

# FOR SALE OR LEASE

## Southland Plaza

1200 & 2576-2584 S Main St | Adrian, MI



## PROPERTY HIGHLIGHTS

- 4 Retail Spaces Available
  - 1,900 SF
  - 11,180 SF
  - 12,103 SF
  - 19,117 SF
- 12,103 SF and 19,117 SF Spaces can be Combined
- Join Advance Auto Parts and Dollar General
- Located in M-52 and US-223 Regional Retail Hub



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# PROPERTY AERIAL

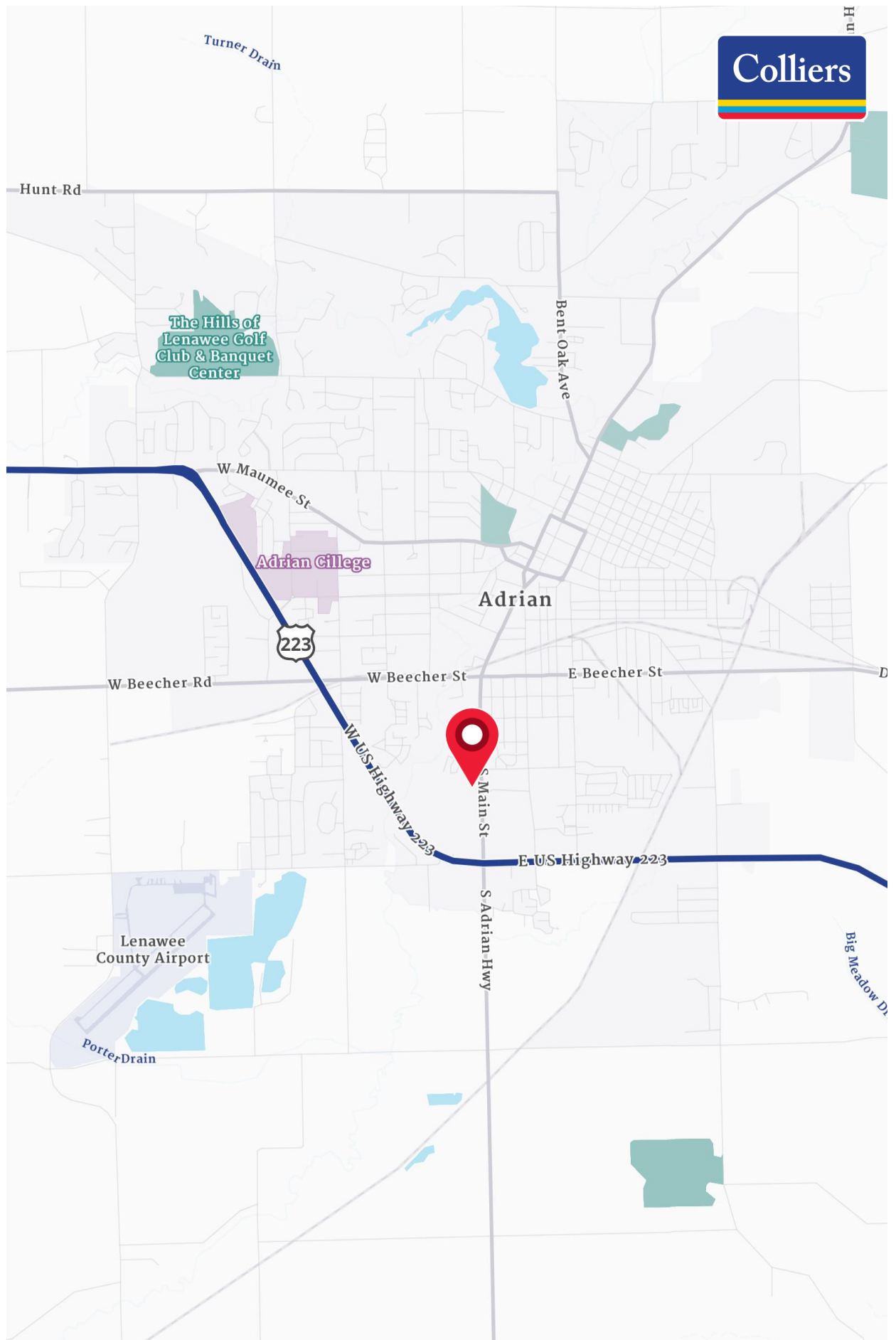
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# MERCHANT MAP



# LOCATION MAP



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,093	28,101	34,763
Total Households	2,657	10,518	13,173
Total Family Households	1,490	6,023	7,911
Average Household Size	2.20	2.32	2.35
Median Age	37.1	38.1	39.6
Population Age 25+	4,132	19,001	23,912
2010 - 2020 Population: Annual Growth Rate (CAGR)	-0.19%	-0.20%	-0.12%
2020 - 2025 Population: Annual Growth Rate (CAGR)	-0.73%	-0.86%	-0.83%

### 5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	-0.33%	-0.25%	-0.27%
Households	-0.04%	-0.01%	-0.02%
Families	-0.28%	-0.24%	-0.24%
Median Household Income	0.94%	0.99%	1.15%

### CURRENT YEAR POPULATION BY SEX

Male Population / % Male	3,040 / 49.9%	14,479 / 51.5%	17,893 / 51.5%
Female Population / % Female	3,053 / 50.1%	13,622 / 48.5%	16,870 / 48.5%

### INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$48,407	\$51,213	\$54,636
Average Household Income	\$59,118	\$64,606	\$71,626
Per Capita Income	\$24,563	\$24,624	\$27,390

### SUMMARY BUSINESS DATA

Total Businesses	274	1,212	1,355
Total Daytime Population	7,029	31,195	35,736
Daytime Population: Workers	3,116	15,234	16,336
Daytime Population: Residents	3,913	15,961	19,400

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.