



**FOR LEASE**

# Iron Mountain Shopping Center

1860 S STEPHENSON AVE  
IRON MOUNTAIN, MI 49801

**2,000 - 37,353 SF**      **7**  
AVAILABLE                      SPACES

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**Spigel Properties**  
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## Property Overview

**2,000 - 37,353**  
**SF**  
AVAILABLE SF

**Negotiable**  
ASKING RATE

**7**  
SPACES AVAILABLE

**20.98**  
LOT SIZE

**176,352 SqFt**  
BUILDING SQFT

**051-000-265-04**  
PARCEL ID

**Commercial**  
ZONING TYPE

**Dickinson**  
COUNTY

**875.00 Ft**  
FRONTAGE

**45.808117,-88.04**  
**6703**  
COORDINATES

### — EXECUTIVE SUMMARY

- Strategically positioned on Stephenson Avenue in Iron Mountain, MI, Iron Mountain Shopping Center sits at the heart of one of the area's most active retail corridors, drawing over 30,000 vehicles per day. The center offers 693 parking spaces, ensuring a convenient experience for shoppers and a steady stream of foot traffic for tenants.
- The plaza benefits from exceptional co-tenancy, with national brands including Home Depot, Walmart, Tractor Supply, and Dunham's Sports — creating a powerful retail destination that attracts a broad and loyal customer base. Available spaces range from 2,000 square feet up to 86,707 square feet of contiguous space, offering flexible options for a wide variety of retail concepts

### — PROPERTY HIGHLIGHTS

- Prime location on one of the most active retail corridors in Michigan upper peninsula
- Excellent Visibility from Stephenson Ave and surrounding businesses
- Ample parking available with over 693 parking spaces for shoppers and employees
- Easy access with three Ingress & Egress
- True trade area spans 50 sq mi's (Placer.ai)

## ACCESSIBILITY

### TRANSIT

Iron Mountain

**1.1 mi**

### AIRPORTS

Jackpine Knob Airport

**15.5 mi**

Ford Airport

**3.5 mi**

Shangrila Airport WS25

**18.4 mi**

### HIGHWAYS

South Stephenson Avenue

**123 ft**

US-2/US-141

**0.9 mi**

US-141

**1.4 mi**

North Stephenson Avenue

**1.7 mi**

# Space Available

**#1800A/1810A**

NEGOTIABLE

SF AVAILABLE

**4,400 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#1820**

NEGOTIABLE

SF AVAILABLE

**2,880 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#1824**

NEGOTIABLE

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#1826**

NEGOTIABLE

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#1848**

NEGOTIABLE

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#1822**

SF AVAILABLE

**2,500 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**#1810**

NEGOTIABLE

SF AVAILABLE

**37,353 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail



## Photo Gallery



# Market Overview



12/31/1969

Iron Mountain is a city and the county seat of Dickinson County, Michigan. The population was 7,518 at the 2020 census. Logging, tourism, and winter sports (based at nearby ski resorts) are significant economic factors. Dickinson county is home to 6,400 square miles of lake and 645 miles, making Iron Mountain a coveted tourism destination for golf, skiing, fishing, canoeing and more. Manufactures include wood products, concrete, and machinery. Guided tours are given of the underground shafts of the Iron Mountain Iron Mine, which ceased production in 1945; the mine has since been designated a state historical landmark.

## DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>1,857</b>	Population	<b>15,909</b>	Population	<b>20,052</b>
Median HH Income	<b>\$43,455</b>	Median HH Income	<b>\$56,954</b>	Median HH Income	<b>\$59,230</b>
Households	<b>904</b>	Households	<b>7,314</b>	Households	<b>9,116</b>

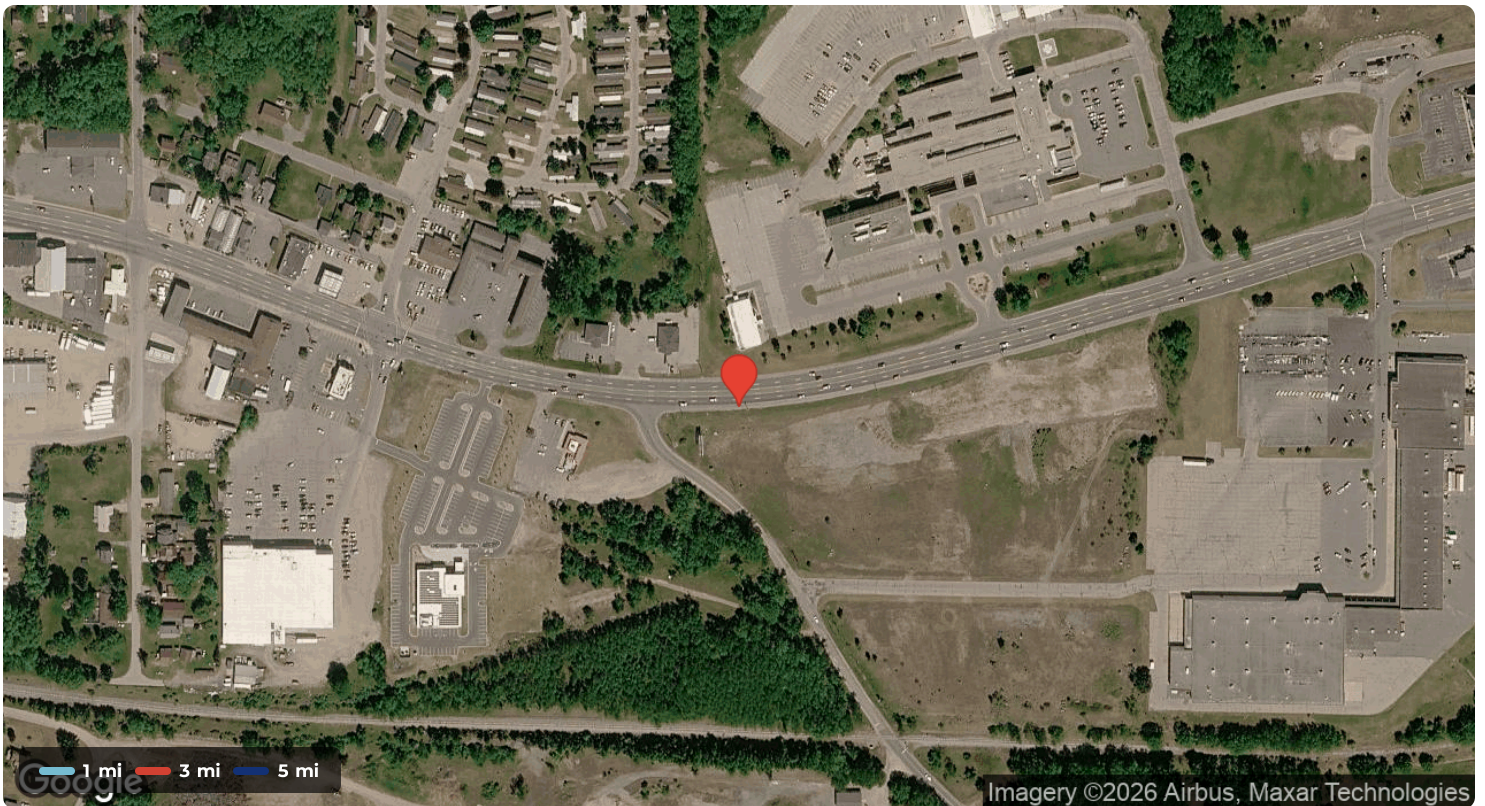
Source: ESRI / ArcGIS Business Analyst



# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,067	17,452	21,708
2010 Population	1,940	16,257	20,336
2025 Population	1,857	15,909	20,052
2030 Population	1,837	15,819	19,988
2025-2030 Growth Rate	-0.22 %	-0.11 %	-0.06 %
2025 Daytime Population	3,970	20,204	24,026

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	907	7,373	9,045	less than \$15,000	99	643	732
2010 Total Households	886	7,187	8,852	\$15,000-\$24,999	145	884	1,031
2025 Total Households	904	7,314	9,116	\$25,000-\$34,999	103	597	709
2030 Total Households	902	7,326	9,153	\$35,000-\$49,999	153	982	1,244
2025 Avg. Household Size	2.03	2.13	2.16	\$50,000-\$74,999	162	1,723	2,091
2025 Owner Occupied Housing	655	5,523	7,084	\$75,000-\$99,999	113	1,004	1,241
2030 Owner Occupied Housing	665	5,617	7,206	\$100,000-\$149,999	89	851	1,129
2025 Renter Occupied Housing	249	1,791	2,032	\$150,000-\$199,999	23	370	554
2030 Renter Occupied Housing	237	1,709	1,947	\$200,000 or greater	17	259	385
2025 Vacant Housing	90	693	910	Median HH Income	<b>\$43,455</b>	<b>\$56,954</b>	<b>\$59,230</b>
2025 Total Housing	994	8,007	10,026	Average HH Income	<b>\$59,034</b>	<b>\$71,701</b>	<b>\$76,133</b>



Source: ESRI / ArcGIS Business Analyst

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MOUNTAIN, MI, 49801

## PRESENTED BY



### Lindsey Nussle

Senior Director of Asset Management

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