

FOR LEASE

1620 S MAIN STREET | CHELSEA, MICHIGAN



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PROPERTY INFORMATION

Property Address	1620 S Main Street
City/Township	Chelsea
Building Size	8,140 SF
Land Size	3.21 (AC)
Space Available	4,078 SF
Minimum Available	1,900 +/- SF
Maximum Available	4,078 SF
Asking Rental Rate	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 12,223 PEOPLE	 MEDIAN AGE 43.8 YEARS OLD
 HOUSEHOLDS 4,943	 CONSUMER SPENDING \$191.1 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$122,709/ANNUALLY	 DAYTIME EMPLOYEES 10,611 EMPLOYEES

JOIN

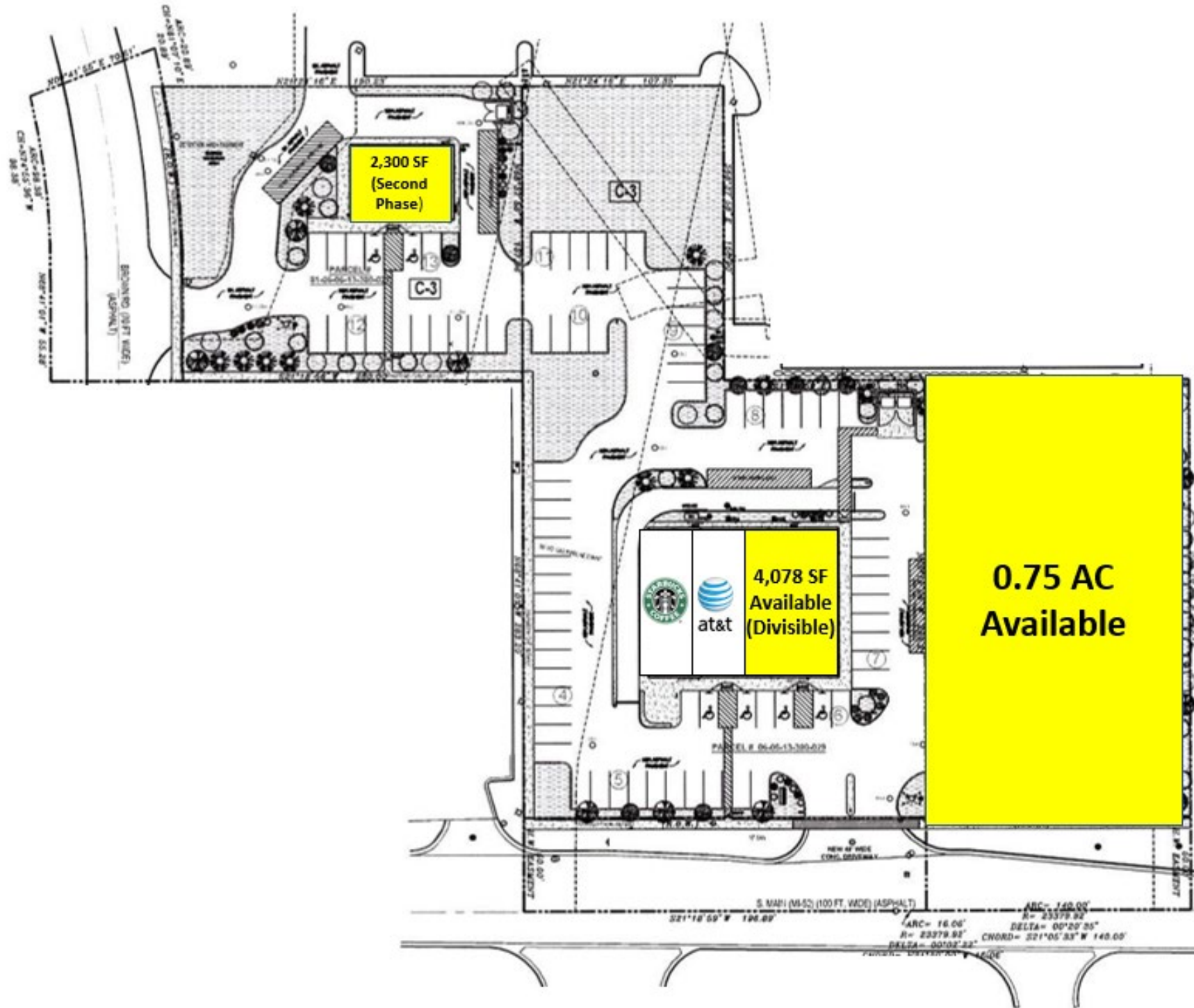


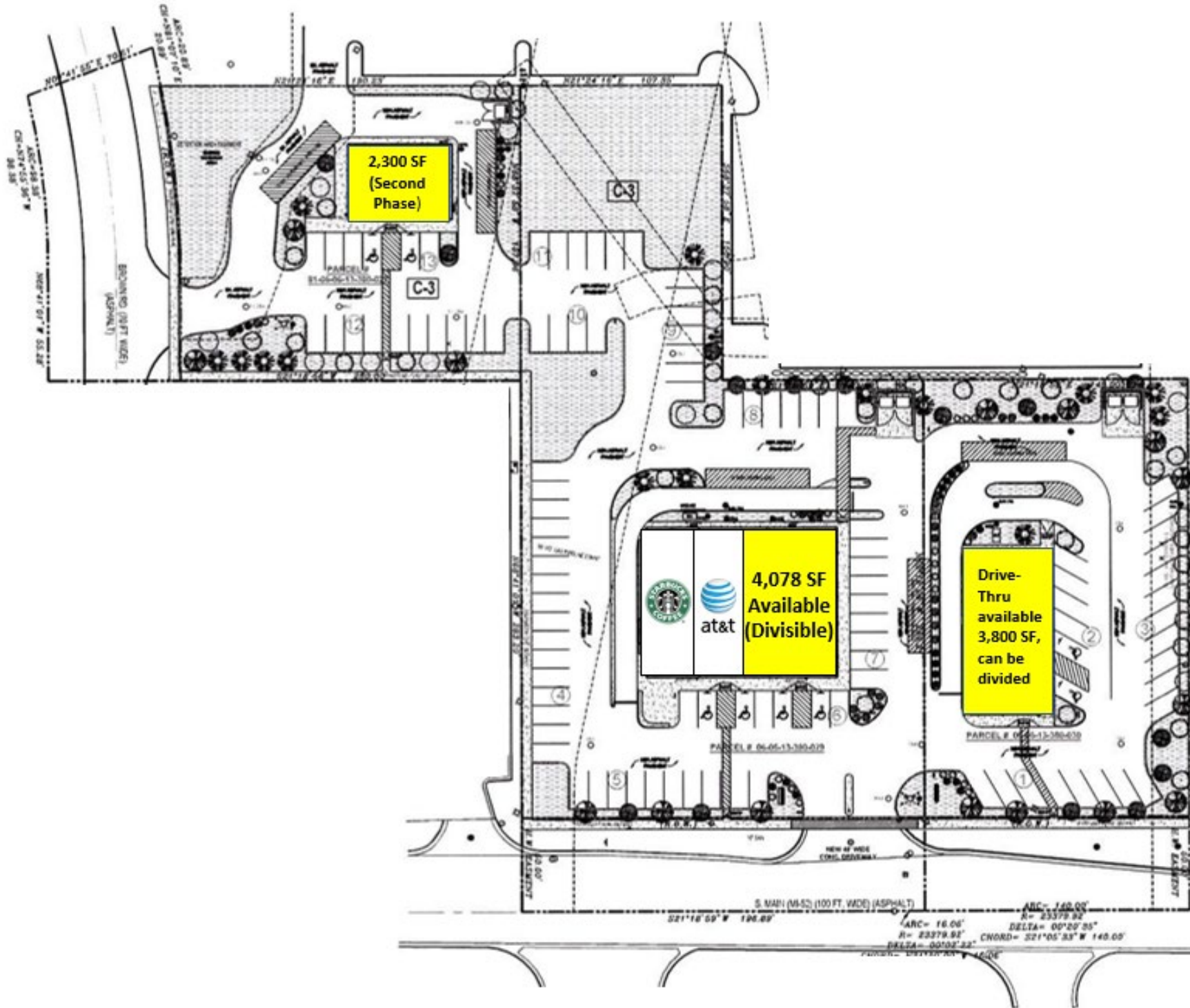
AREA TENANTS



PROPERTY HIGHLIGHTS

- Join Starbucks and AT&T in this new retail development located in Chelsea Michigan.
- Situated between Ann Arbor and Jackson, Chelsea is one of Michigan's fastest growing communities making this an excellent opportunity for any retail or medical user to take advantage of.
- Situated immediately off of I-94 on the morning drive side of M-52 (main street), this site offers extraordinary visibility and accessibility along Chelsea's main retail thoroughfare.
- 0.75-acre pad site available for ground lease and/or build-to-suit adjacent to the retail center.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	2,057	8,261	12,276
2024 Population	2,071	8,301	12,331
2029 Population Projection	2,057	8,245	12,249
Annual Growth 2020-2024	0.2%	0.1%	0.1%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.1%
Median Age	52.9	47.8	47.2
Bachelor's Degree or Higher	45%	47%	48%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,887	7,540	11,167
Black	15	66	128
American Indian/Alaskan Native	4	13	19
Asian	33	134	196
Hawaiian & Pacific Islander	0	0	0
Two or More Races	132	548	821
Hispanic Origin	59	254	364

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	912	3,417	4,847
2024 Households	935	3,470	4,912
2029 Household Projection	932	3,451	4,883
Owner Occupied Households	662	2,674	4,025
Renter Occupied Households	270	777	858
Avg Household Income	\$88,433	\$104,522	\$112,293
Median Household Income	\$63,320	\$72,981	\$84,495

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	250	835	985
\$50,000 - 75,000	194	674	937
\$75,000 - 100,000	98	352	520
\$100,000 - 125,000	50	258	439
\$125,000 - 150,000	50	324	539
\$150,000 - 200,000	102	373	567
\$200,000+	65	370	589

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,844	415	7	10,290	910	11	10,610	980	11
Trade Transportation & Utilities	550	45	12	975	96	10	1,030	106	10
Information	13	4	3	124	13	10	142	16	9
Financial Activities	188	31	6	301	66	5	325	74	4
Professional & Business Services	177	27	7	357	74	5	411	92	4
Education & Health Services	1,251	234	5	4,523	505	9	4,548	513	9
Leisure & Hospitality	511	30	17	856	55	16	877	60	15
Other Services	143	43	3	3,007	87	35	3,107	102	30
Public Administration	11	1	11	147	14	11	170	17	10
Goods-Producing Industries	38	11	3	1,385	63	22	1,488	84	18
Natural Resources & Mining	0	0	-	17	4	4	21	7	3
Construction	29	9	3	190	41	5	215	51	4
Manufacturing	9	2	5	1,178	18	65	1,252	26	48
Total	2,882	426	7	11,675	973	12	12,098	1,064	11

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*