

FOR LEASE: 1.1 ACRE OUTPARCEL



1320 W Broadway Rd, Three Rivers, MI 49043

PROPERTY FEATURES

- **Well-positioned shopping center** located on the signalized hardcorner of major retail intersection Broadway & Highway 131
 - +30,000 average daily traffic count
 - Regional submarket with 10-mile population of ~40,000
 - Regional draw due to retail, employment, healthcare, and recreational offerings
 - Strong daytime population from +2,500 manufacturing employees, +400 hospital employees, and +300 school staff/faculty
- **Excellent building visibility** plus highway pylon signage
- **Highway 131 through Three Rivers is a dense corridor of 25 national brands** — the intersection of Broadway & Highway 131 alone accounts for 11 of these national brands
 - Starbucks, Culver's, and Jimmy John's are all recent ground-up developments

OFFERING DETAILS:

- +1-Acre Outparcel Available
 - Ground Lease or Build-To-Suit opportunities available
- Exclusive Highway Frontage Pylon Signage
- 190' of Linear Store Frontage



Owned and managed by
the CARRINGTON company
1.800.291.1454

For more information, contact
GARRET JACOBS

707.444.7716, office
209.401.9450, mobile
garret@thecarrco.com

— SPACES AVAILABLE —
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— SITE PLAN —

1320 W Broadway Rd, Three Rivers, MI 49043



For demonstration purposes only; Drawing not to scale

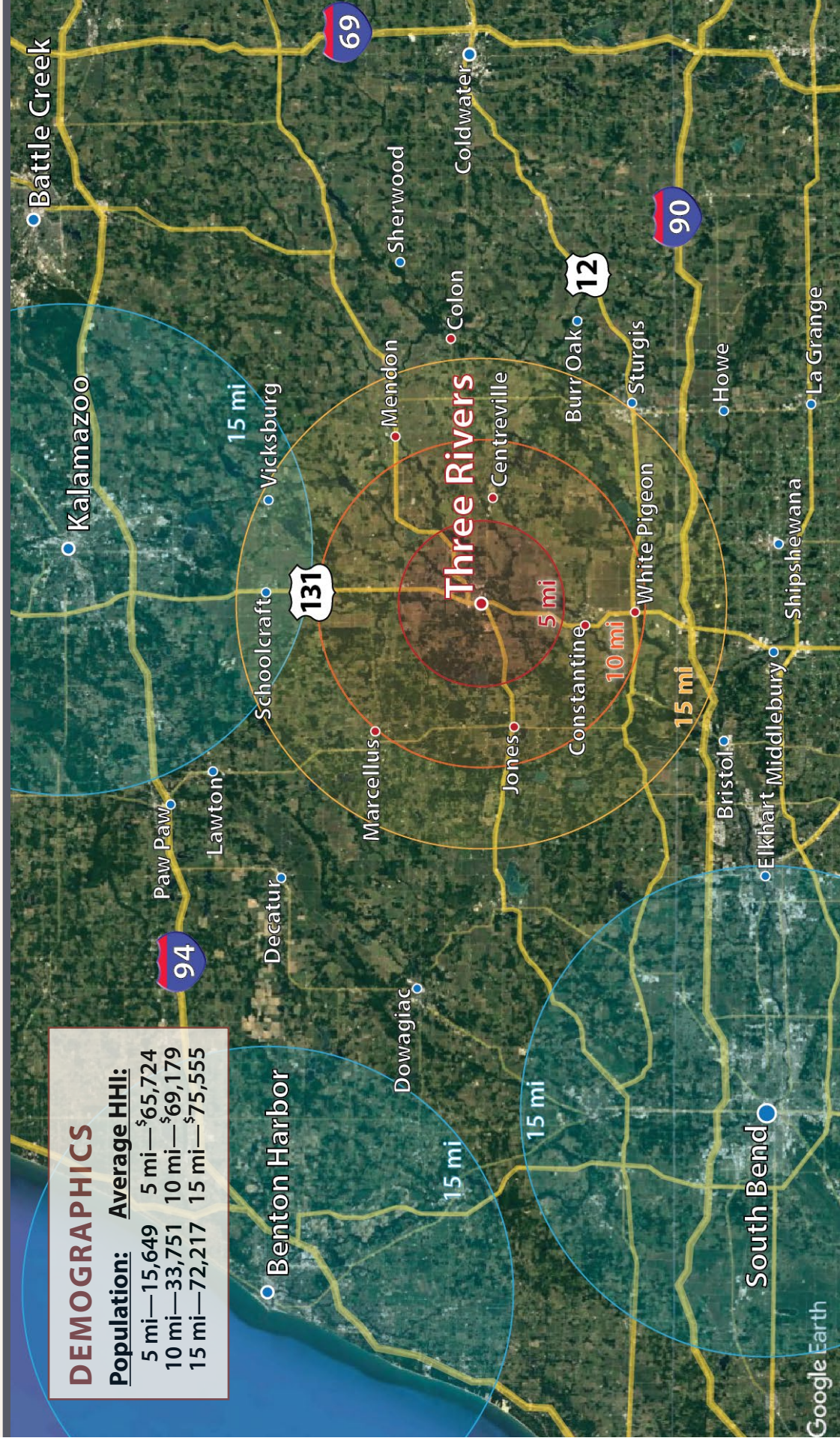
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— TRADE AREA —

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