

FOR LEASE **CASCADE CROSSING**

3 MILE RD (I-75 SPUR) & I-75, SAULT STE. MARIE, MI 49783



PROPERTY DETAILS

LOCATION:	3 Mile Rd (I-75 SPUR) & I-75 Sault Ste. Marie, MI 49786
PROPERTY TYPE:	Power Center
DATE AVAILABLE:	November 1 st , 2022
RENT:	Negotiable
NNN EXPENSE:	\$3.54/SF
AVAILABLE SPACE:	1,260 SF & 1,900 SF (contiguous) 3,200 SF
ZONING:	Commercial
GLA:	277,061 SF
TRAFFIC COUNT:	3 Mile Rd (13,392 CPD) I-75 (6,332 CPD)

EXCLUSIVELY LISTED BY:



**ANDREW C.
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TENANT ROSTER

- Kohl's
- Five Below
- Buffalo Wild Wings
- TJ Maxx
- Dollar Tree
- Arby's
- Hobby Lobby
- Maurice's
- Superior Styling
- Harbor Freight
- Shoe Show
- Ulta
- Dunham's

DESCRIPTION

Cascade Crossing is the dominant Power Center in the Upper Peninsula of Michigan. Anchored by Kohl's, Hobby Lobby (opening Spring 2020), T.J. Maxx, Harbor Freight Tools, and Dunham's, Cascade Crossing offers an excellent tenant mix and great location in Sault Ste. Marie, Michigan. Cascade Crossing is located on the main retail corridor which captures shoppers from Sault Ste. Marie, Michigan and Sault Ste. Marie, Canada with a combined population of over 80,000 people. Join Kohl's, Hobby Lobby, T.J. Maxx, Joann Etc., Harbor Freight Tools, Dunham's Sporting Goods, Dollar Tree, Maurice's, Shoe Show, Buffalo Wild Wings, and Arby's in this high volume anchored center. Sault Ste. Marie is in the midst of a major economic expansion. The federal government just approved an expansion of the Soo Locks which will bring 15,000 jobs to the trade area over the next ten years!

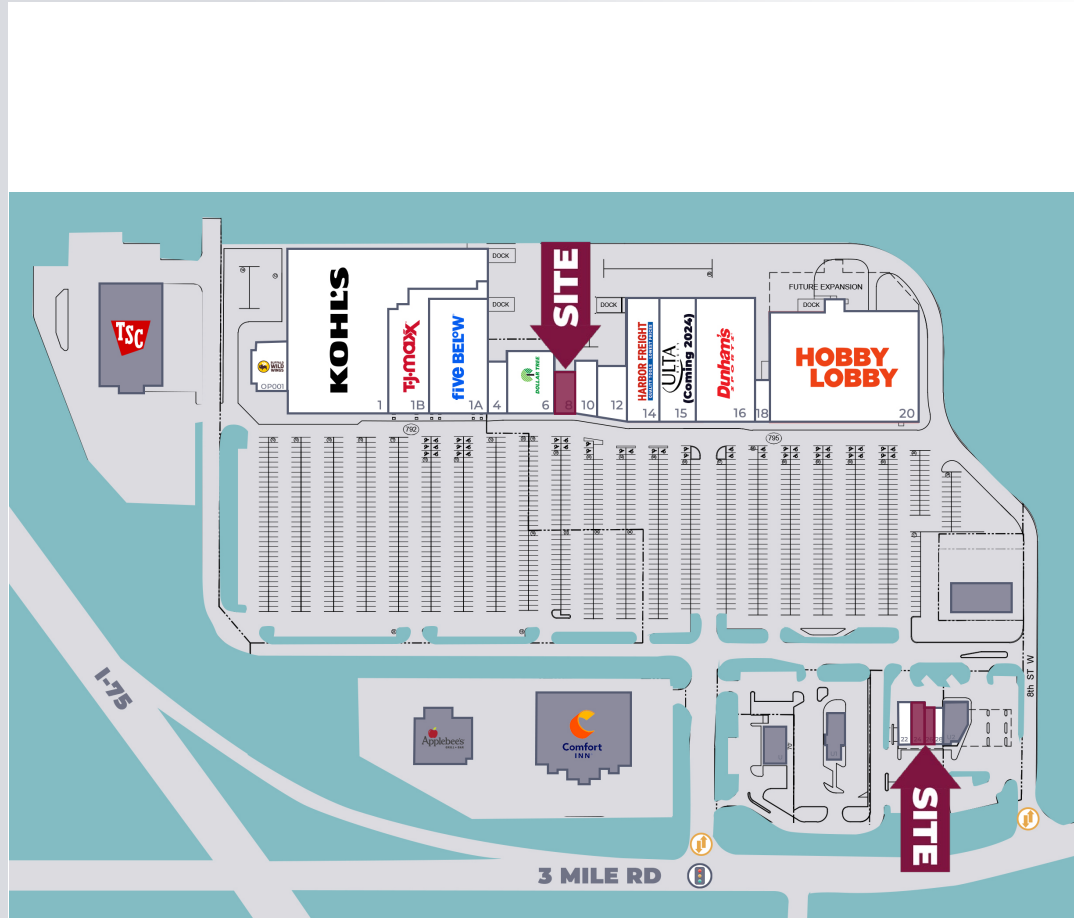
MICRO AERIAL



MACRO AERIAL



SITE PLAN



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UNIT	SIZE (SF)	TENANT
1	66,548 SF	KOHL'S
1A	23,127 SF	TJ MAXX
1B	16,500 SF	JO-ANN FABRICS
4	4,000 SF	ANYTIME FITNESS
6	10,800 SF	DOLLAR TREE
8	3,200 SF	AVAILABLE
10	4,000 SF	SHOE DEPT
12	6,000 SF	MAURICES
14	16,898 SF	HARBOR FREIGHT TOOLS
15	16,898 SF	ULTA (COMING 2024)
16	23,494 SF	DUNHAM'S
18	2,240 SF	SUPERIOR STYLING
20	60,714 SF	HOBBY LOBBY
22	2,000 SF	WILD BILL'S
24	1,900 SF	AVAILABLE
26	1,260 SF	AVAILABLE
28	1,260 SF	PAK N SHIP XPRESS (UPS AUTHORIZED SHIPPING OUTLET)
OP001	5,600 SF	BUFFALO WILD WINGS
U1	2,781 SF	ARBY'S
U2	3,601 SF	USA PETROLEUM

TRADE AREA

CASCADE CROSSING

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NEW SOO LOCK THAT COULD EMPLOY THOUSANDS IN MICHIGAN PUSHES FORWARD

DETROIT FREE PRESS – JUNE 29, 2018
TODD SPRANGLER

WASHINGTON – The Army Corps of Engineers is recommending a new supersize navigation lock be built in northern Michigan, advancing an enormous project that has been stalled for decades.

Congressional sources first informed the Free Press on Friday morning about details of the report on condition of anonymity because the Corps had not made its analysis public. But members of the state's congressional delegation later publicly revealed its contents, saying the Corps now supports the building of a new lock that could handle the largest ships carrying freight and raw materials between Lake Superior and the lower Great Lakes.

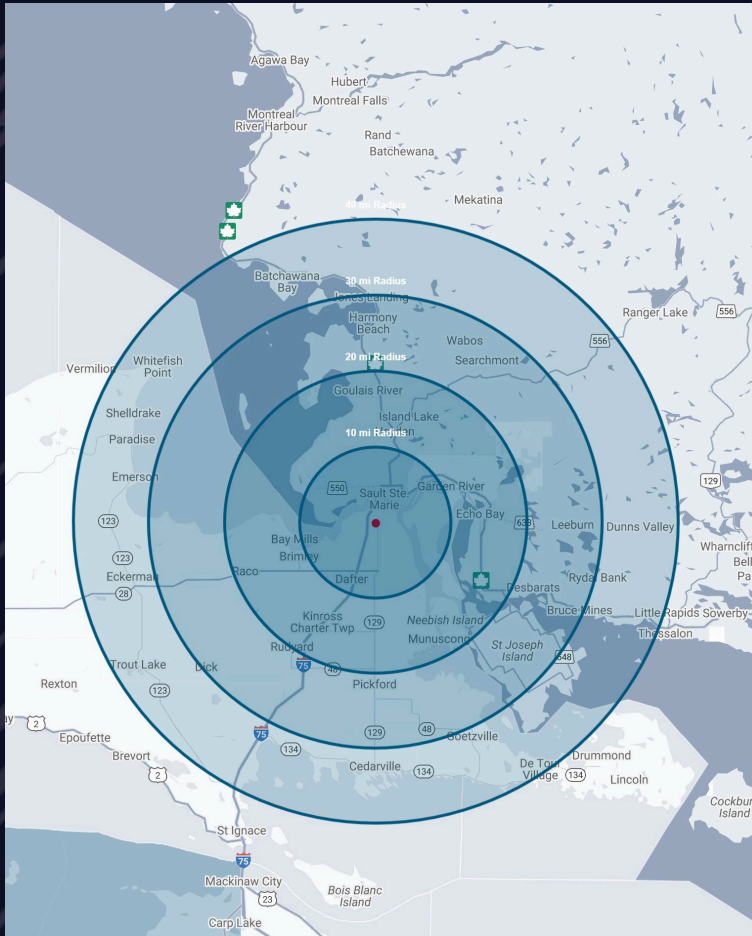
The Corps is expected to release its report soon, bolstering the next moves, which would be to secure authorization and funding for the project from Congress.

"We know the Soo Locks is a vital gateway for commerce in Michigan and critical to our national security," said U.S. Sen. Debbie Stabenow, D-Mich. "Today's news, along with the language I have included in the Senate water infrastructure bill, brings us another step closer to moving this important project forward."

The cost of the project is expected to be about \$922 million and it would take 7 to 10 years to complete, subject to congressional funding. It also could employ as many as 15,000 people on the Upper Peninsula during its construction, according to previous estimates by Gov. Rick Snyder, who has long argued for the project.

[READ FULL ARTICLE](#)

DEMOGRAPHICS



CASCADE CROSSING

3 Mile Rd (I-75 SPUR) & I-75
Sault Ste. Marie, MI 49786

DEMOGRAPHICS

POPULATION

	10 MILE	20 MILE	30 MILE	40 MILE
2024 Estimated Population	17,699	29,373	32,727	38,051
2029 Projected Population	17,903	29,755	33,106	38,321
2020 Census Population	19,511	31,597	34,817	39,014
2010 Census Population	20,440	33,238	36,395	40,730
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	-1.0%	-0.8%	-0.7%	-0.5%

HOUSEHOLDS

2024 Estimated Households	7,449	10,843	12,232	14,866
2029 Projected Households	7,302	10,660	11,964	14,347
2020 Census Households	8,211	11,464	12,761	14,801
2010 Census Households	8,579	11,876	13,215	15,261
Projected Annual Growth 2024 to 2028	-0.4%	-0.3%	-0.4%	-0.7%
Historical Annual Growth 2010 to 2024	-0.9%	-0.6%	-0.5%	-0.2%

RACE

2024 Est. White	72.1%	68.1%	68.8%	69.9%
2024 Est. Black	1.4%	7.8%	7.4%	6.7%
2024 Est. Asian or Pacific Islander	1.0%	0.8%	0.8%	0.8%
2024 Est. American Indian or Alaska Native	9.6%	8.8%	8.6%	8.3%
2024 Est. Other Races	15.8%	14.4%	14.4%	14.3%

INCOME

2024 Est. Average Household Income	\$83,962	\$93,496	\$95,215	\$93,975
2024 Est. Median Household Income	\$63,091	\$64,146	\$64,791	\$64,128
2024 Est. Per Capita Income	\$35,933	\$34,878	\$35,916	\$36,996

BUSINESS

2024 Est. Total Businesses	708	884	941	1,077
2024 Est. Total Employees	9,897	12,763	13,158	14,238

CONTACT US



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