

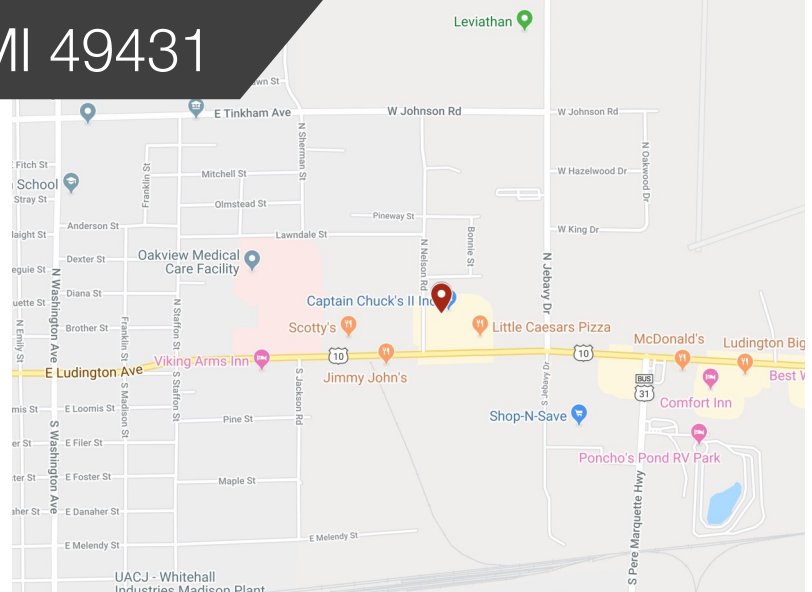
Retail Spaces for Lease



5750 W US-10, Ludington, MI 49431

Property Features

- Pylon signage available
- Great visibility from US-10
- End-cap available
- National and local tenant mix



For more information, contact:

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Lease Overview

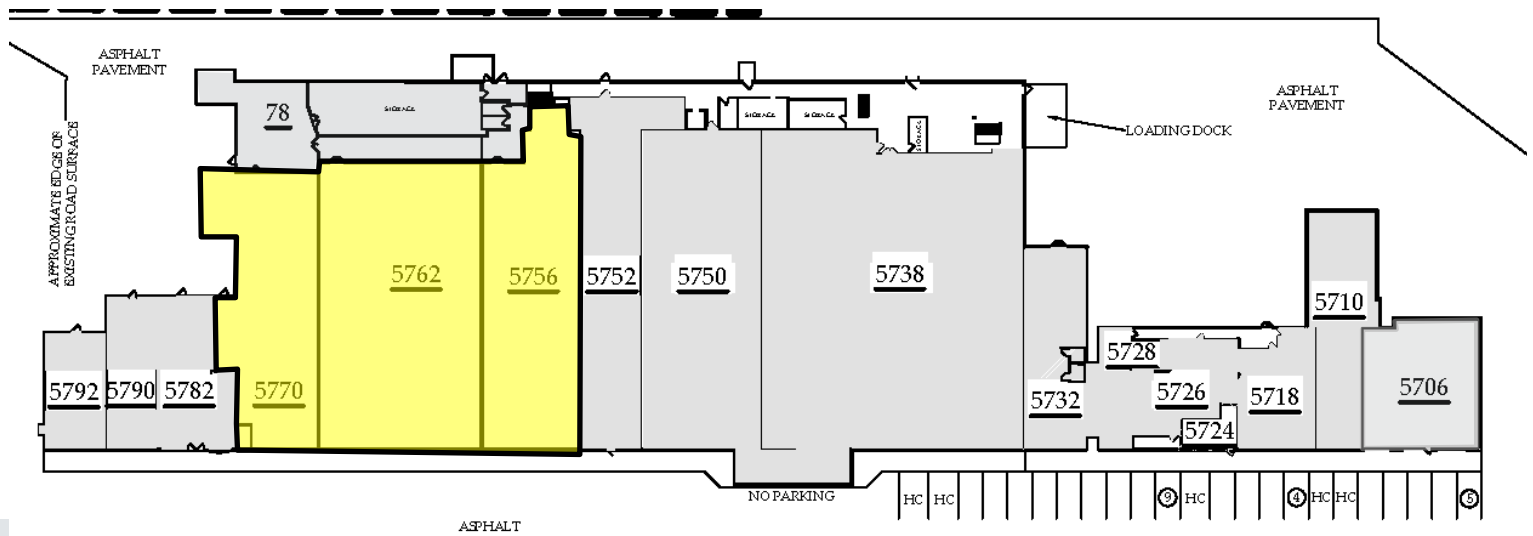
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Lease Information

Tenant Responsibilities	Gas, Electric, Phone/Data, In-Suite Janitorial, Liability Insurance
Landlord Provides	Sewer & Water, Lawn Care, Snow Removal, Management Fees, Taxes, Roof & Structural maintenance
Municipality	Pere Marquette Township
Possession	At lease execution

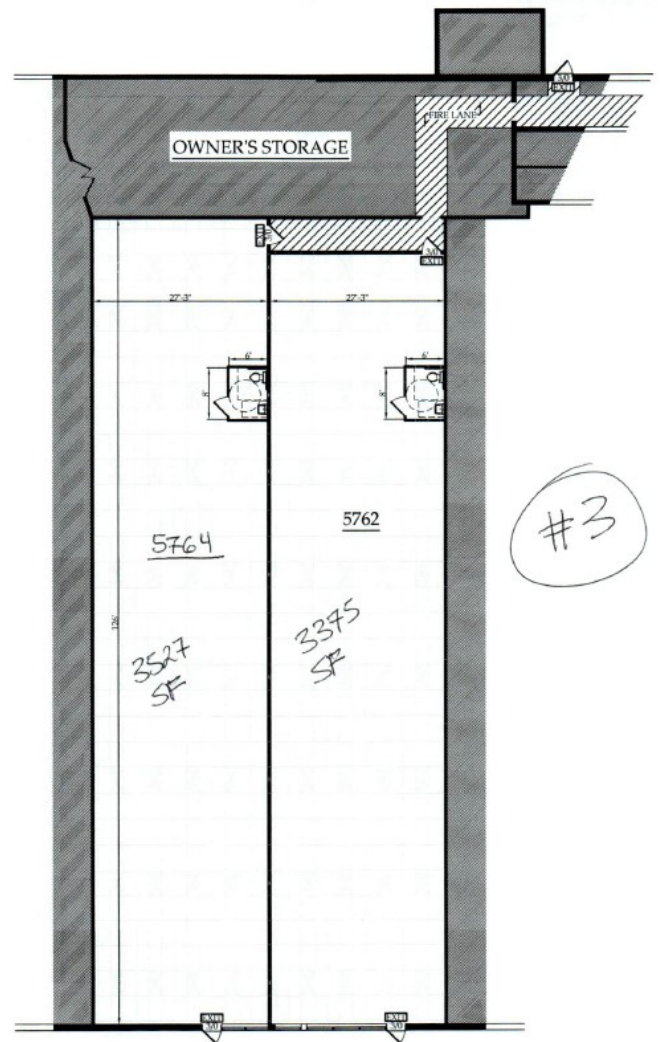
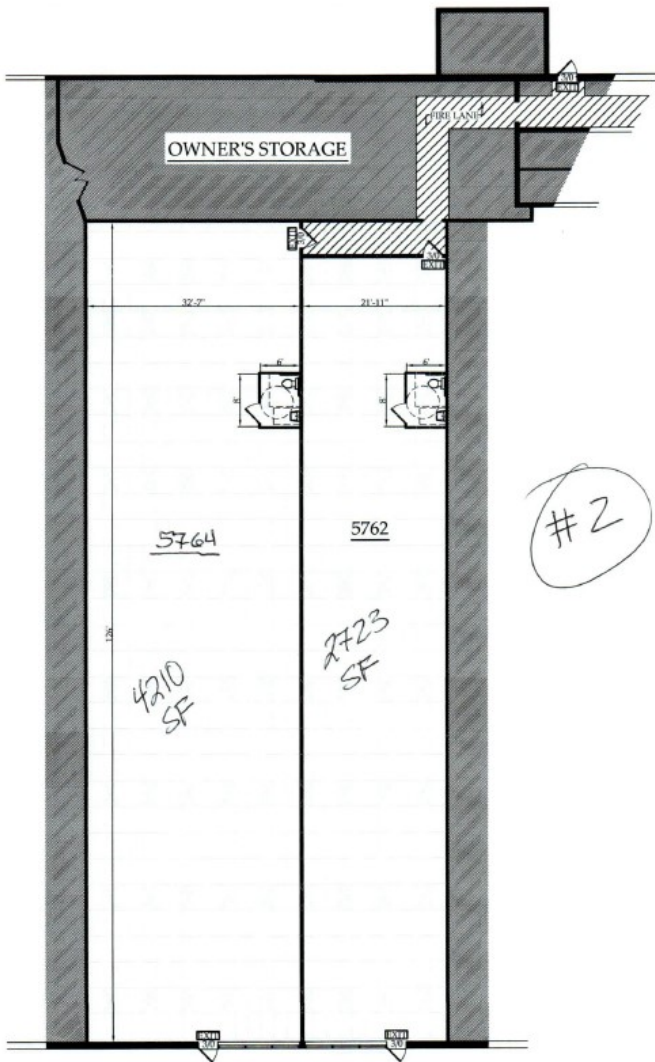
Availability

Suite	Size	Rate PSF	Total Monthly Rent
5756	4,606	\$7.00	\$2,686.73
5762	7,642	\$7.00	\$4,457.83
5762- #2	2,723	\$7.00	\$1,588.42
5762- #3	3,375	\$7.00	\$1,968.75
5764- #2	4,210	\$7.00	\$2,455.83
5764- #3	3,527	\$7.00	\$2,057.42
5770	4,408	\$7.00	\$2,571.33
5762-5770	11,150	\$6.00	\$5,575.00
5756-5762-5770	16,656	\$6.00	\$8,328.00



Alternate Suite Sizes

5750 W US-10,
Ludington, MI 49431



Property Photos

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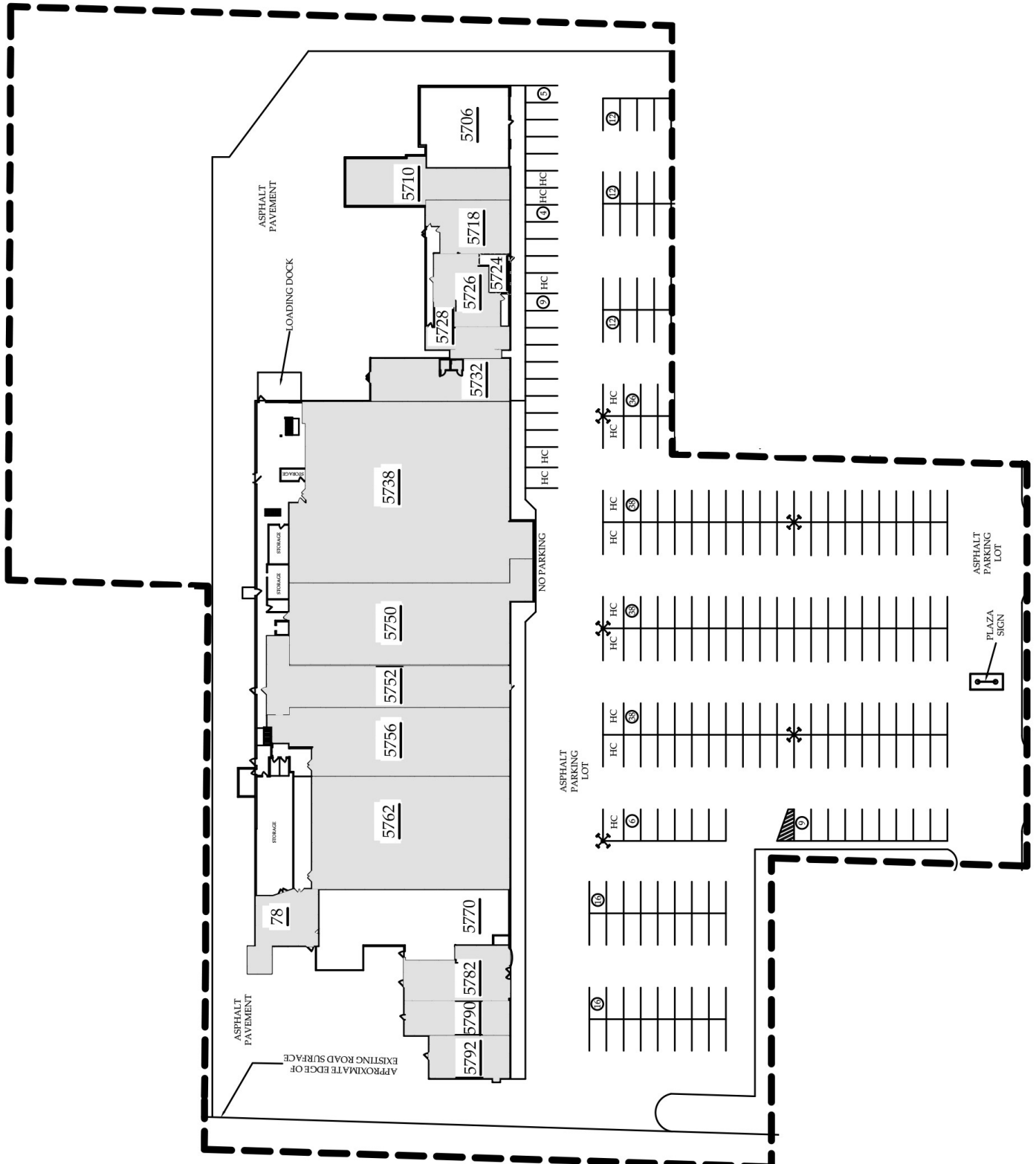
Property Photos

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Site Plan

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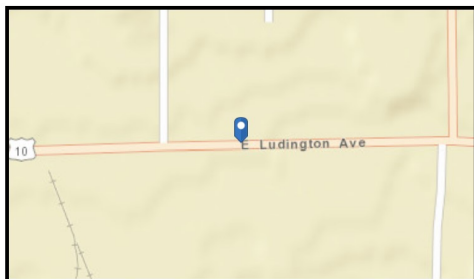
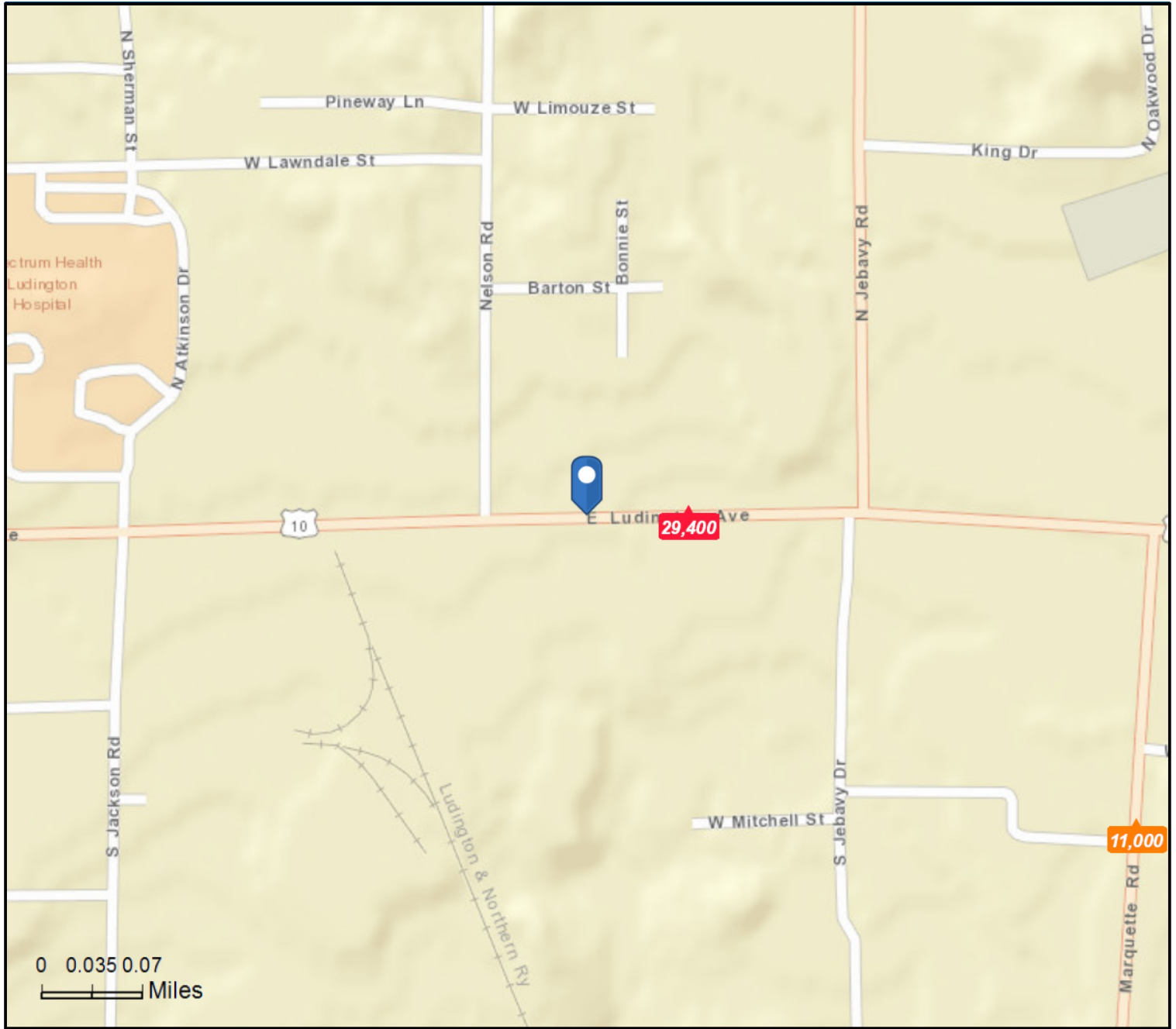
Area Retail

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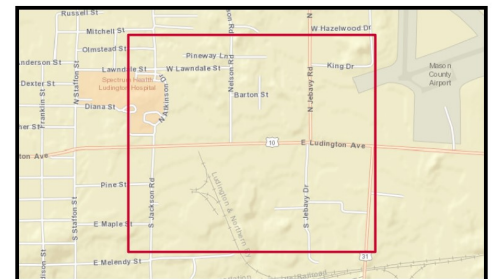


Traffic Counts

5750 W US-10,
Ludington, MI 49431



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics

5750 W US-10,
Ludington, MI 49431

	1 mile	3 miles	5 miles
Population			
2000 Population	3,740	11,528	14,327
2010 Population	3,909	11,856	14,752
2019 Population	4,076	12,546	15,487
2024 Population	4,155	12,857	15,825
2000-2010 Annual Rate	0.44%	0.28%	0.29%
2010-2019 Annual Rate	0.45%	0.61%	0.53%
2019-2024 Annual Rate	0.38%	0.49%	0.43%
2019 Male Population	44.8%	47.4%	47.8%
2019 Female Population	55.2%	52.6%	52.2%
2019 Median Age	41.0	44.2	45.8

In the identified area, the current year population is 15,487. In 2010, the Census count in the area was 14,752. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 15,825 representing a change of 0.43% annually from 2019 to 2024. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.0%	91.7%	92.3%
2019 Black Alone	1.5%	1.3%	1.2%
2019 American Indian/Alaska Native Alone	1.0%	1.3%	1.2%
2019 Asian Alone	1.3%	1.0%	0.9%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	3.0%	2.0%	1.8%
2019 Two or More Races	3.3%	2.7%	2.6%
2019 Hispanic Origin (Any Race)	7.4%	6.5%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	43	73	78
2000 Households	1,625	4,885	6,010
2010 Households	1,629	5,071	6,275
2019 Total Households	1,703	5,381	6,609
2024 Total Households	1,739	5,522	6,761
2000-2010 Annual Rate	0.02%	0.37%	0.43%
2010-2019 Annual Rate	0.48%	0.64%	0.56%
2019-2024 Annual Rate	0.42%	0.52%	0.46%
2019 Average Household Size	2.25	2.26	2.28

The household count in this area has changed from 6,275 in 2010 to 6,609 in the current year, a change of 0.56% annually. The five-year projection of households is 6,761, a change of 0.46% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2010. The number of families in the current year is 4,078 in the specified area.

Location Map

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