

2500 ASHMUN ST.

2500 ASHMUN ST., SAULT ST. MARIE, MI 49783

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the heart of Sault St. Marie, the area around 2500 Ashmun St. offers a prime location for retail or strip center tenants. The property benefits from its proximity to major attractions such as the Soo Locks, a renowned engineering marvel that draws in tourists from near and far. Nearby, the historic downtown area presents a charming mix of local shops, restaurants, and cultural landmarks that contribute to the area's vibrant atmosphere. With easy access to transportation routes and a thriving community, the location provides an excellent opportunity for retailers to establish a strong presence and cater to both local residents and visitors exploring the unique offerings of Sault St. Marie.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	2,800 SF
Building Size:	6,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,146	6,365	7,303
Total Population	4,492	13,388	15,336
Average HH Income	\$53,277	\$48,761	\$53,534

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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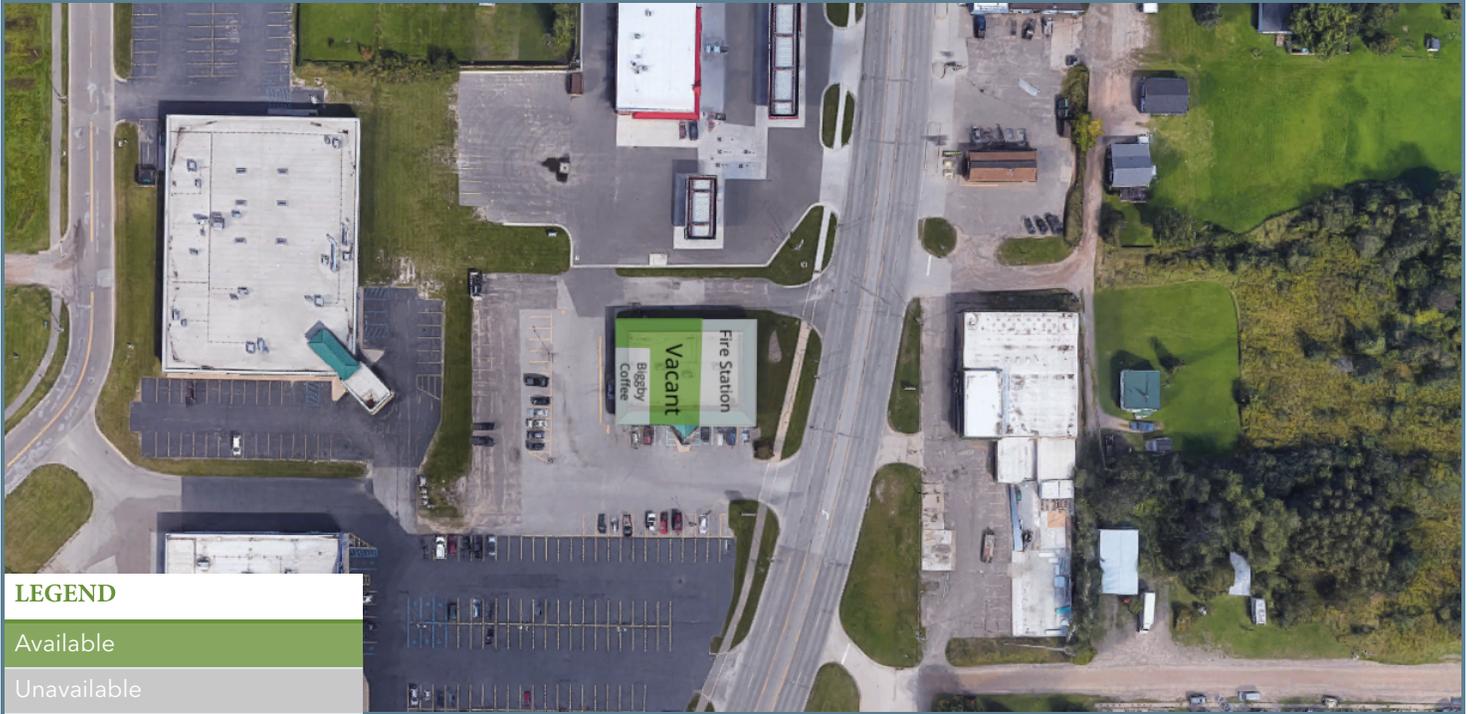
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209 Powell Place
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	2,800 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2500 Ashmun St	Bigby Coffee	1,226 SF	NNN	-	-
2500 Ashmun St	Available	2,800 SF		Contact Broker for Pricing	-
2500 Ashmun St	Fire Station LLC	2,800 SF		-	-

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RETAILER MAP



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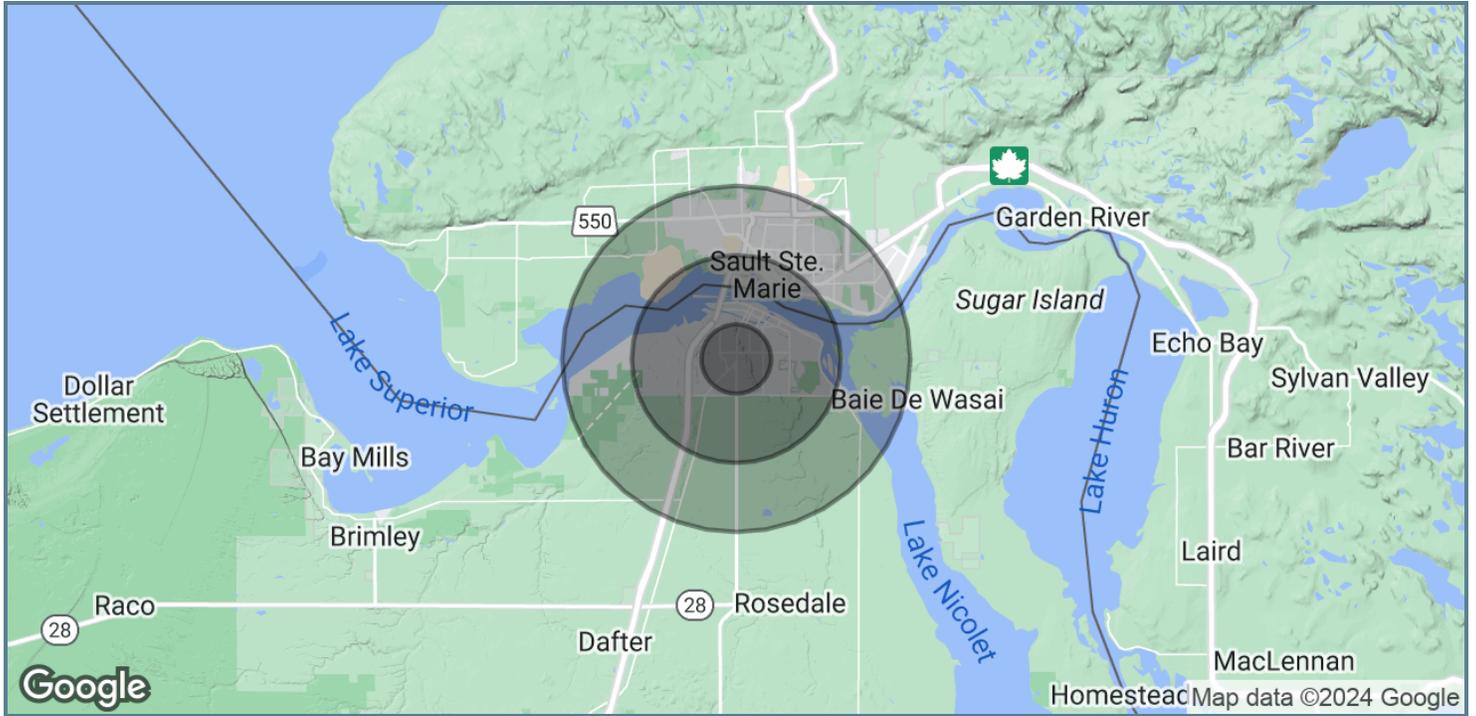
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,492	13,388	15,336
Average Age	36.3	36.3	37.5
Average Age (Male)	32.9	31.7	33.2
Average Age (Female)	39.8	39.7	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,146	6,365	7,303
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$53,277	\$48,761	\$53,534
Average House Value	\$111,433	\$97,251	\$103,273

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

