

# 536 N. LINCOLN RD.

536 N. LINCOLN RD., ESCANABA, MI 49829

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area around 536 N. Lincoln Rd. in Escanaba offers a vibrant and welcoming community, creating an attractive location for prospective retail or strip center tenants. The property benefits from its proximity to a thriving commercial district with a diverse mix of local shops, dining establishments, and cultural attractions, ensuring a steady flow of foot traffic. Nearby landmarks such as Ludington Park and the Delta County Historical Museum add to the area's appeal, attracting both residents and visitors. With its strong community spirit and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Escanaba market.

### 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 displays

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	4
Available SF:	2,116 SF
Building Size:	6,788 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,656	7,410	8,685
Total Population	4,826	14,039	16,984
Average HH Income	\$41,484	\$47,825	\$51,729

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
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PLANS



LEGEND	
Available	<span style="background-color: #4CAF50; width: 20px; height: 10px; display: inline-block;"></span>
Unavailable	<span style="background-color: #9E9E9E; width: 20px; height: 10px; display: inline-block;"></span>

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,116 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
536 N Lincoln Rd	Subway #23840	900 SF	NNN	-	-
536 N Lincoln Rd	AT&T	1,731 SF	NNN	-	-
536 N Lincoln Rd	Available	2,116 SF	NNN	Contact Broker for Pricing	-
536 N Lincoln Rd	Wild Bills Tobacco	2,041 SF	NNN	-	-

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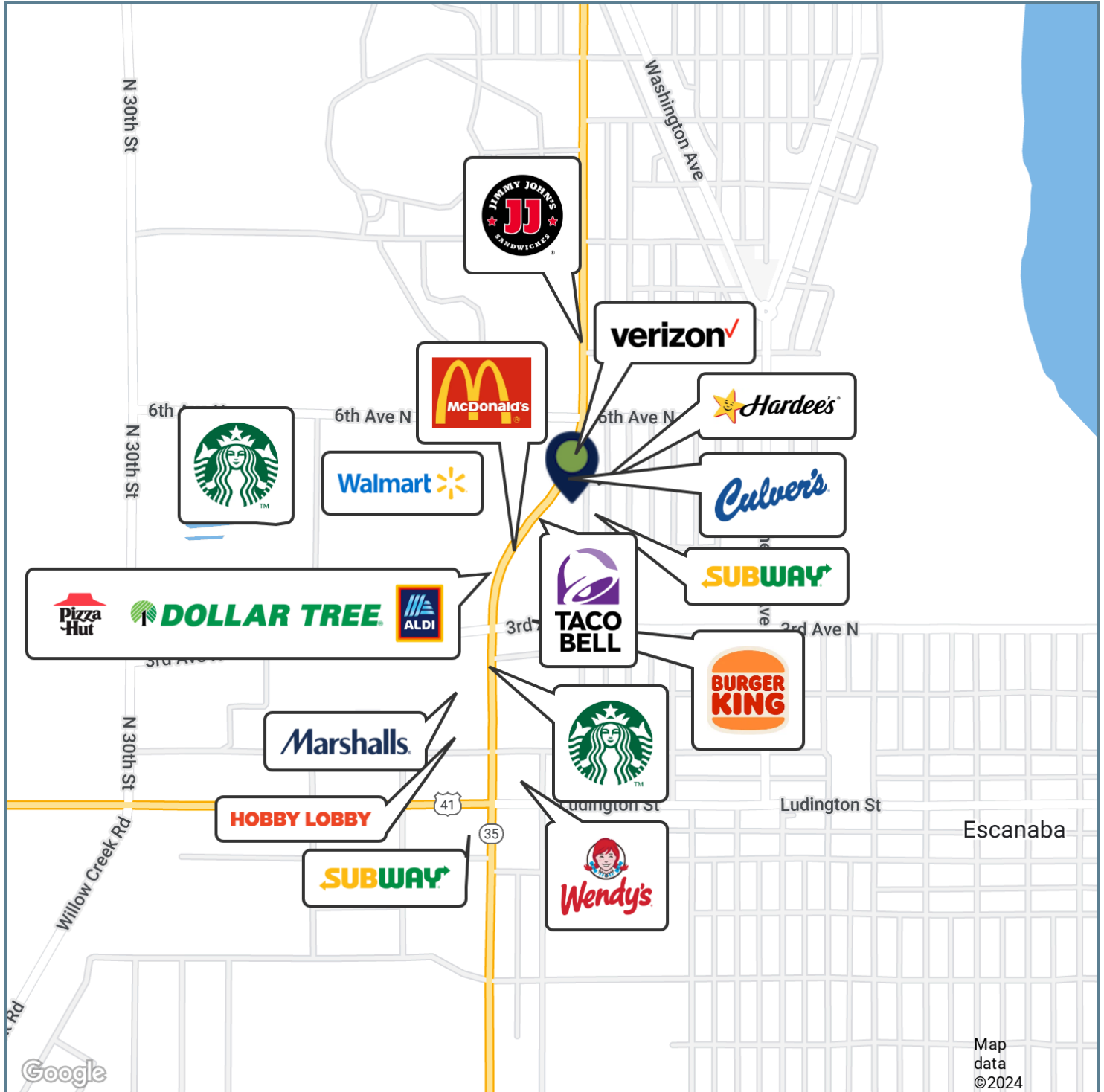
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RETAILER MAP



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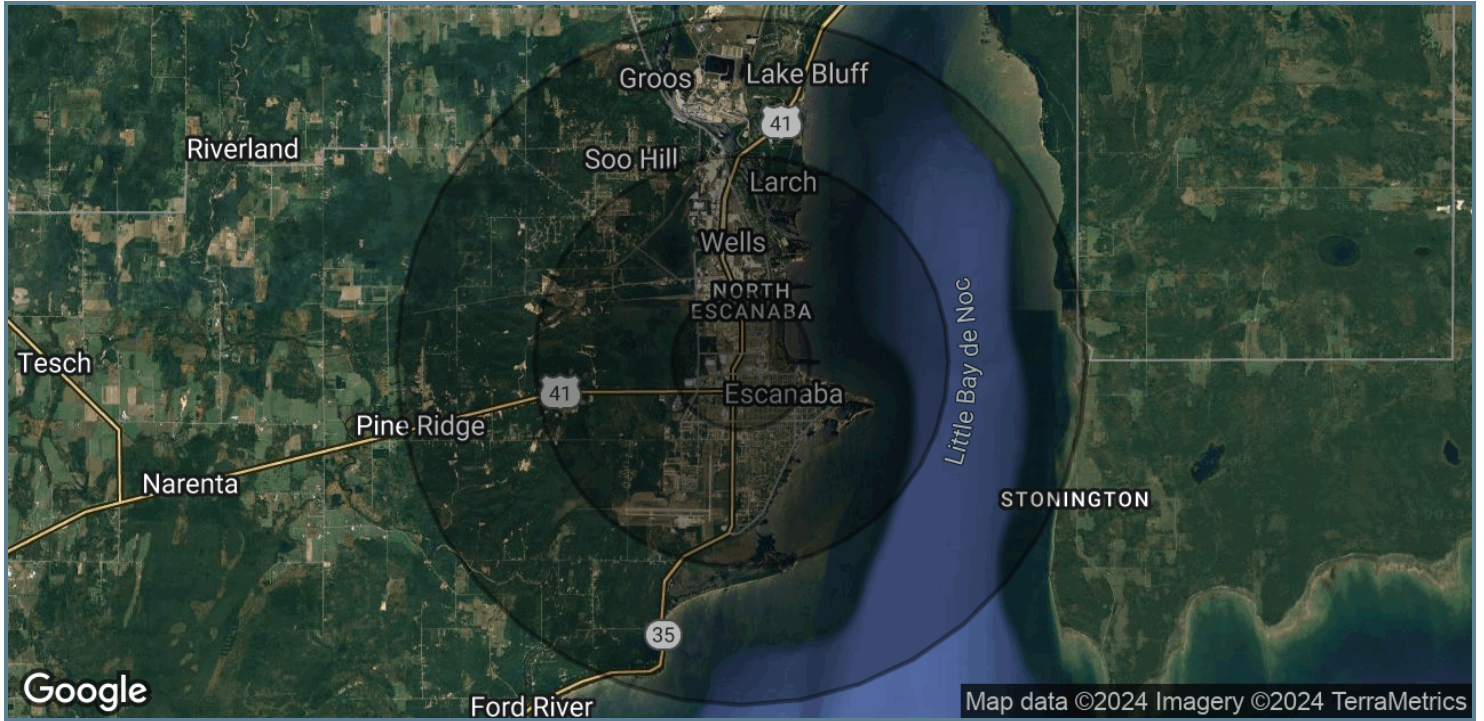
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,826	14,039	16,984
Average Age	42.6	45.5	46.1
Average Age (Male)	40.7	43.7	44.3
Average Age (Female)	43.3	46.5	47.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,656	7,410	8,685
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$41,484	\$47,825	\$51,729
Average House Value	\$82,659	\$98,327	\$106,963

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.

