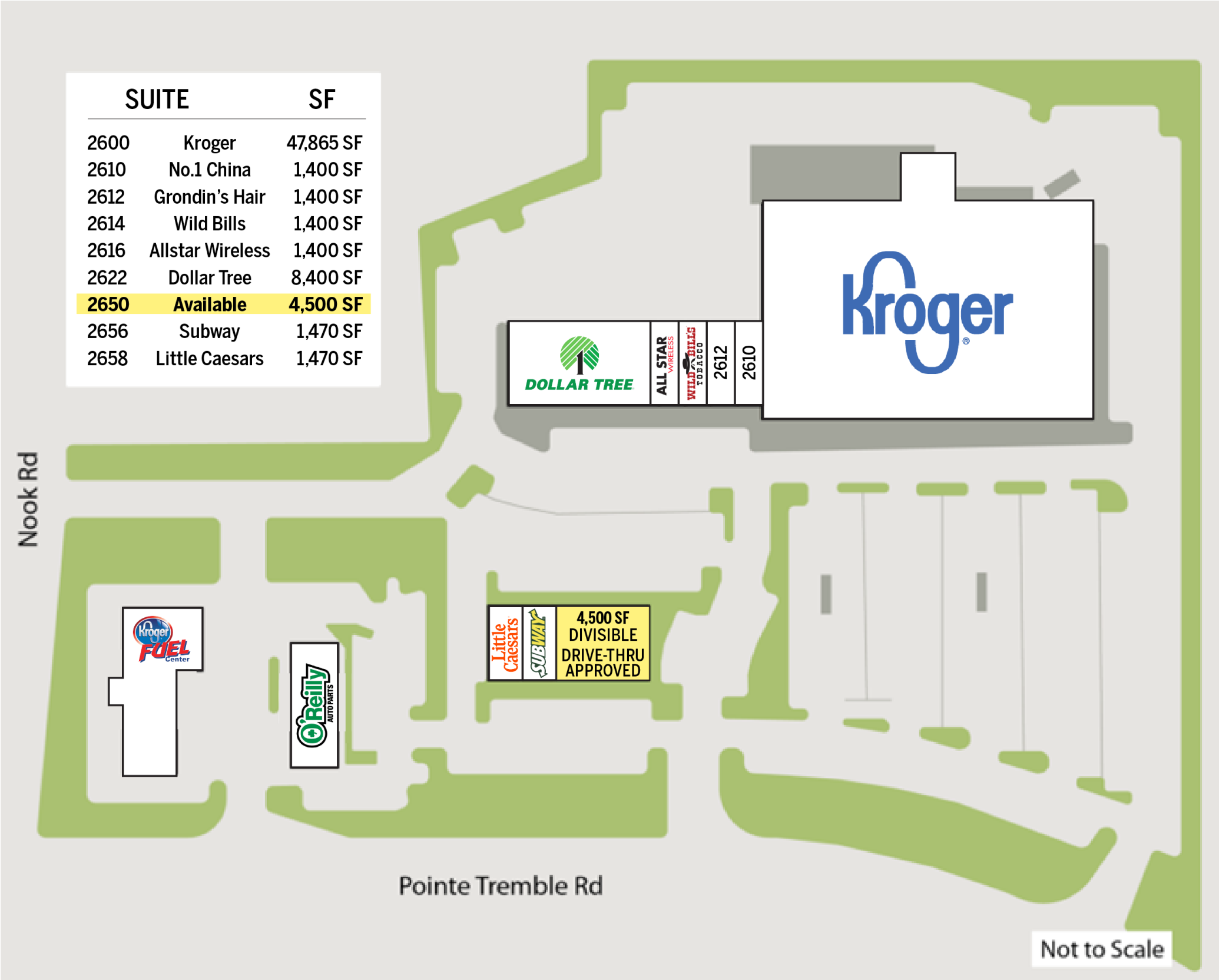
JOIN



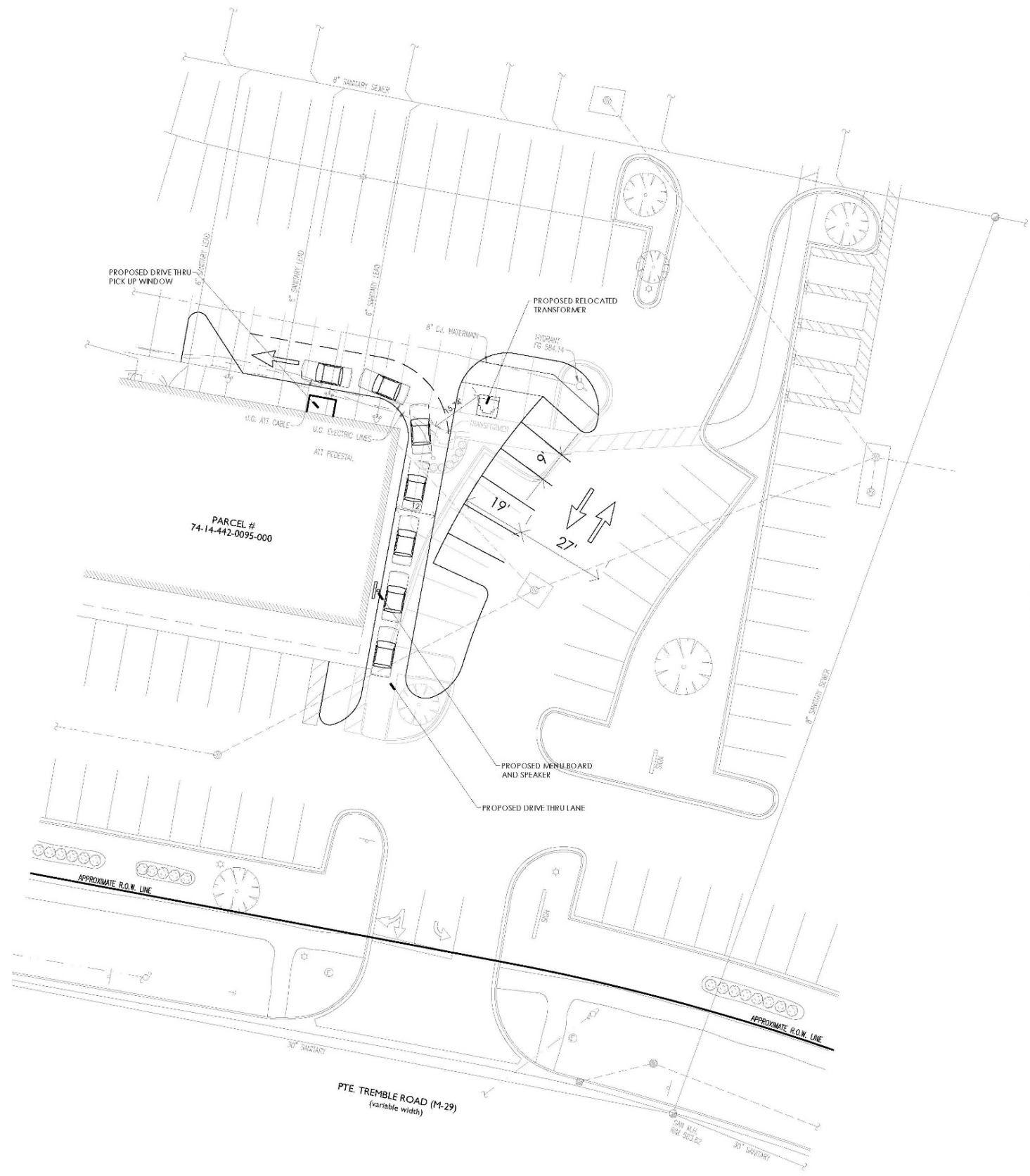
AREA TENANTS



SITE PLAN



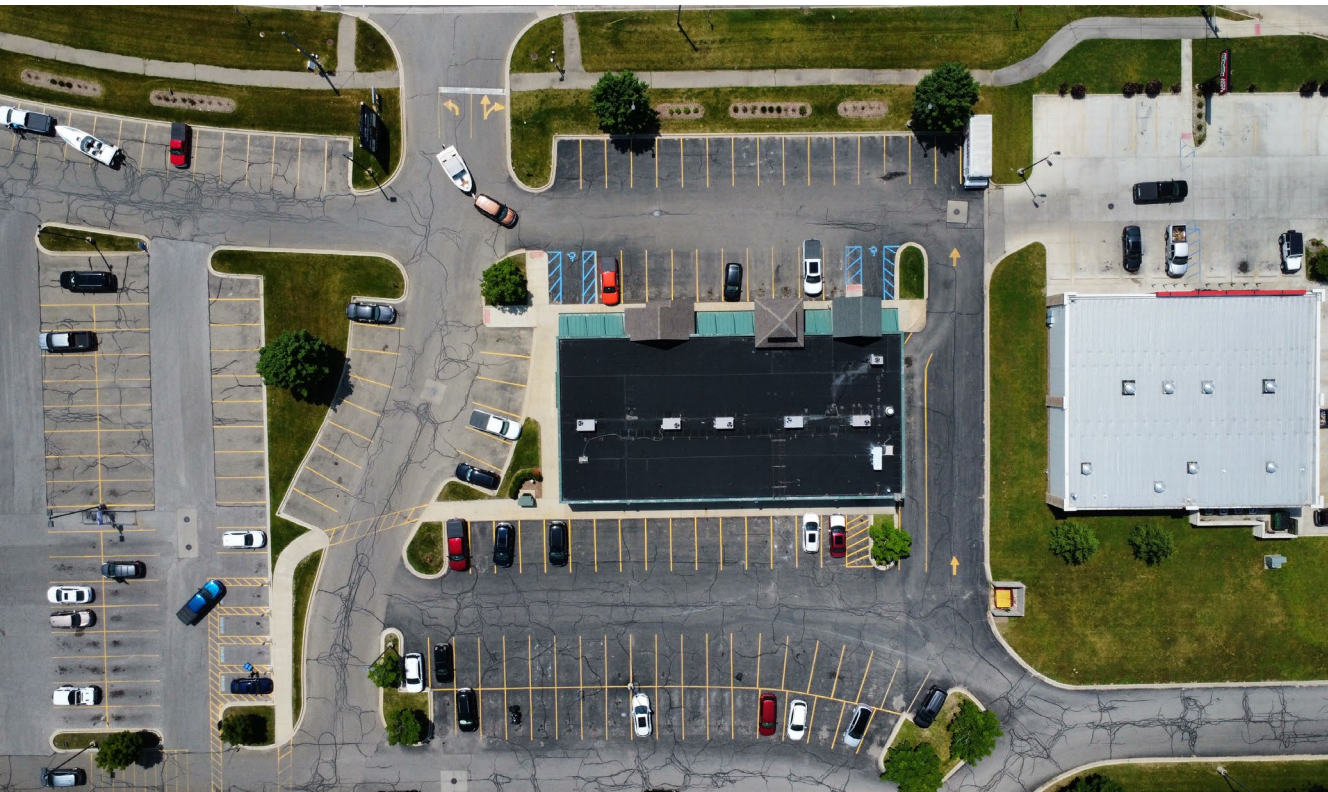
CONCEPTUAL DRIVE-THRU SITE PLAN



SITE DATA

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

PHOTOS





ALGONAC
MUSKRATS
621 STUDENTS

Huntington Bank
State Farm

SITE

O'Reilly
AUTO PARTS

Bank
TACO BELL
McDonald's
Hungry Howies

ALGONAC
HARBOUR CLUB

West Marine
Speedway

JET'S PIZZA
ALGONAC
Flamingo
ANYTIME FITNESS
ASCENSION

DQ

USPS
UNITED STATES
POSTAL SERVICE

dg Market
HealthQuest
PHYSICAL THERAPY

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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