

# FOR LEASE



## SOUTH POINT MALL 1035 S US 27 BR, St Johns, MI 2,625 – 16,021 SF of Retail Space Available



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# FOR LEASE

2,625 – 16,021 SF Retail Space

## PROPERTY HIGHLIGHTS

- **Retail:**
  - Lease Rate \$8.00 - \$12.00/SF NNN (Est. \$2.75/SF)
  - Suite A3: 3,100 SF
  - Suite B21: 16,021 SF
  - Suite B33: 2,625 SF
- **Office (Leased):**
  - Suite 7: 1,200 SF
- **High Traffic Count:** US 27 BR with 12,622 AADT
- **Three Points of Egress:** Scott Road, Sturgis Street and Business Route 27
- **Signage:** Pylon and Suite

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# SOUTHPOINT MALL

SCOTT ROAD



Updated 3/17/24  
1035 US 27, LLC

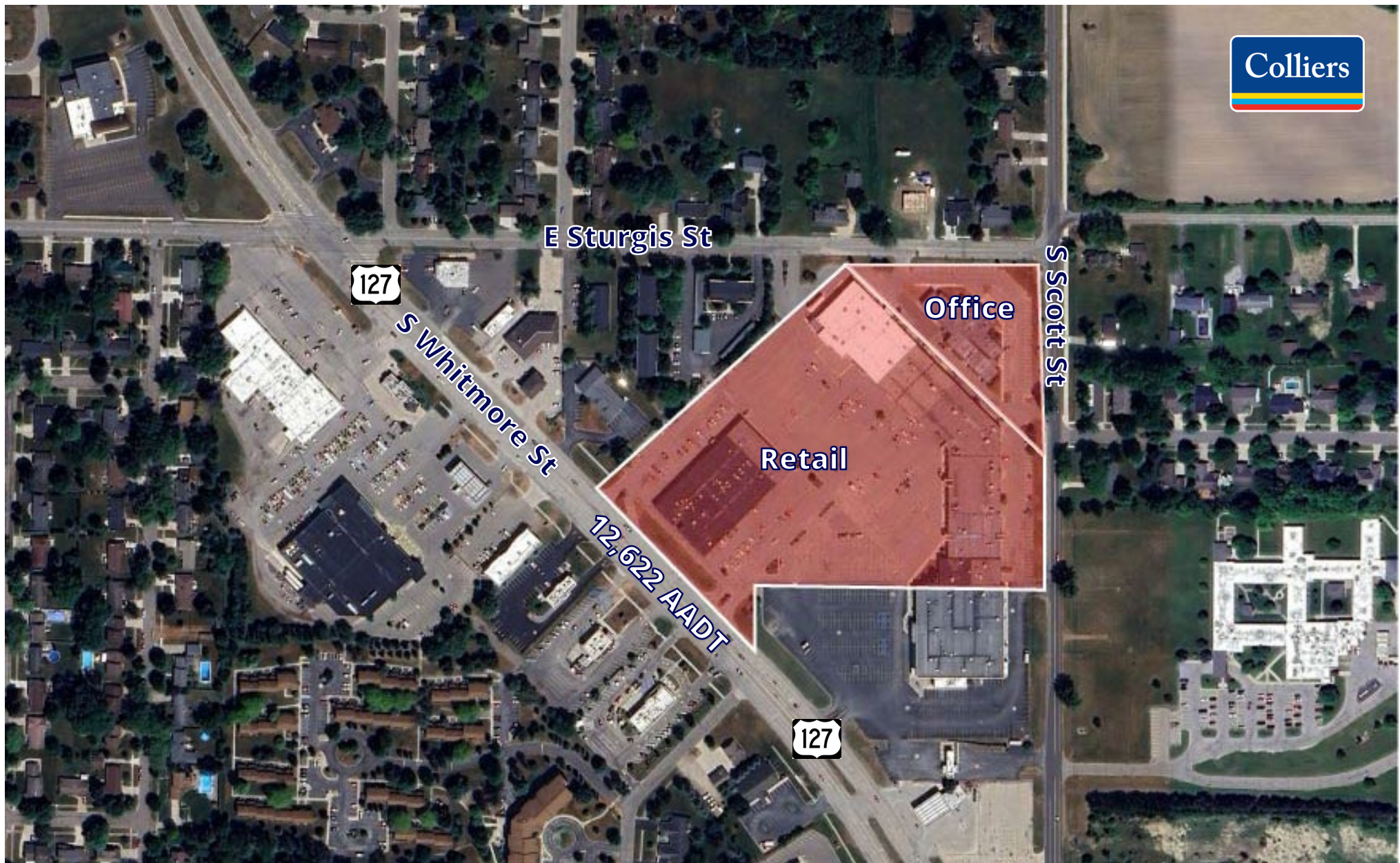
Main Mall	Suite
CC Medical Center	C-42A
CC Medical Center	C-42B
St. Vincent de Paul	C-39
St. Vincent de Paul	C-38
St. Vincent de Paul	C-38B
Mid State Title	C-38A
Jade Garden	B-35A & B35
Great Lakes Home	B-34
Vacant	B-33
Grace Pointe Church	B-31 & B32
Grace Pointe Church	B-30
Vacant	B-29
Vacant	B-28
Vacant	B-27
Clinton County R.E.S.A.	B-26
Clinton County R.E.S.A.	B-25
Harbor Freight	B-23, B24
Harbor Freight	B-22
Harbor Freight	B-21
<b>Retail- Building A 38,815 SQ FT</b>	
Chiropractic Holly Graham	A1
Hair Creations	A-2
Vacant	A3
State Farm	A4
Mancino's	A-7
Cancun Restaurant	A8-A11
Michelle-Smoothie Shop	A-12
H&R Block	A-13
Biggby	A-14C
Sparrow Clinton County Medical	A14A, A15A, A-16, A17
Subway	A-18
Future Secretary of State	A-19
Future Secretary of State	A-20
Great Clips	A-14B

Parking 650 includes 39 ADA spots

## SITEPLAN

2,625 – 16,021 SF Retail Space

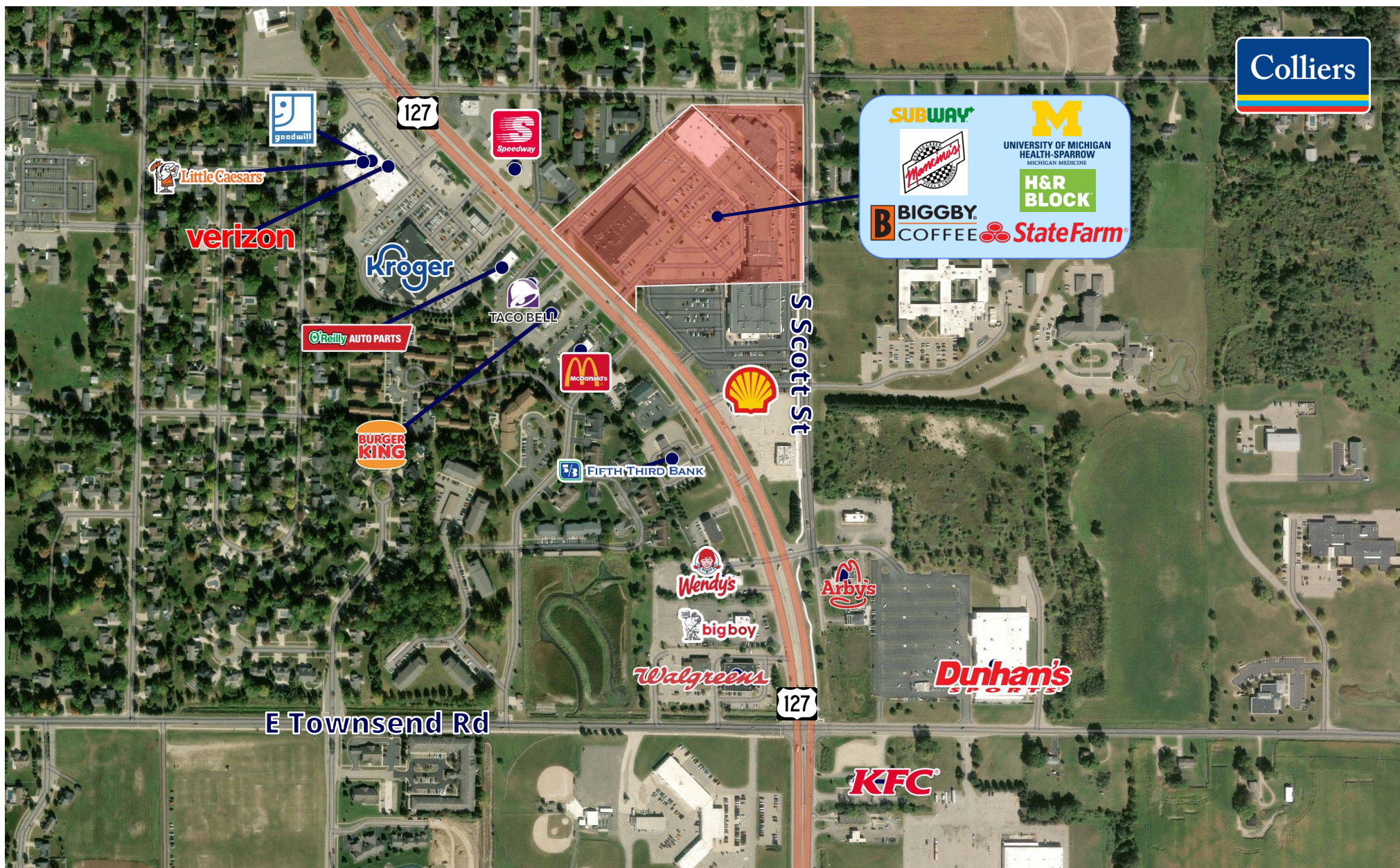




# AERIAL MAP

2,625 – 16,021 SF Retail Space





# MERCHANT MAP

2,625 – 16,021 SF Retail Space



# DEMOGRAPHICS

15 Mile Radius

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## Household & Population Characteristics



**\$250,275**  
Median Home  
Value



**83%**  
Owner Occupied  
Housing Units



**41.9**  
Median  
Age

## Household & Population



**2.5**  
Average  
Household Size



**76,587**  
Current Total  
Population



**30,457**  
Current Total  
Households

## Income & Households Summary



**\$84,528**  
Median  
Household  
Income

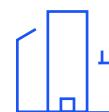


**\$109,585**  
Average  
Household  
Income



**\$43,476**  
Per Capita  
Income

## Business



**1,981**  
Total  
Businesses



**17,522**  
Total  
Employees

### 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.