

1001 E. US HWY 223, UNIT 3
ADRIAN, MI 49221 (MADISON TWP.)

RETAIL SPACE FOR LEASE
1,276 Square Feet Available



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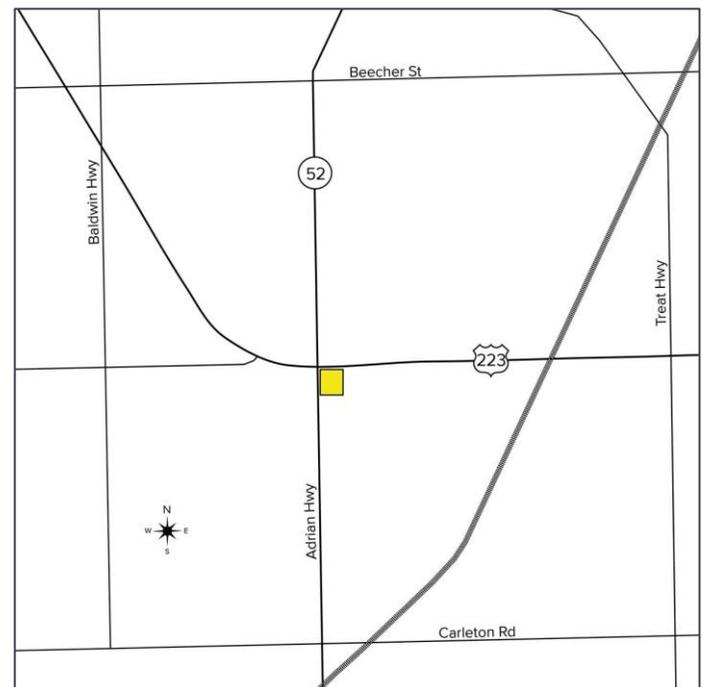
FULL-SERVICE COMMERCIAL REAL ESTATE

ADRIAN AUTO MALL – FRONT BUILDING



GENERAL INFORMATION

Lease Rate:	\$16.00/SF NNN
Available Space:	1,276 sf – Unit 3
Building Size:	10,000 sf approx.
Number of Stories:	1
Year Constructed:	1990
Condition:	Good
Acreage:	1.580 AC
Closest Cross Street:	SR 52 (S. Adrian Hwy)
County:	Lenawee
Zoning:	Business/Commercial
Parking:	Ample
Curb Cuts:	2
Street:	4 lane, 2 way



For more information, please contact:

NICHOLAS COOPER
(419) 249 6321 or (419) 258 0775
ncooper@signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick/block
Structural System:	CME Masonry/ Steel joist
Roof:	Slope/shingle
Floors:	Concrete
Floor Coverings:	Tile & carpet
Ceiling Height:	16' in warehouse
Basement:	No
Heating:	GFA
Air Conditioning:	Yes
Power:	200 amp/single phase
Restrooms:	1
Security System:	At tenant's expense
Overhead Doors:	1
Sprinklers:	No
Signage:	Pylon

Comments:

- Former Approved Cash Payday Loans
- The intersection at US-223 and M-52 has the highest traffic count in Lenawee county.
- Approximately 19 miles to Ohio Turnpike via M-52.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At lease execution
Other Occupants:	Victory Lanes Quick Oil Change • Safelite Autoglass • Cricket Cellular
Sign on Property:	Yes
Showing Instructions:	Lockbox

LEASE DETAILS

Term:	3+ years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN

2025 REAL ESTATE TAXES

Parcel Number:	MDO-114-1020-00
Taxes:	
Summer 2025	\$12,727.89
Winter 2025	\$10,368.25
Total Annual Taxes:	\$23,096.14*
* Tax information is for the whole parcel.	

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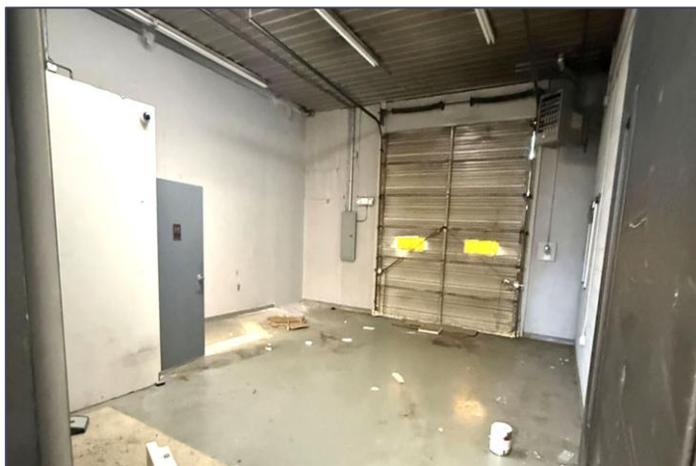
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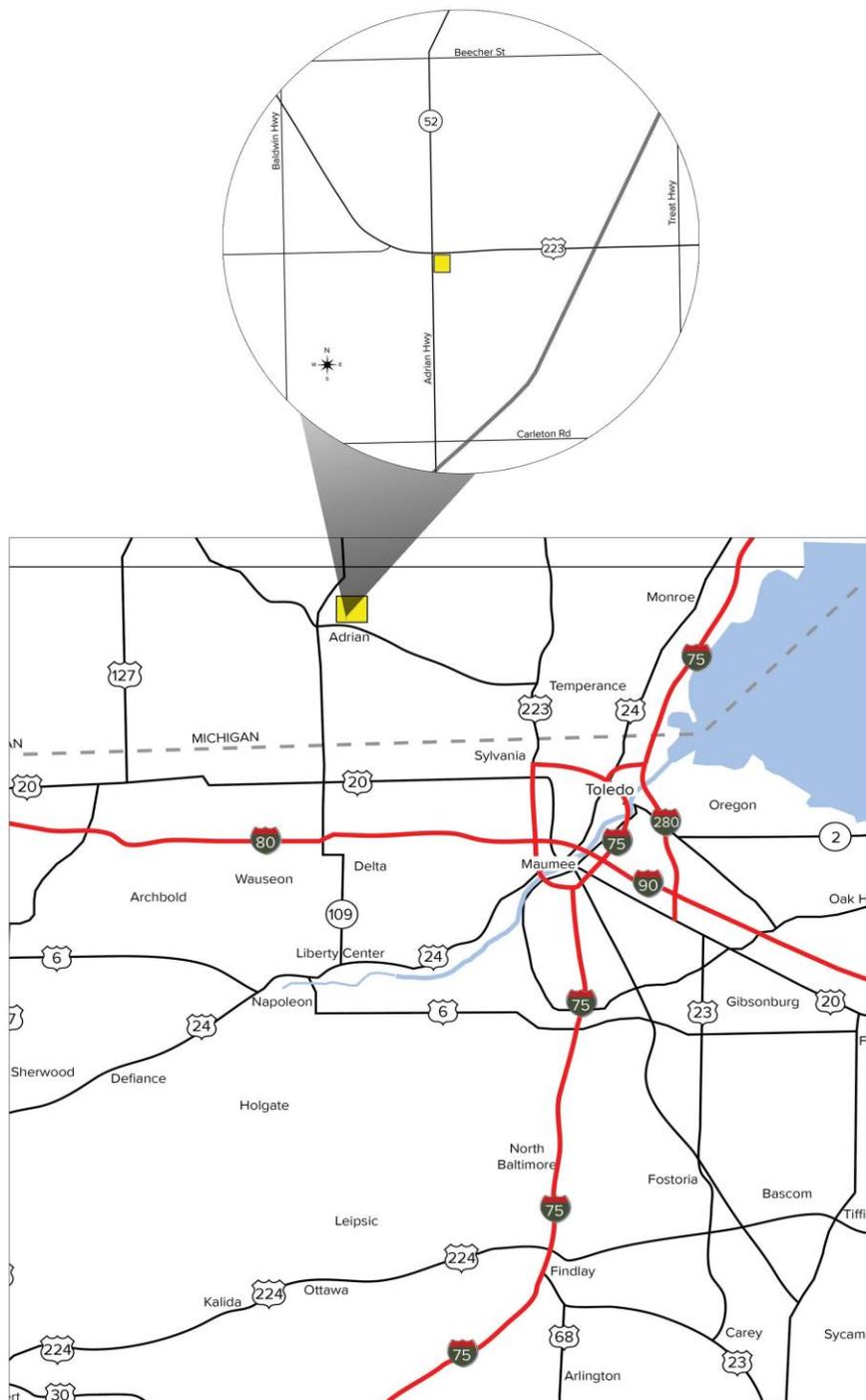
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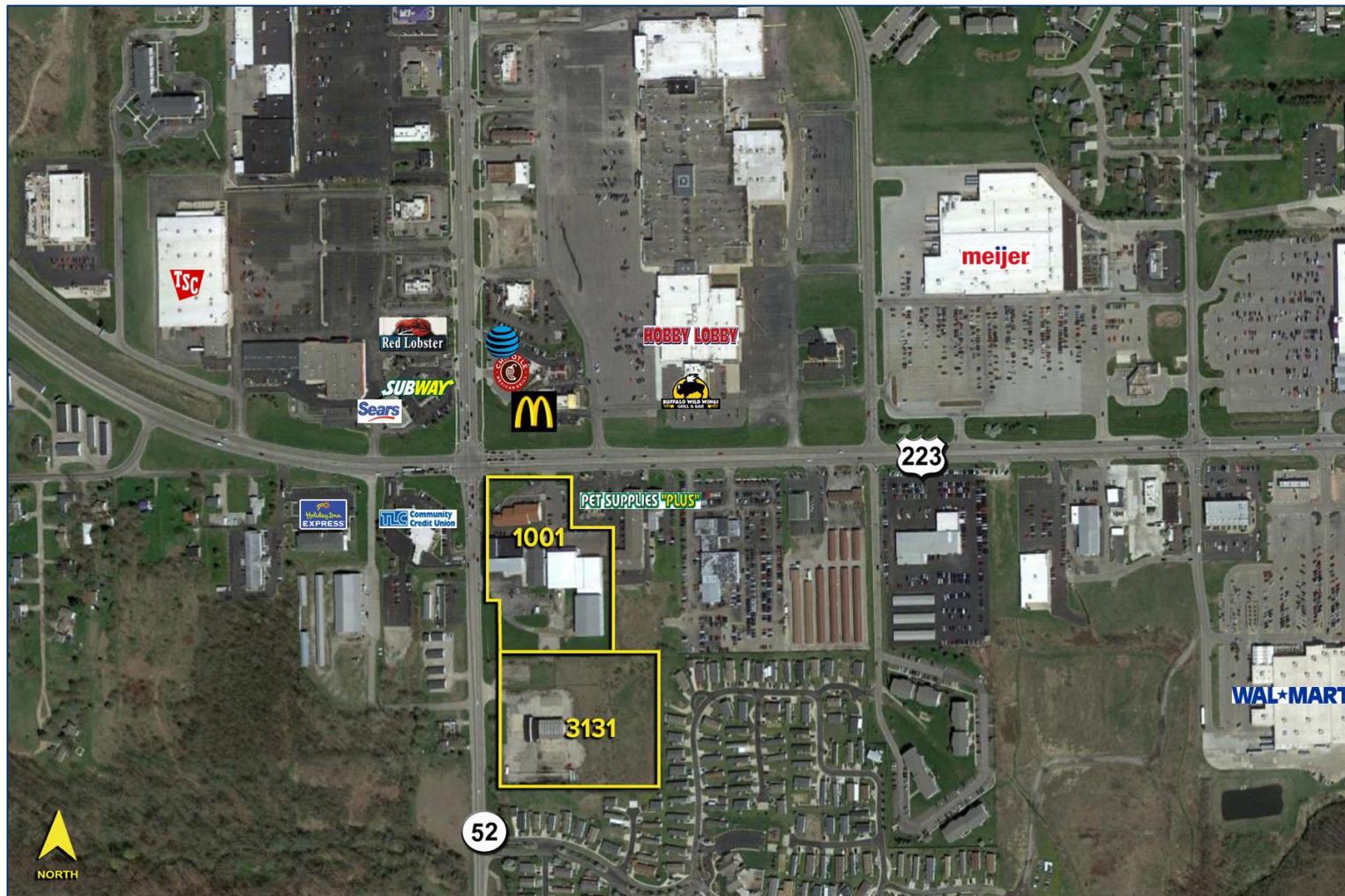
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TRAFFIC COUNTS (TWO-WAY)

22,915	US-223
18,366	M-52

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,910	\$54,059
3 MILE	28,890	\$53,137
5 MILE	35,114	\$57,823

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