



146 N Corning St  
Farwell, Michigan 48622

### Property Highlights

- Former Rite Aid pharmacy building for sale / lease
- High traffic Main Street corner location in Farwell, MI
- Building has been well-maintained by original owner / developer
- Excellent visibility and signage opportunities
- Two (2) separate parking lots with ample spaces



For More Information

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# Asset Overview

146 N Corning St  
Farwell, Michigan 48622

## 146 N Corning St

<b>Location:</b>	On the corner of W. Corning Street and Main.
<b>Total Building Size:</b>	7,076 SF
<b>Construction:</b>	Block and glass
<b>Signage:</b>	Pylon and Building
<b>Parking:</b>	Ample space on-site surface lot
<b>Zoning:</b>	Commercial





# Property Overview

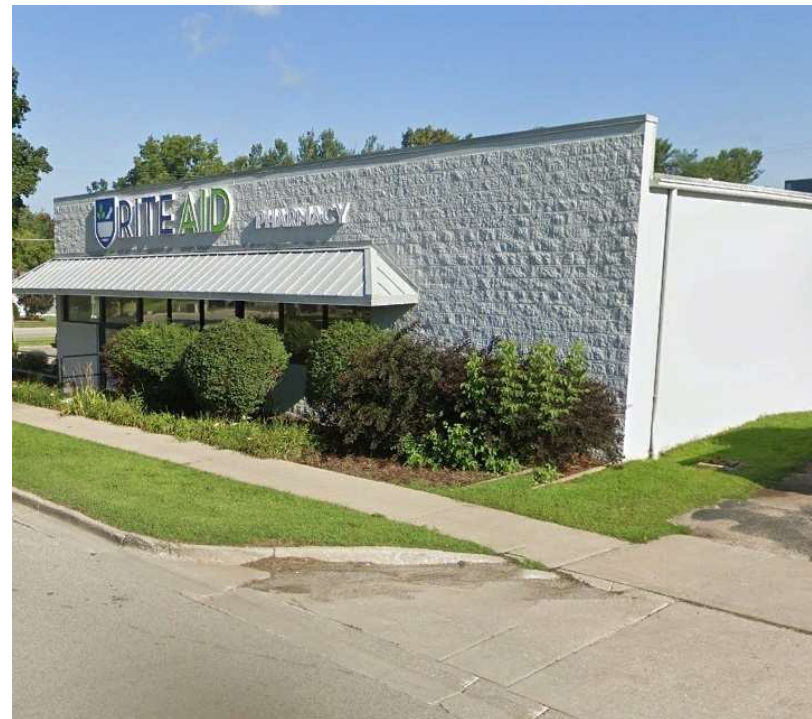
146 N Corning St  
Farwell, Michigan 48622

## Property Overview

Cash or New Mortgage Sale options.

## Property Information

<b>Location:</b>	On the corner of W. Corning Street and Main.
<b>Total Building Size:</b>	7,076 SF
<b>Year Built:</b>	2003
<b>Acreage:</b>	0.524 Acres
<b>Signage:</b>	Pylon and Building
<b>Parking:</b>	On-site surface, ample spaces
<b>Zoning:</b>	Commercial



# Sale Overview

146 N Corning St  
Farwell, Michigan 48622

## Sale Information

Price:	\$800,000.00
Per SF:	\$113.06
PPN:	041-224-001-00

## Legal Description

T17N R5W SEC 26 146 N CORNING ST LOTS 1 & 2 & N 1/2 OF LOTS 3





# Lease Overview

146 N Corning St  
Farwell, Michigan 48622

## Lease Information

Lease Type:	NNN
Terms:	36-120 Months Available
PPN:	041-224-001-00

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Building	7,076 SF	\$10.00	\$5,896.67



# Parcel

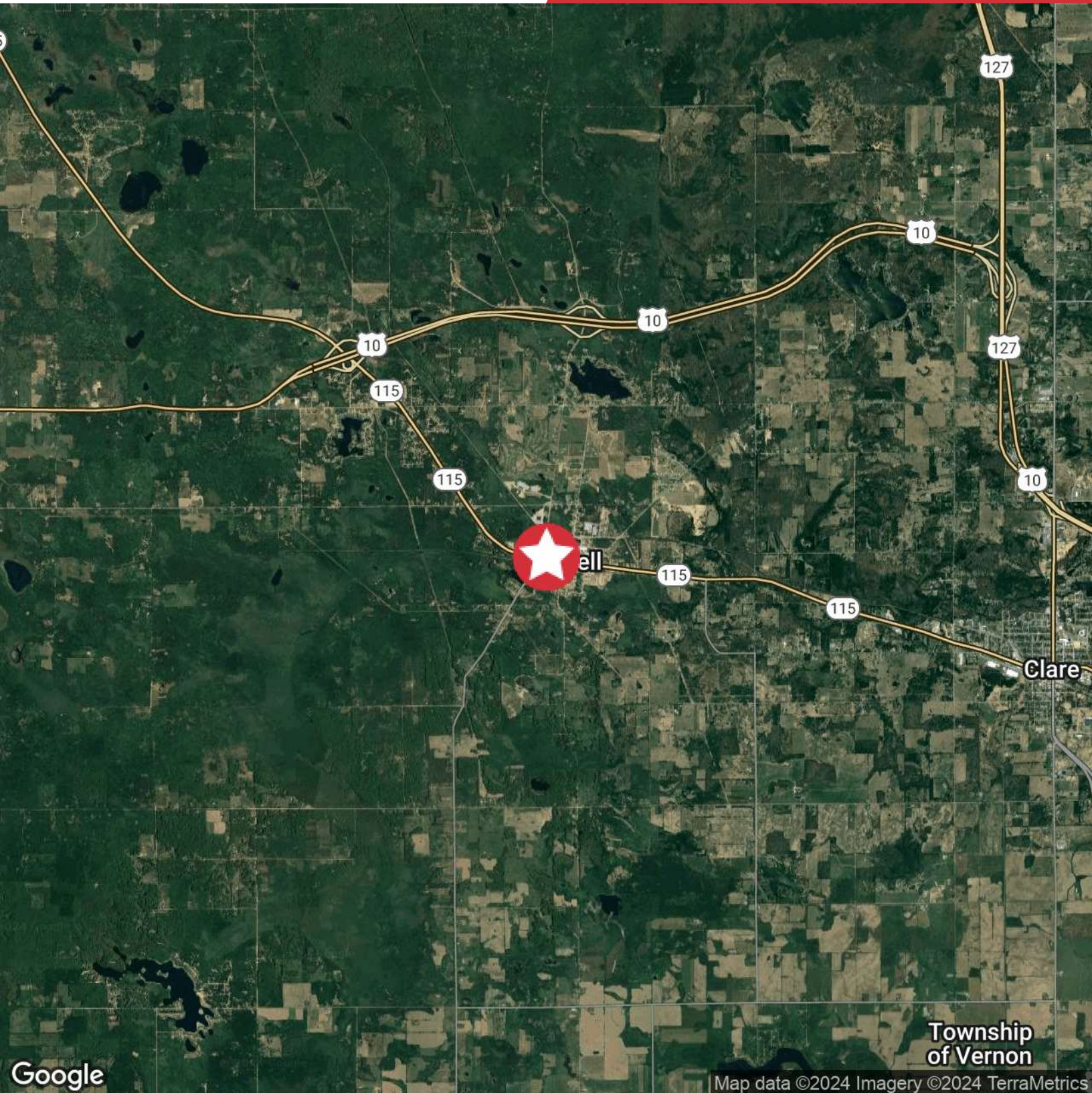
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# Location Map

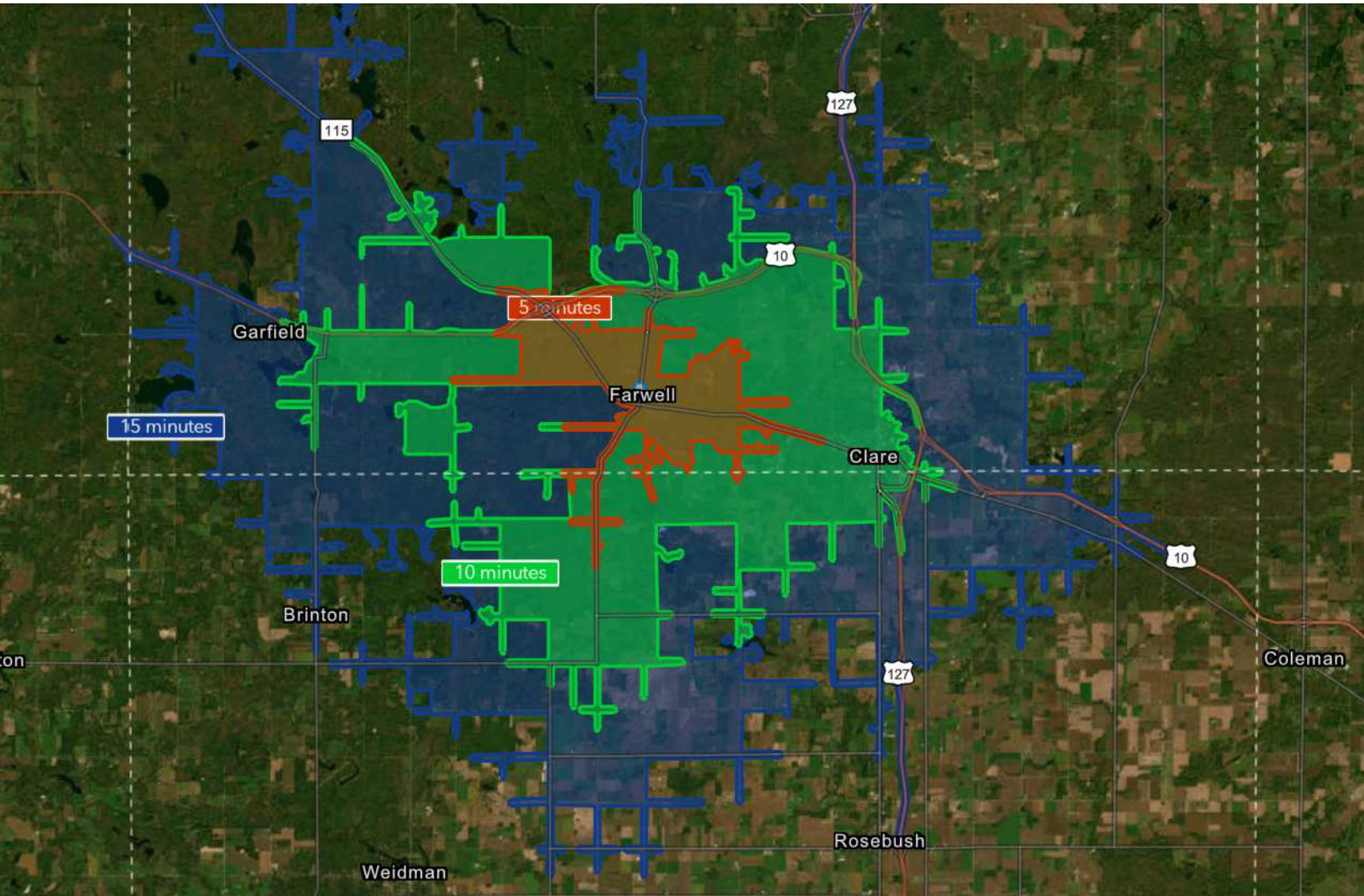
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# Drive Time Location

146 N Corning St  
Farwell, Michigan 48622





# Executive Summary

146 N Corning St, Farwell, Michigan, 48622  
Drive time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 43.83570  
Longitude: -84.87037

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	2,702	8,921	14,278
2020 Population	2,731	9,029	14,289
2024 Population	2,746	9,049	14,334
2029 Population	2,724	9,003	14,267
2010-2020 Annual Rate	0.11%	0.12%	0.01%
2020-2024 Annual Rate	0.13%	0.05%	0.07%
2024-2029 Annual Rate	-0.16%	-0.10%	-0.09%
2020 Male Population	49.3%	48.5%	49.0%
2020 Female Population	50.7%	51.5%	51.0%
2020 Median Age	43.3	42.9	44.5
2024 Male Population	50.1%	49.3%	49.8%
2024 Female Population	49.9%	50.7%	50.2%
2024 Median Age	43.2	43.1	44.8

In the identified area, the current year population is 14,334. In 2020, the Census count in the area was 14,289. The rate of change since 2020 was 0.07% annually. The five-year projection for the population in the area is 14,267 representing a change of -0.09% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 44.8, compared to U.S. median age of 39.3.

### Households

2024 Wealth Index	52	57	62
2010 Households	1,102	3,697	5,756
2020 Households	1,115	3,781	5,836
2024 Households	1,119	3,808	5,895
2029 Households	1,111	3,800	5,896
2010-2020 Annual Rate	0.12%	0.22%	0.14%
2020-2024 Annual Rate	0.08%	0.17%	0.24%
2024-2029 Annual Rate	-0.14%	-0.04%	0.00%
2024 Average Household Size	2.43	2.34	2.40

The household count in this area has changed from 5,836 in 2020 to 5,895 in the current year, a change of 0.24% annually. The five-year projection of households is 5,896, a change of 0.00% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2020. The number of families in the current year is 3,677 in the specified area.

### Median Household Income

2024 Median Household Income	\$53,043	\$54,406	\$54,335
2029 Median Household Income	\$58,780	\$62,626	\$63,148
2024-2029 Annual Rate	2.08%	2.85%	3.05%

### Average Household Income

2024 Average Household Income	\$67,895	\$72,946	\$73,847
2029 Average Household Income	\$78,122	\$83,905	\$85,671
2024-2029 Annual Rate	2.85%	2.84%	3.01%

### Per Capita Income

2024 Per Capita Income	\$27,832	\$30,577	\$30,857
2029 Per Capita Income	\$32,039	\$35,281	\$35,977
2024-2029 Annual Rate	2.86%	2.90%	3.12%

### GINI Index

2024 Gini Index	39.4	40.9	41.0
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### Households by Income

Current median household income is \$54,335 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$63,148 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$73,847 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$85,671 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$30,857 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,977 in five years, compared to \$51,203 for all U.S. households.