



**FOR SUBLEASE**

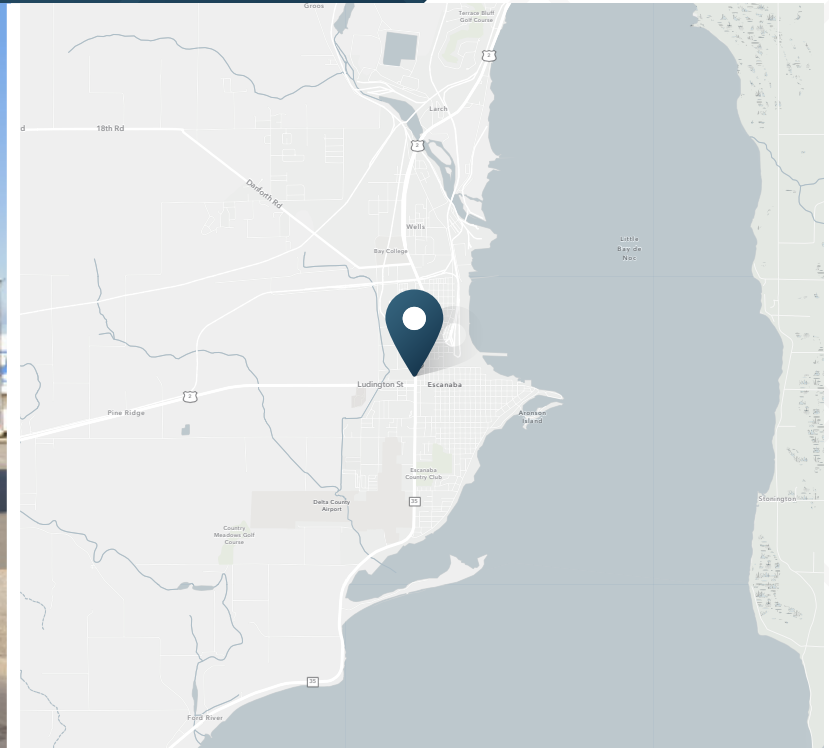
# Fully Built-Out Freestanding Medical Building

305 North Lincoln Road | Escanaba, MI 49829



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**FOR SUBLEASE**

3,500 SF  
Available

9 Year Sublease  
Lease Term

## CONTACT

**Todd Frank**  
Senior Vice President  
312.279.5327  
todd.frank@srsre.com

## ABOUT THE PROPERTY

- Fully built-out freestanding medical building for sublease near the intersection of US Highway 41 in Escanaba, MI
- Outparcel to Delta Plaza Mall which is anchored by Hobby Lobby, Marshalls, Five Below, and Dunham's Sports
- Ideal location within a high-trafficked, dense retail corridor of the city of Escanaba, the county seat for Delta County
- Two miles from Escanaba Municipal Beach and Ludington Park, a mile-long play area with bike and walking paths, disc golf, sand volleyball courts, Sand Point historic lighthouse and museum, live music concerts, outdoor movies, and more!

## NEARBY RETAIL



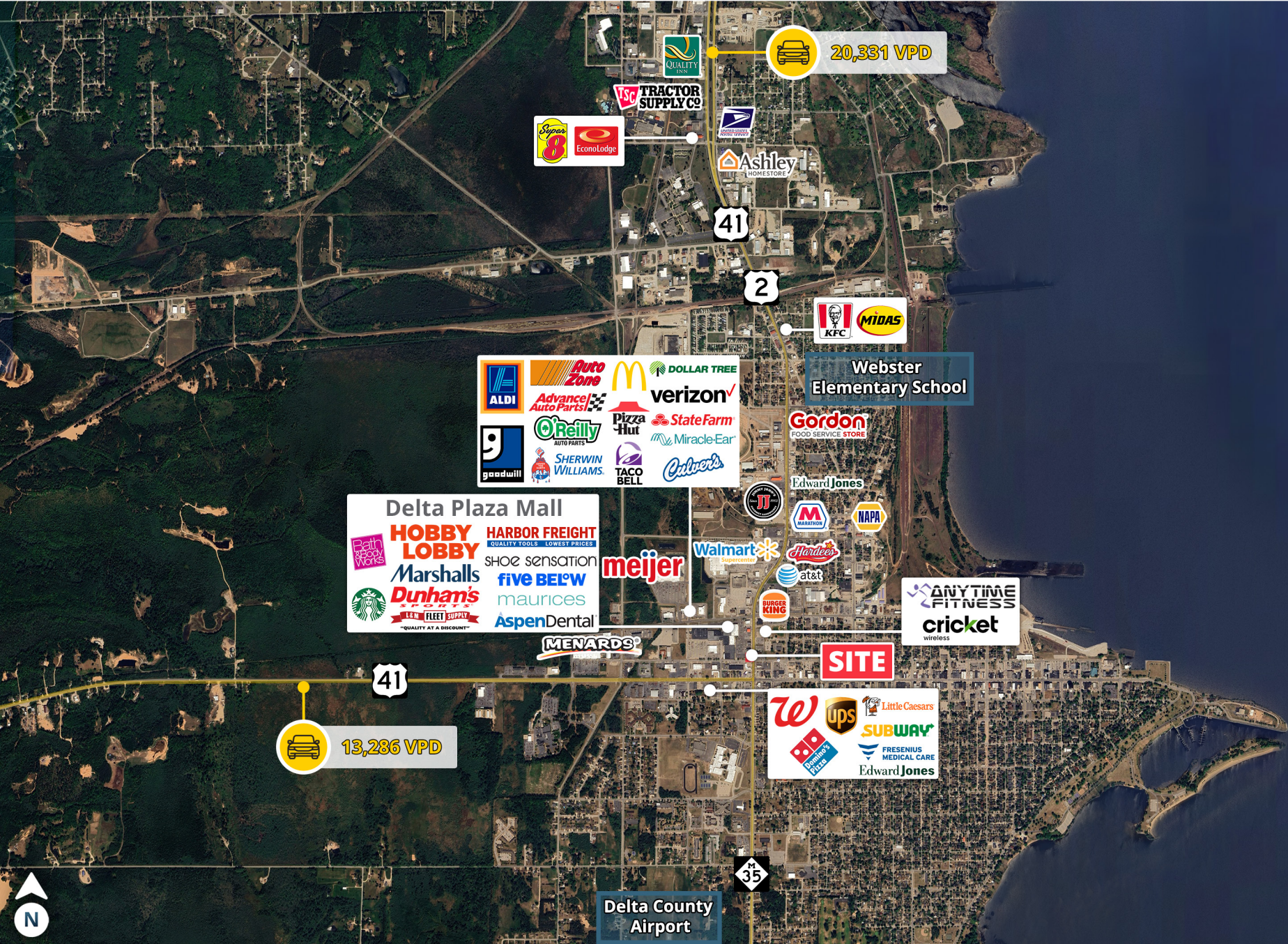
## TRAFFIC COUNTS

N Lincoln Road, N of Site	20,300 VPD
N Lincoln Road, S of Site	19,235 VPD
US Highway 41/Ludington Street, SW of Site	11,400 VPD

Year: 2023 | Source: SEMCOG

# Trade Aerial

Escanaba, MI



# 305 N Lincoln Road

Escanaba, MI



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

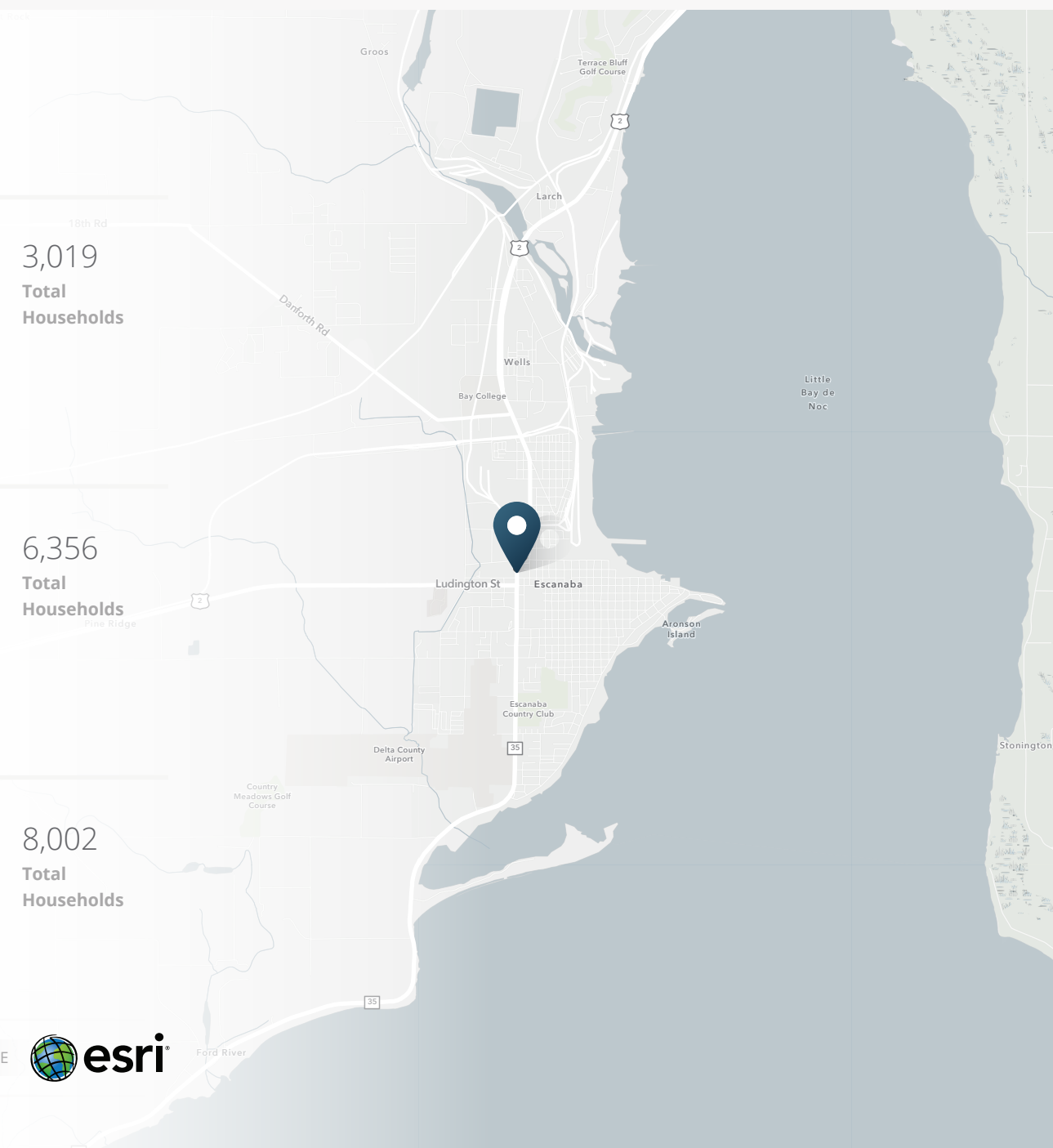
6,548 Population	10,326 Total Daytime Population	\$60,675 Average Household Income	3,019 Total Households
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### 3 MILES

13,738 Population	18,865 Total Daytime Population	\$65,924 Average Household Income	6,356 Total Households
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### 5 MILES

17,684 Population	21,779 Total Daytime Population	\$71,761 Average Household Income	8,002 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Delta Plaza Mall

301 North Lincoln Road | Escanaba, MI 49829



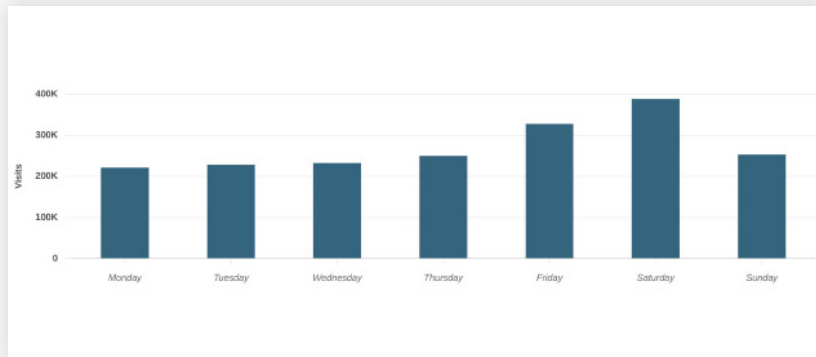
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

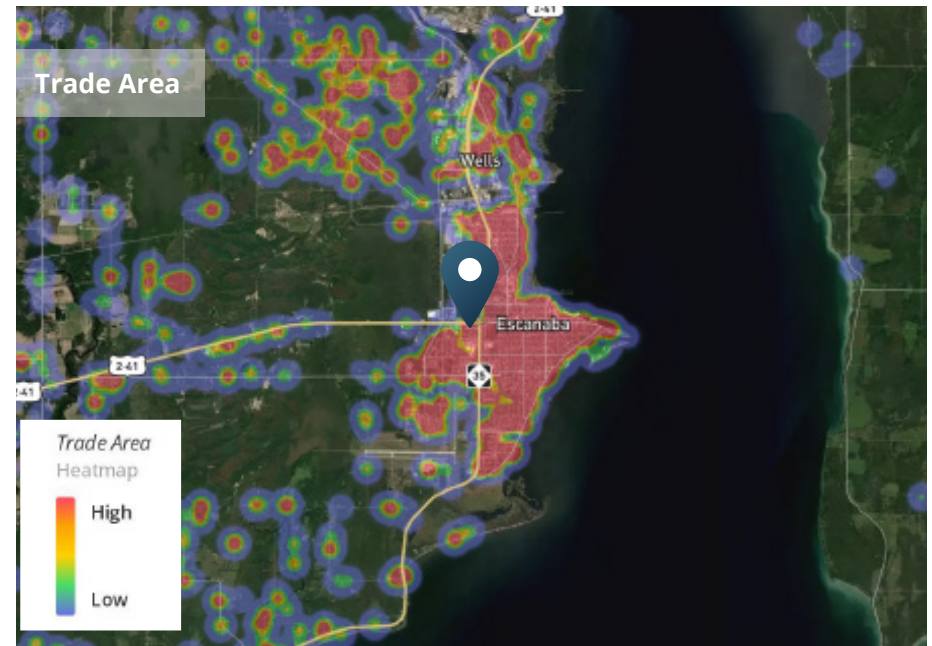
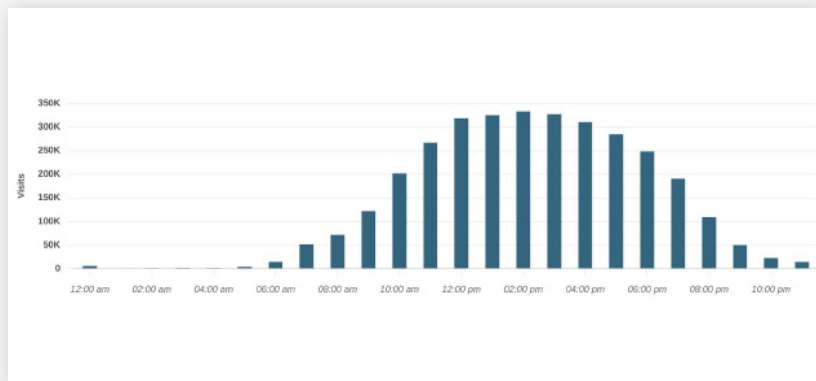
07/01/2023 - 06/30/2024

Estimated # of Visitors	Estimated # of Visits	Average Visits/Customer
213.8K	1.9M	8.93

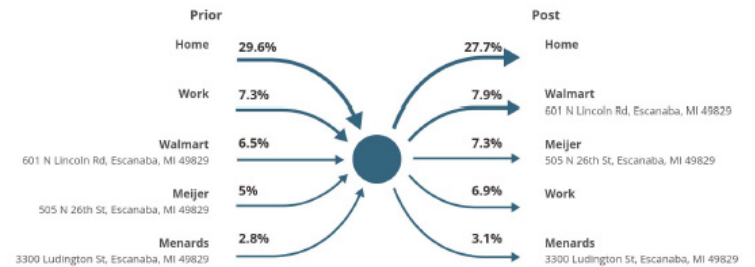
### Daily Visits



### Hourly Visits



### Customer Journey



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**SRS Real Estate Partners**  
125 S Wacker Drive, Suite 1910  
Chicago, IL 60606  
312.279.5320

**Todd Frank**  
Senior Vice President  
312.279.5327  
todd.frank@srsre.com

**SRSRE.COM**

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