





PROPERTY INFORMATION

Property Address	911 E Pickard Street
City/Township	Mount Pleasant
Building Size	9,604 SF
Space Available	2,800–9,604 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD
Parking	95 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 38,158 PEOPLE	 <b>MEDIAN AGE</b> 29.3 YEARS OLD
 <b>HOUSEHOLDS</b> 17,028	 <b>CONSUMER SPENDING</b> 407.6 M ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$62,739/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 28,256 EMPLOYEES

AREA TENANTS AND EMPLOYERS

  
FIFTH THIRD



















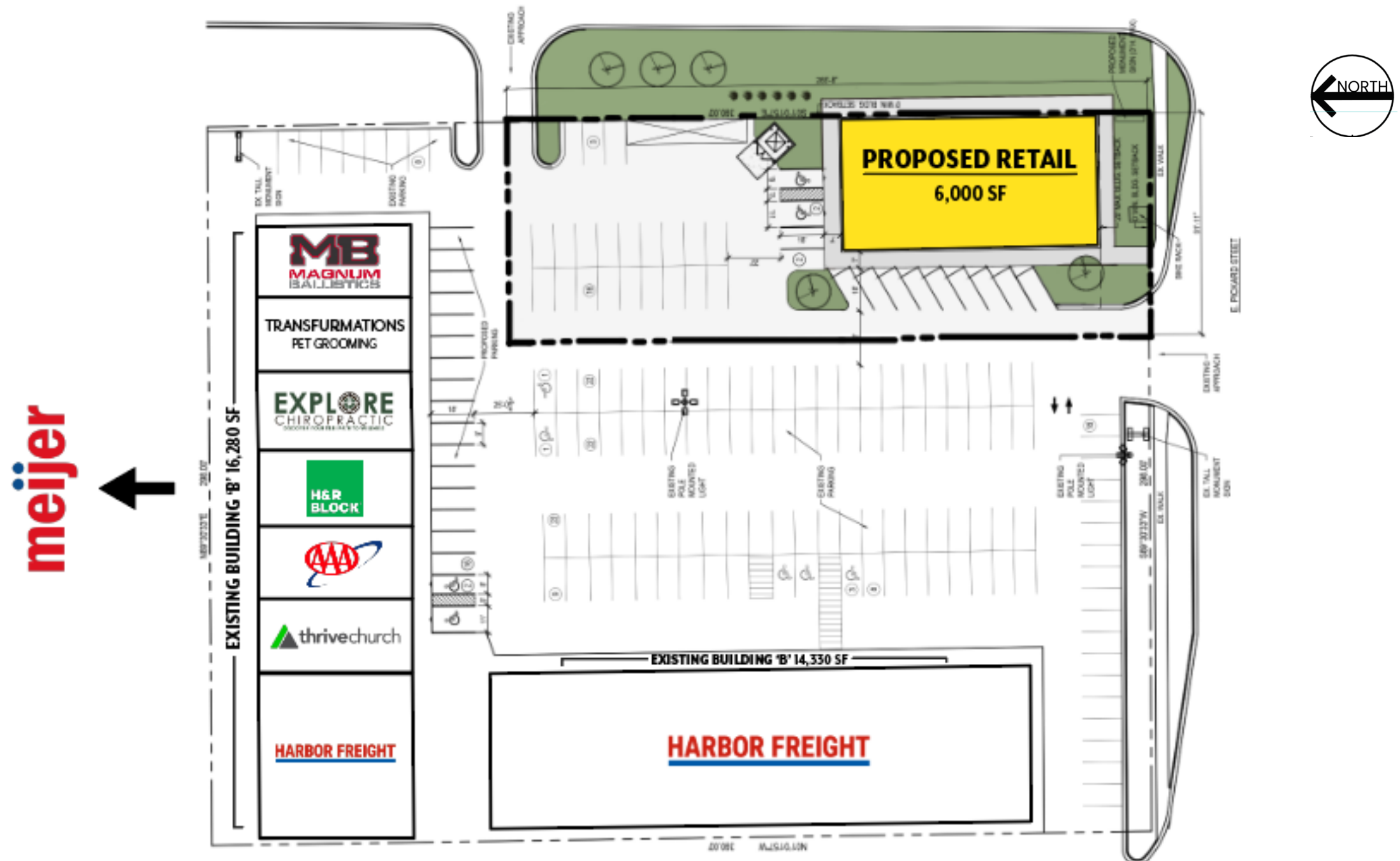


PROPERTY HIGHLIGHTS

- Brand-new retail development opportunity prominently located at the busy intersection of Mission and Pickard Street in Mount Pleasant, MI.
- Flexible opportunities with up to 6,000 SF available for a retail shopping center, including a pad option of up to 2,800 SF for a freestanding drive-thru user.
- Central Michigan University, located just one mile south, enrolls over 15,000 students and stands as one of Mount Pleasant’s largest employers.
- In close proximity to the site, McLaren Central Michigan provides comprehensive care as a 118-bed hospital serving Mount Pleasant, Isabella County, and central Michigan.
- Strategically positioned in a Meijer outlot at the Pickard and Mission Street intersection, which experiences over 30,000 vehicles per day

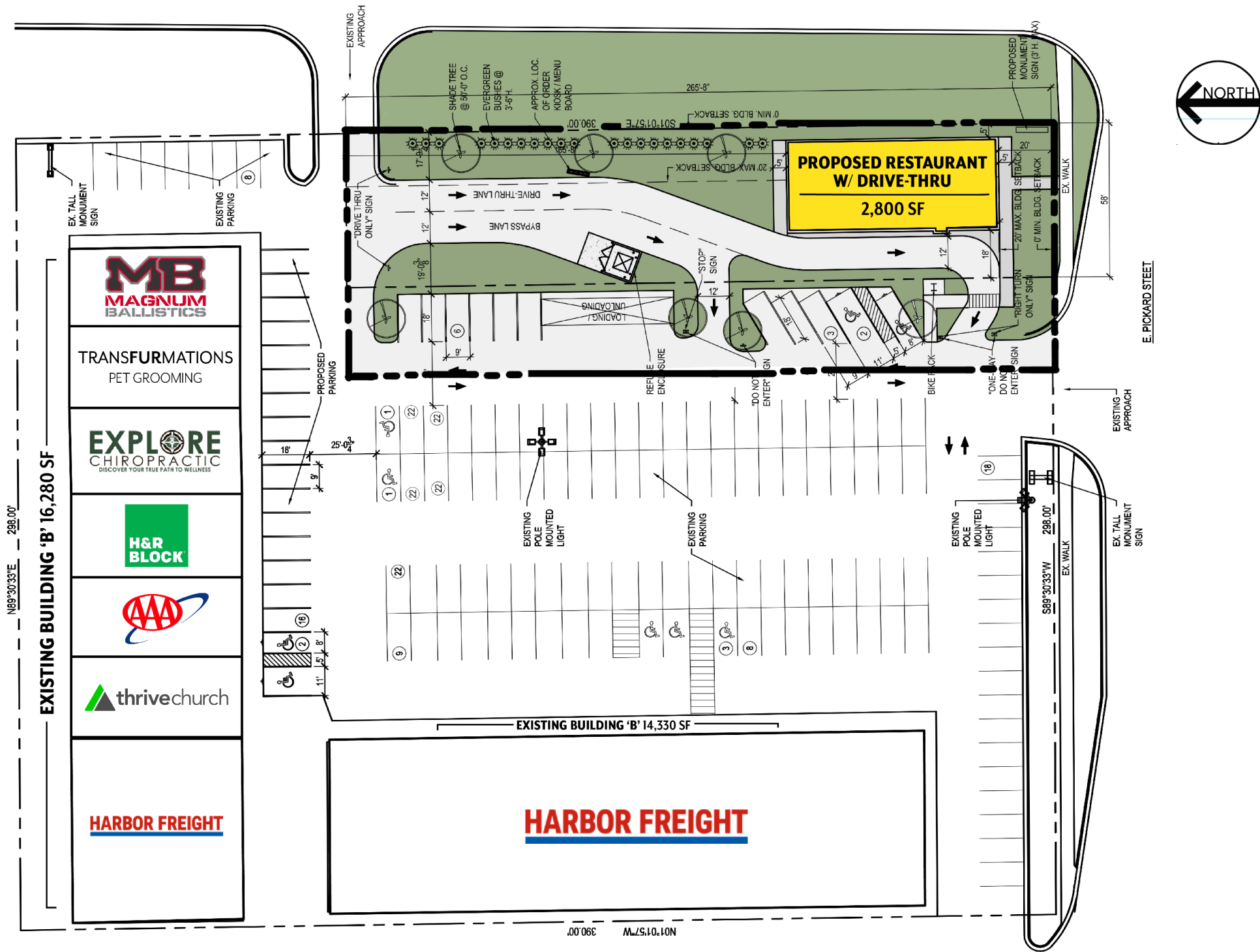
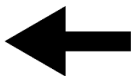
# PICKARD SQUARE OUTLOT

## SITE PLAN (PROPOSED RETAIL)



PICKARD SQUARE OUTLOT  
SITE PLAN (PROPOSED RESTAURANT)

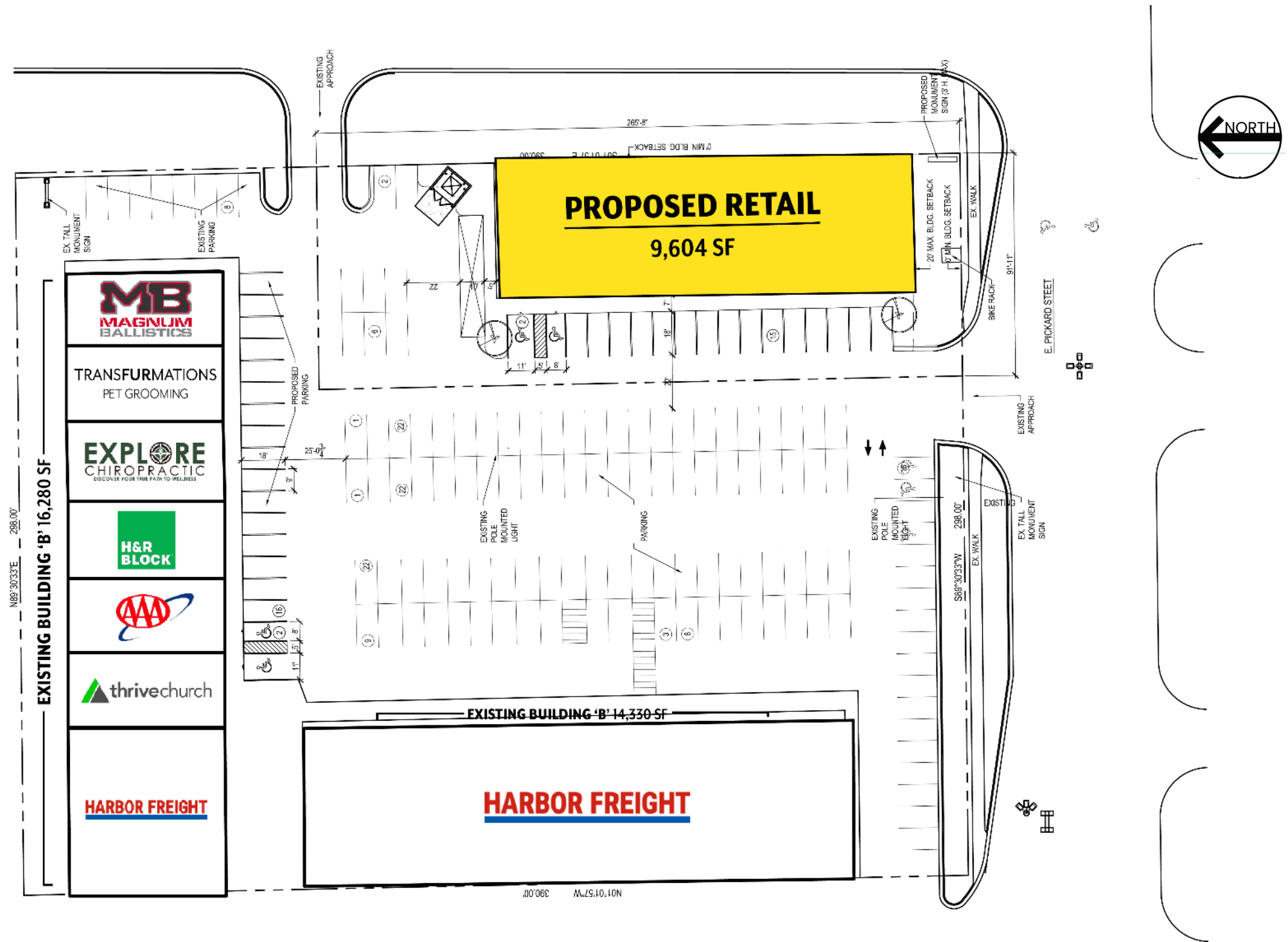
meijer



# PICKARD SQUARE OUTLOT

SITE PLAN (9,604 SF)

**meijer**





# PICKARD SQUARE OUTLOT

AERIAL









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,537	27,750	35,482
2024 Population	3,524	29,149	38,158
2028 Population Projection	3,651	30,490	40,076
Annual Growth 2020-2024	-0.10%	1.30%	1.90%
Annual Growth 2024-2029	0.70%	0.90%	1.00%
Median Age	38.5	29.3	29.3
Bachelor's Degree or Higher	33%	35%	33%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,919	23,458	30,595
Black	88	1,303	1,636
American Indian/Alaskan Native	154	1,037	1,695
Asian	45	886	1,021
Hawaiian & Pacific Islander	1	12	16
Two or More Races	316	2,454	3,194
Hispanic Origin	195	1,670	2,157

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,595	11,811	14,886
2024 Households	1,589	12,623	16,196
2028 Household Projection	1,645	13,232	17,028
Owner Occupied Households	898	4,849	6,644
Renter Occupied Households	746	8,382	10,385
Avg Household Income	\$67,418	\$62,066	\$62,739
Median Household Income	\$53,190	\$42,516	\$42,862

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	\$67,418	\$62,066	\$62,739
\$50,000 - 75,000	\$53,190	\$42,516	\$42,862
\$75,000 - 100,000	399	4,350	5,446
\$100,000 - 125,000	346	2,702	3,609
\$125,000 - 150,000	362	2,199	2,761
\$150,000 - 200,000	229	1,263	1,597
\$200,000+	82	654	871



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	7353	838	9	27477	2180	13	28257	2286	12
Trade Transportation & Utilities	1319	135	10	3792	314	12	4011	332	12
Information	209	18	12	608	50	12	628	52	12
Financial Activities	693	122	6	1714	302	6	1780	322	6
Professional & Business Services	657	117	6	1607	237	7	1690	252	7
Education & Health Services	2496	287	9	9593	764	13	9778	789	12
Leisure & Hospitality	901	53	17	7698	196	39	7832	207	38
Other Services	450	75	6	1179	243	5	1226	255	5
Public Administration	628	31	20	1286	74	17	1312	77	17
Goods-Producing Industries	334	40	8	2086	140	15	2436	162	15
Natural Resources & Mining	0	0	-	14	4	4	18	6	3
Construction	141	22	6	795	87	9	875	103	8
Manufacturing	193	18	11	1277	49	26	1543	53	29
Total	7687	878	9	29563	2320	13	30693	2448	13





## EXCLUSIVELY LISTED BY:

**ANTHONY SESI**  
VICE PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

**CHRIS JONNA**  
PRESIDENT

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

## CONTACT US:



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)



**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.*