

# 3245 Main Street Industrial Marlette

3245 Main St, Marlette, MI 48453



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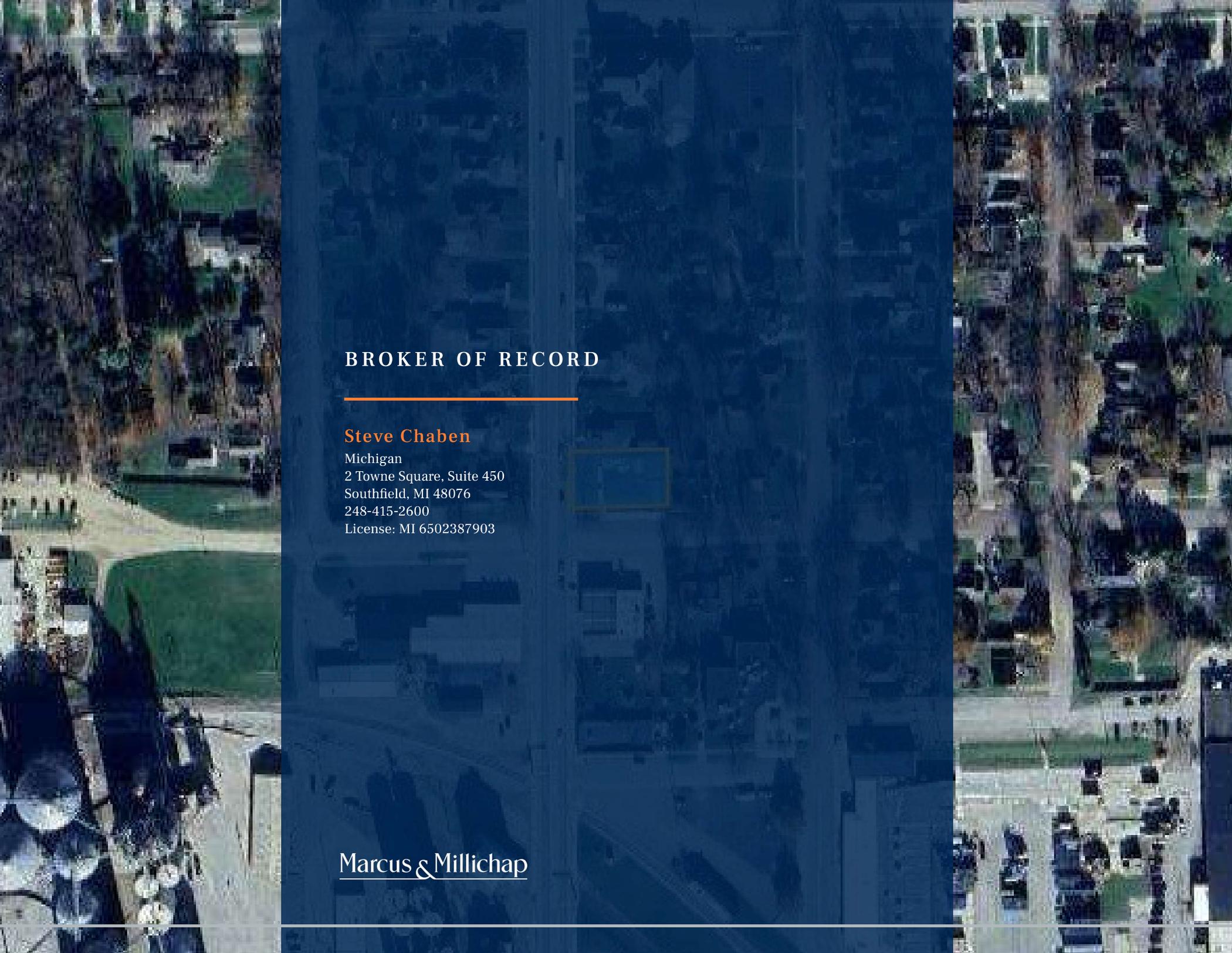
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A background image showing a light-colored building with a dark roof and a yellow dumpster in front of it, set against a blue sky with some clouds and trees. The image is faded and serves as a background for the document.

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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## OFFERING SUMMARY



Listing Price  
**\$230,000**



Cap Rate  
**0.00%**



Price/SF  
**\$54.76**

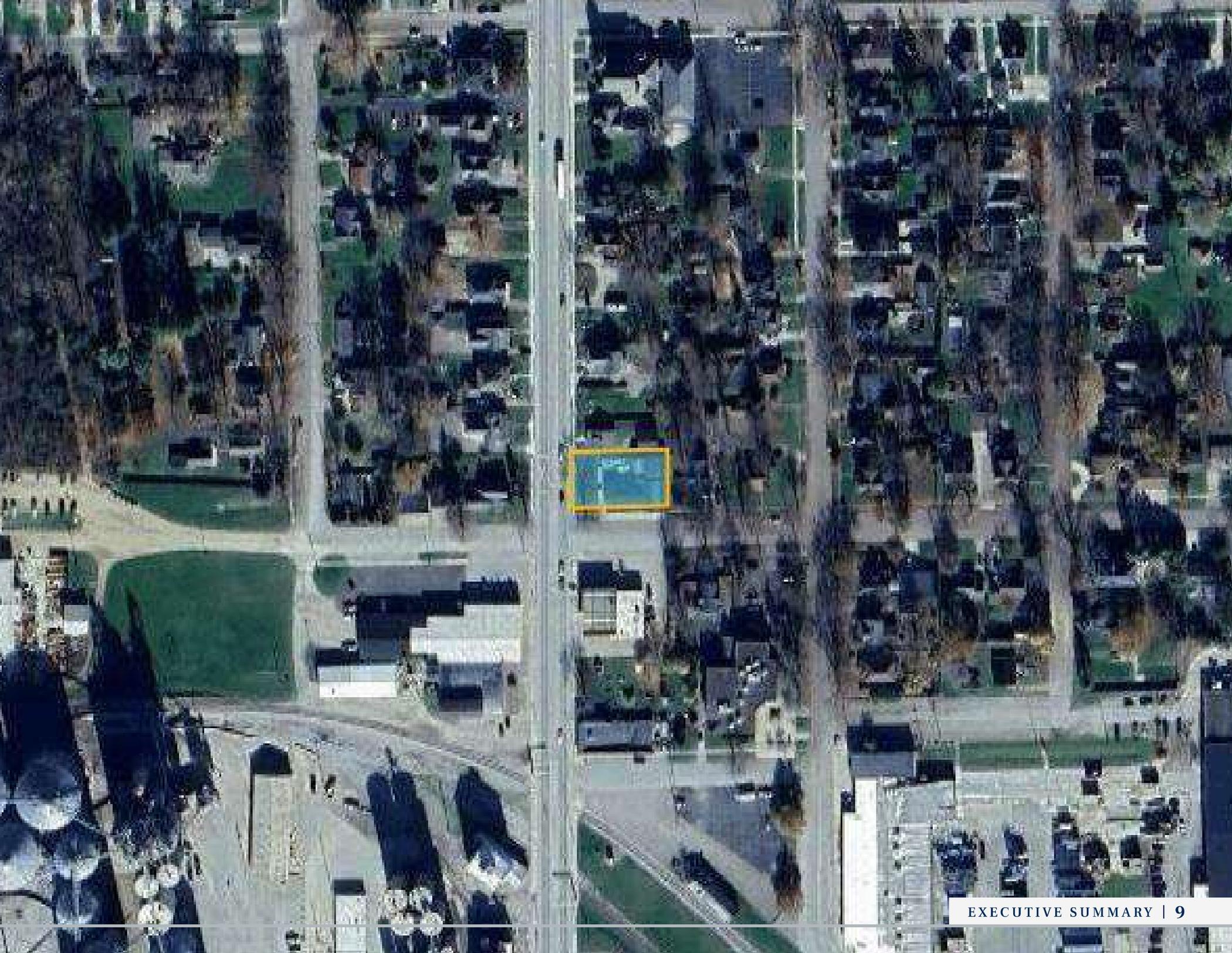
### FINANCIAL

Listing Price	\$230,000
Down Payment	100% / \$230,000
NOI	\$1
Cap Rate	0.00%
Price/SF	\$54.76
Average Rent	\$0.00/SF
Occupancy	0%

### PROPERTY

Square Feet	4,200 SF
Office Percentage	-%
Lot Size	0.23 Acres (10,018 SF)
Year Built/Renovated	1981/-





# 3245 MAIN STREET INDUSTRIAL MARLETTE

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## INVESTMENT OVERVIEW

An opportunity to purchase this 4,200 square foot industrial/Retail building on the corner of Main street and Church Street in Downtown Marlette Michigan. The site is .23 acres and is next door to the Speedway Gas Station on Main Street. The building can accommodate numerous uses for industrial service or general retail.

## INVESTMENT HIGHLIGHTS

On the east side of Main Street at the corner of Main Street and Church Street in Downtown Marlette. Directly next door to the Speedway Gas Station. A vacant Industrial Building on Main St . Sales and shop area serviced by an oversize garage door

4,200 square foot facility on .23 acres with parking on the entire side of the building.

Pylon signage included with the site. The building has a pitched rood and asphalt parking

3245 Main Street Industrial Marlette // ADDITIONAL PHOTOS



SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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SITE PLANS

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DEMOGRAPHICS

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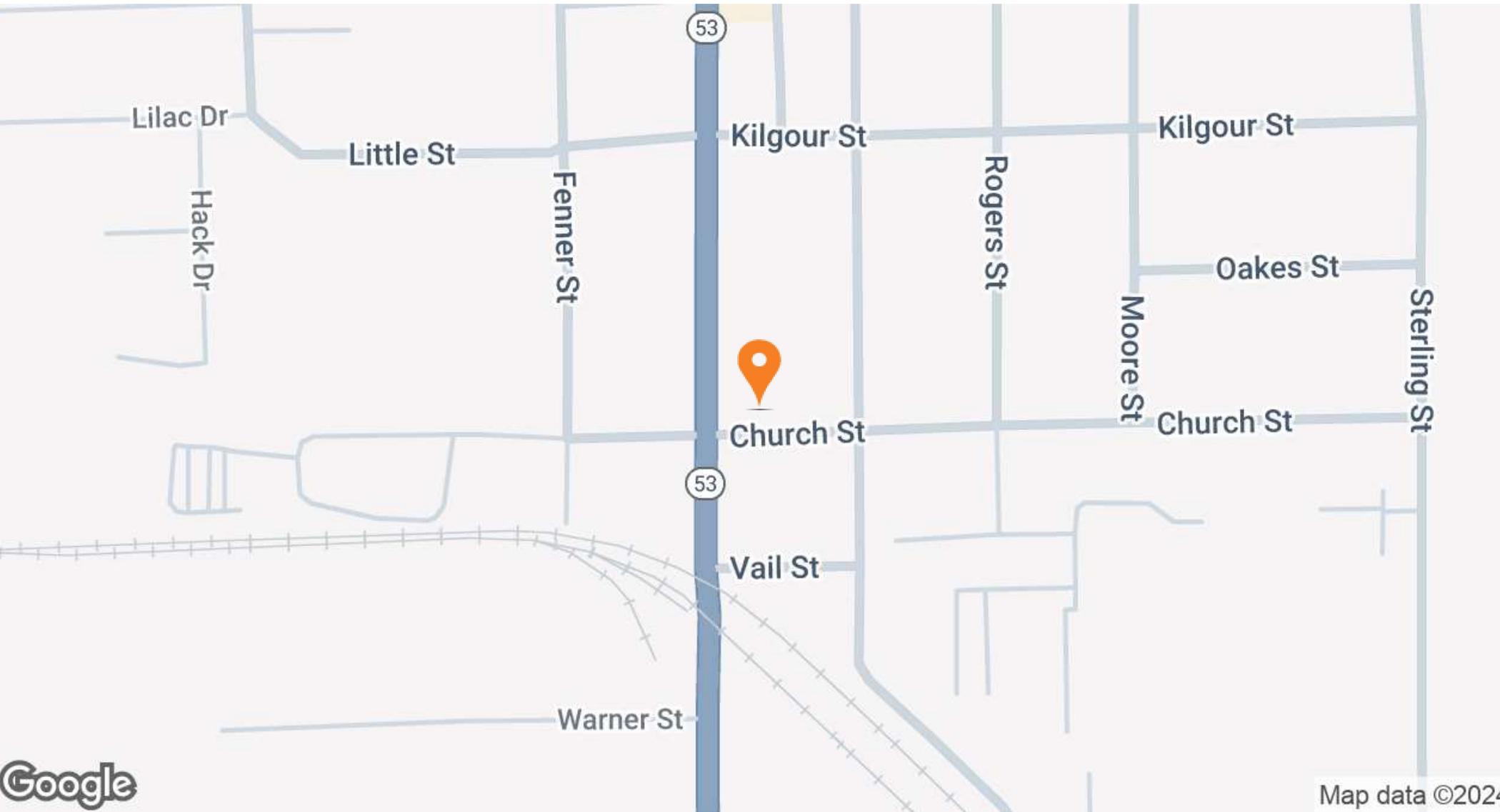
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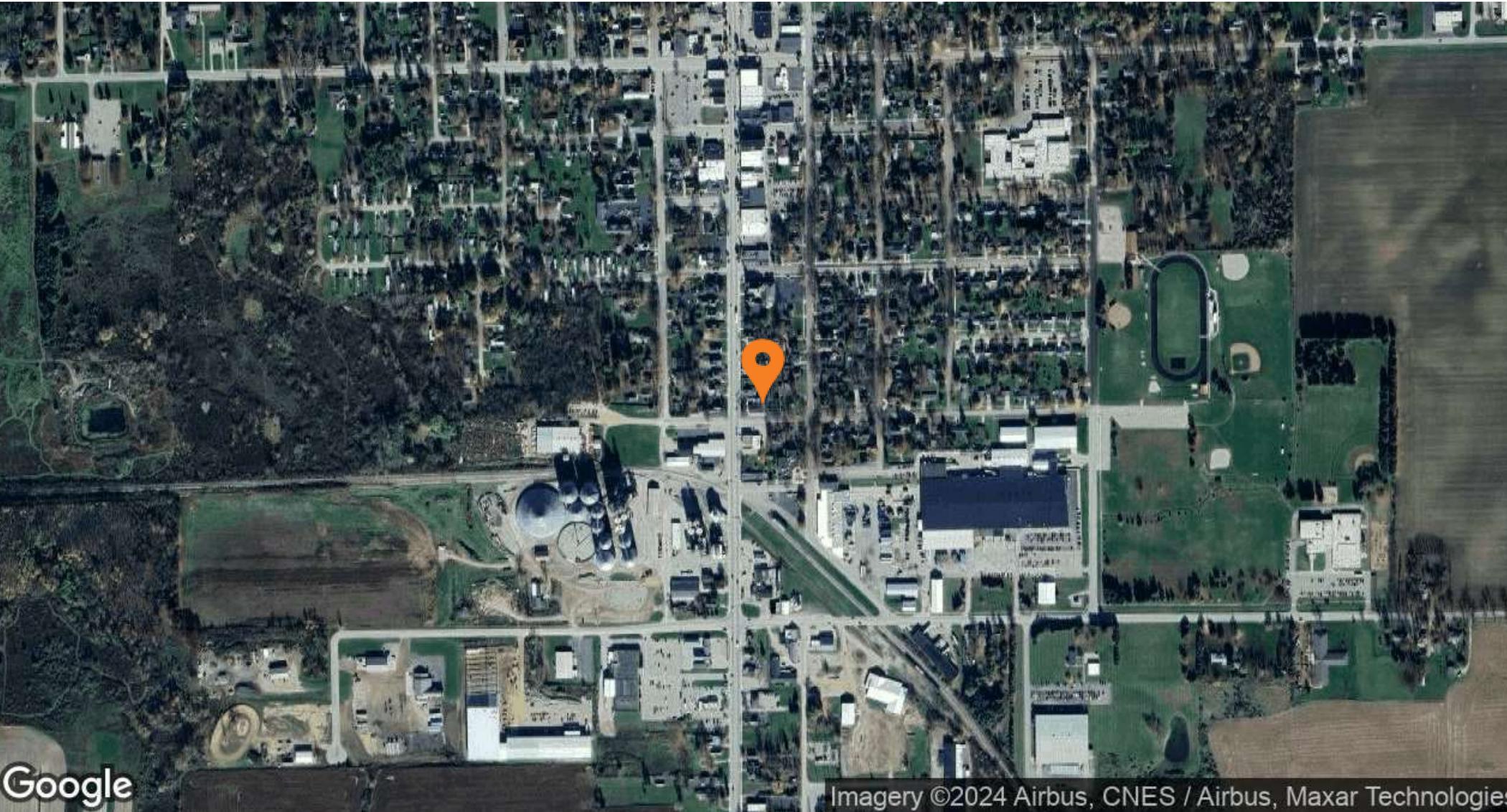
REGIONAL MAP // 3245 Main Street Industrial Marlette



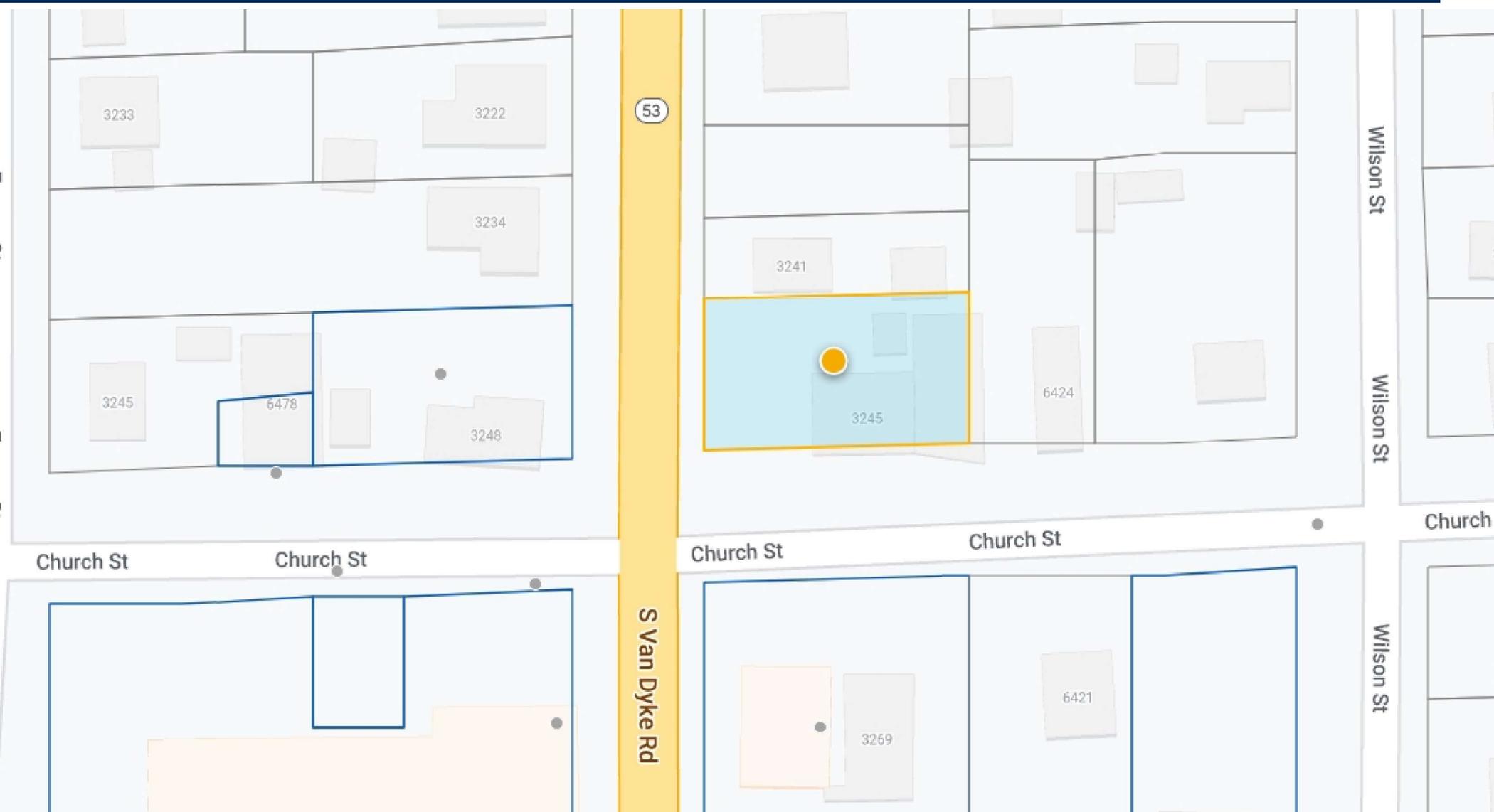
3245 Main Street Industrial Marlette // LOCAL MAP



AERIAL MAP // 3245 Main Street Industrial Marlette



# 3245 Main Street Industrial Marlette // SITE PLANS



# DEMOGRAPHICS // 3245 Main Street Industrial Marlette

POPULATION	1 Mile	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Population	1,984	4,867	15,607
<b>2023 Estimate</b>			
Total Population	1,954	4,808	15,497
<b>2020 Census</b>			
Total Population	1,963	4,813	15,460
<b>2010 Census</b>			
Total Population	2,004	4,930	15,946
<b>Daytime Population</b>			
2023 Estimate	2,694	5,047	14,038
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Households	799	1,929	6,030
<b>2023 Estimate</b>			
Total Households	783	1,899	5,966
Average (Mean) Household Size	2.4	2.5	2.6
<b>2020 Census</b>			
Total Households	777	1,886	5,941
<b>2010 Census</b>			
Total Households	789	1,893	5,925

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
<b>2023 Estimate</b>			
\$200,000 or More	1.9%	2.5%	2.5%
\$150,000-\$199,999	2.1%	3.9%	4.1%
\$100,000-\$149,999	12.7%	14.3%	14.5%
\$75,000-\$99,999	18.9%	17.7%	16.9%
\$50,000-\$74,999	20.6%	20.4%	19.9%
\$35,000-\$49,999	12.6%	13.4%	14.1%
\$25,000-\$34,999	8.2%	8.3%	8.6%
\$15,000-\$24,999	10.3%	9.3%	9.1%
Under \$15,000	12.8%	10.3%	10.2%
Average Household Income	\$69,085	\$74,742	\$72,171
Median Household Income	\$58,085	\$61,176	\$60,556
Per Capita Income	\$28,315	\$29,804	\$27,909
POPULATION PROFILE	1 Mile	5 Miles	10 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	1,954	4,808	15,497
Under 20	23.9%	24.4%	24.6%
20 to 34 Years	17.1%	16.4%	17.0%
35 to 39 Years	5.4%	5.6%	5.8%
40 to 49 Years	11.3%	11.3%	11.4%
50 to 64 Years	21.9%	21.3%	21.9%
Age 65+	20.3%	20.9%	19.2%
Median Age	43.0	43.1	42.1
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	1,377	3,383	10,845
Elementary (0-8)	2.9%	2.8%	3.1%
Some High School (9-11)	6.7%	7.3%	8.2%
High School Graduate (12)	41.6%	44.5%	45.5%
Some College (13-15)	23.3%	22.3%	22.1%
Associate Degree Only	10.3%	10.0%	9.1%
Bachelor's Degree Only	10.3%	8.7%	8.0%
Graduate Degree	5.0%	4.5%	4.0%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	28.0	32.0	34.0



### POPULATION

In 2023, the population in your selected geography is 15,497. The population has changed by -2.82 since 2010. It is estimated that the population in your area will be 15,607 five years from now, which represents a change of 0.7 percent from the current year. The current population is 51.1 percent male and 48.9 percent female. The median age of the population in your area is 42.1, compared with the U.S. average, which is 38.7. The population density in your area is 49 people per square mile.



### EMPLOYMENT

In 2023, 6,354 people in your selected area were employed. The 2010 Census revealed that 43.6 percent of employees are in white-collar occupations in this geography, and 33.6 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 35.00 minutes.



### HOUSEHOLDS

There are currently 5,966 households in your selected geography. The number of households has changed by 0.69 since 2010. It is estimated that the number of households in your area will be 6,030 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 2.5 people.



### HOUSING

The median housing value in your area was \$150,445 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 4,668.00 owner-occupied housing units and 1,257.00 renter-occupied housing units in your area.



### INCOME

In 2023, the median household income for your selected geography is \$60,556, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 49.50 since 2010. It is estimated that the median household income in your area will be \$75,841 five years from now, which represents a change of 25.2 percent from the current year.

The current year per capita income in your area is \$27,909, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$72,171, compared with the U.S. average, which is \$100,106.



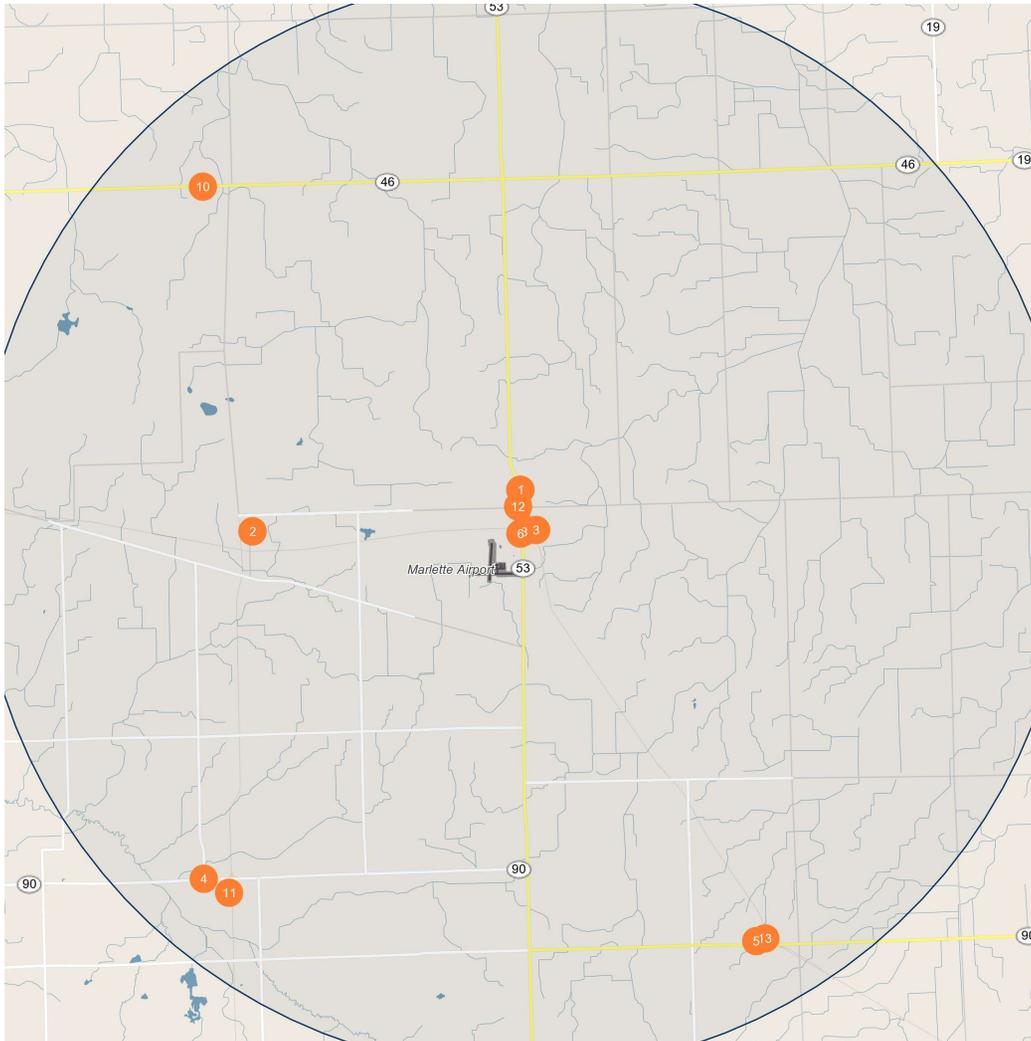
### EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 4.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 8.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 45.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 22.1 percent in the selected area compared with the 20.1 percent in the U.S.

## DEMOGRAPHICS // 3245 Main Street Industrial Marlette

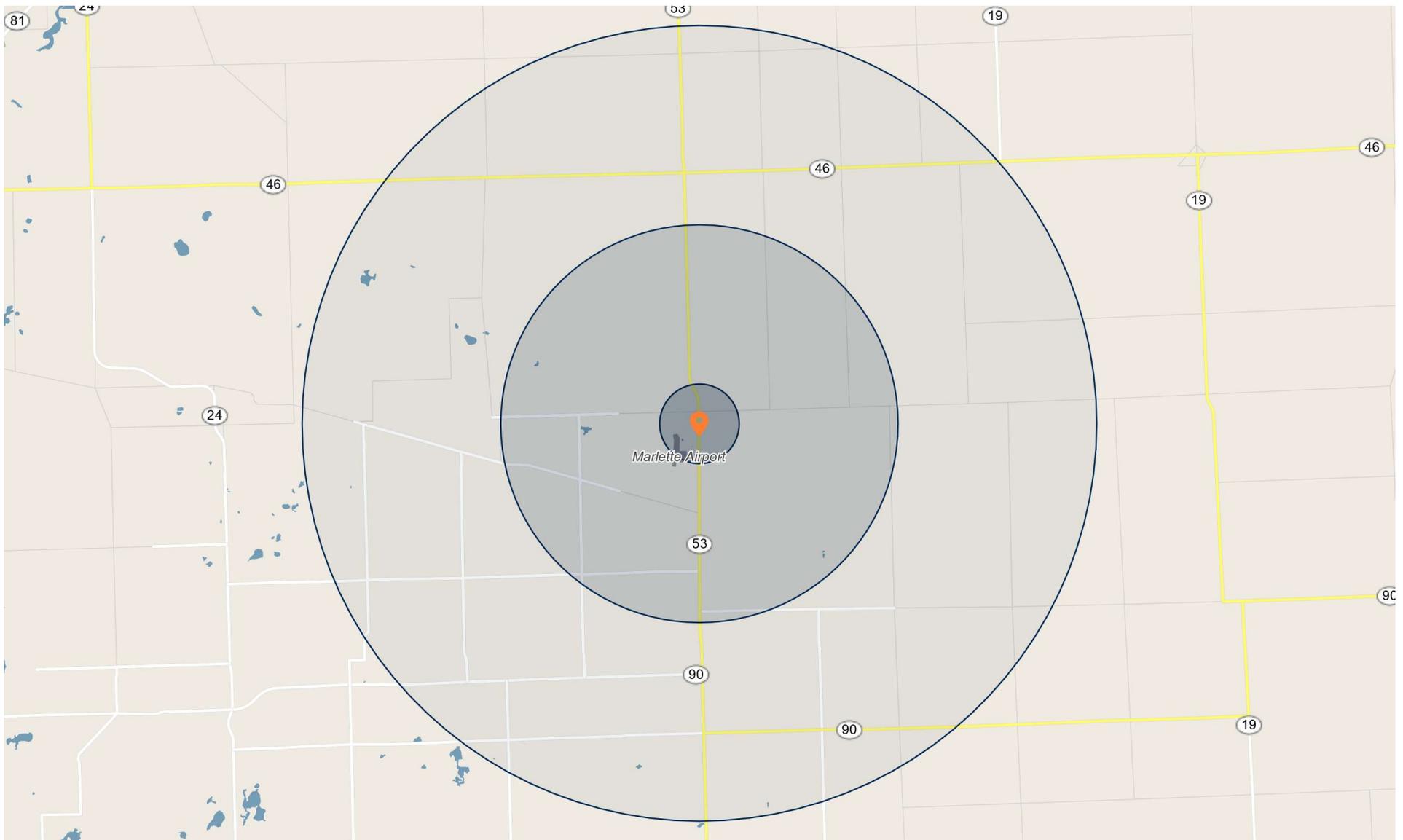


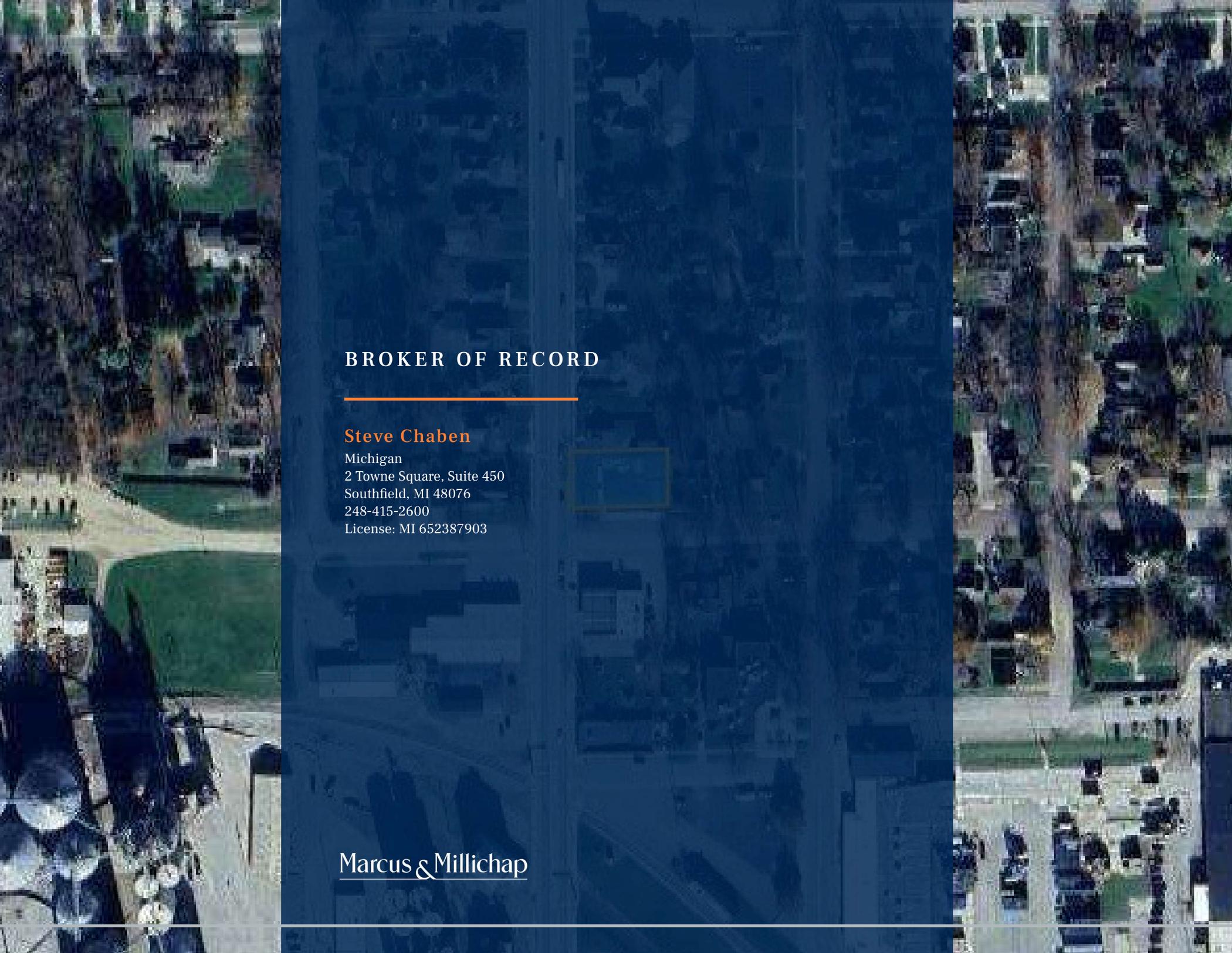
### Major Employers

### Employees

1	Marlette Regional Hospital-M R H	380
2	Machine Tool & Gear Inc-Cie Newcor RGI	211
3	Grupo Antolin Michigan Inc-Grupo Antolin Michigan	160
4	Cco Holdings LLC	108
5	Bens Supercenter Inc-True Value	86
6	Michigan AG Cmmdities Brkg Inc-Marlette Farmers Co-Op Elev	70
7	Marlette Regional Hospital-United Hospice Service	61
8	Little Caesars Inc-Little Caesars	60
9	Rochester Gear Inc-Cie Newcor RGI	60
10	Kingston Community School Dst	60
11	North Branch Area School Dst-North Branch High School	55
12	United States Postal Service-US Post Office	52
13	Brown City School District	50

## 3245 Main Street Industrial Marlette // DEMOGRAPHICS





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