

901 S. STEPHENSON AVE.

901 S. STEPHENSON AVE., IRON MOUNTAIN, MI 49801



PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the friendly community of Iron Mountain, MI, near the prime location of 901 S. Stephenson Ave. This area is a perfect fit for Retail/Strip Center tenants, featuring a variety of nearby points of interest. Take advantage of the area's proximity to attractions such as the Cornish Pump Mining Museum, drawing in history enthusiasts, and the picturesque Fumee Lake Natural Area, offering outdoor recreational opportunities to residents and visitors. Explore the vibrant local shopping scene and embrace the community events and festivals that add to the area's lively atmosphere. With a strategic placement near residential neighborhoods and commercial areas, the property ensures a steady flow of potential customers, making it an ideal location for retail success.

PROPERTY HIGHLIGHTS

- Excellent street frontage for maximum visibility
- Dedicated customer parking for convenience
- Adaptable retail space for various business types
- Prime opportunity to establish or expand retail presence

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	2,473 SF
Building Size:	4,504 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,211	6,899	8,532
Total Population	4,278	13,890	16,893
Average HH Income	\$49,961	\$57,366	\$58,097

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,473 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
901 S Stephenson Ave	Available	2,473 SF	NNN	Contact Broker for Pricing	-
901 S Stephenson Ave	Wild Bill's Tobacco of Iron Mtn MI LLC	2,031 SF	NNN	-	-

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RETAILER MAP



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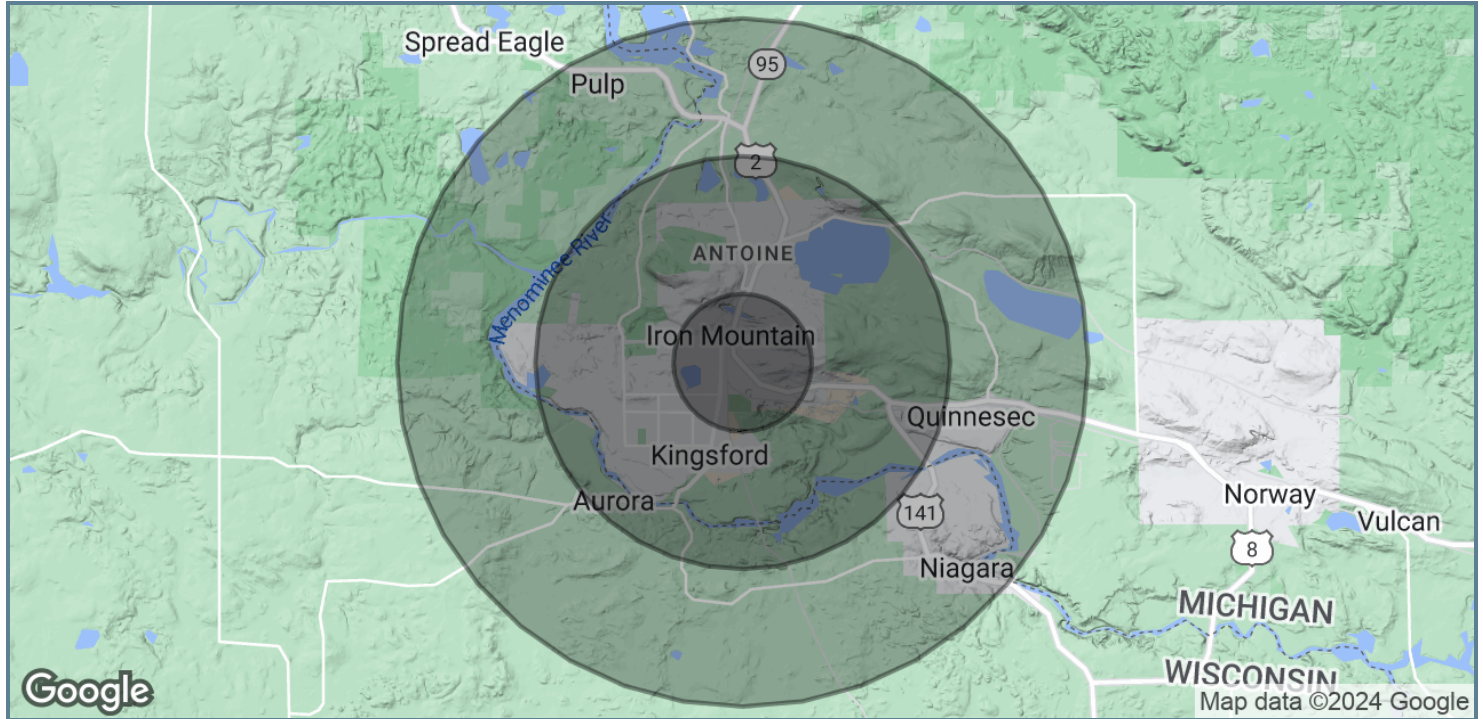
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,278	13,890	16,893
Average Age	43.0	45.3	46.0
Average Age (Male)	39.3	43.1	43.9
Average Age (Female)	48.1	47.9	48.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,211	6,899	8,532
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$49,961	\$57,366	\$58,097
Average House Value	\$98,207	\$123,177	\$125,752

2020 American Community Survey (ACS)

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