

## 2000 E US-223 BLOCK GROUND LEASE

2000 E US-223 Block, Adrian, MI 49221



**FOR GROUND LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

**ANDREW BATTERSBY**

*Senior Associate*

[abattersby@thomasduke.com](mailto:abattersby@thomasduke.com)

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**OFFERING SUMMARY:** 2000 E US-223 Block | Adrian, MI 49221

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**PROPERTY OVERVIEW**

1.30 acre out parcel available for ground lease in Adrian, MI.

**OFFERING SUMMARY**

Lease Rate: \$75,000.00 per year (Absolute Net)

Zoning: C-2

**PROPERTY HIGHLIGHTS**

- 1.30 acre out parcel to Kohl's center
- \$75,000/annual lease rate
- Strong retail corridor
- Join Kohl's, Lowes, and Promedica
- Located at signalized intersection
- Contact Broker for terms

**LAND/PROPERTY INFORMATION: 2000 E US-223 Block | Adrian, MI 49221**

**LAND INFORMATION**

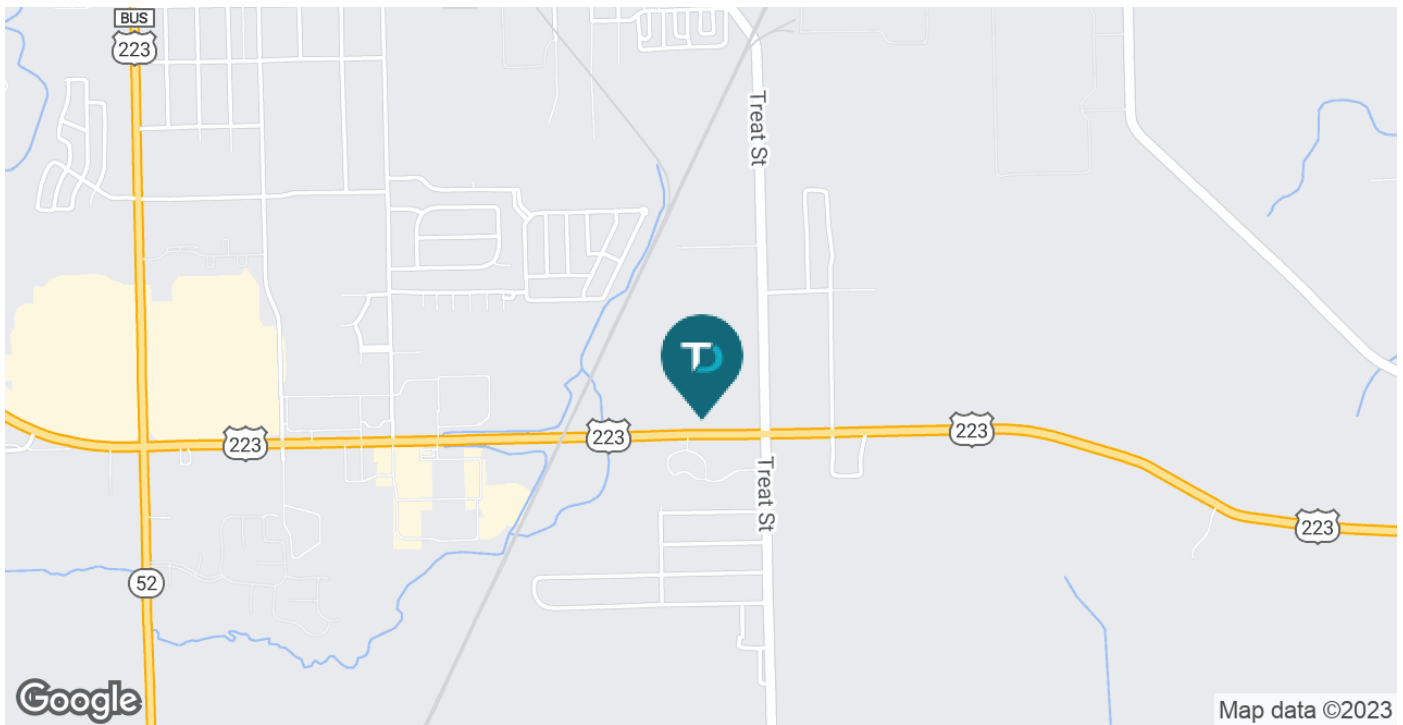
Price: \$75,000/annually  
 Utilities: City water and sewer (Adrian)

**PROPERTY INFORMATION**

Lot Size: 1.30 Acres  
 Property Type: Retail  
 Property Subtype: Free Standing Building  
 Zoning: C-2  
 Traffic Count: 15,734 Vehicles/Day (Costar, 2022)  
 Legal Description: Available upon request  
 APN: MD0-112-3775-00

**LOCATION INFORMATION**

Located on the north side of M-223, just west of Treat Hwy in Adrian, MI





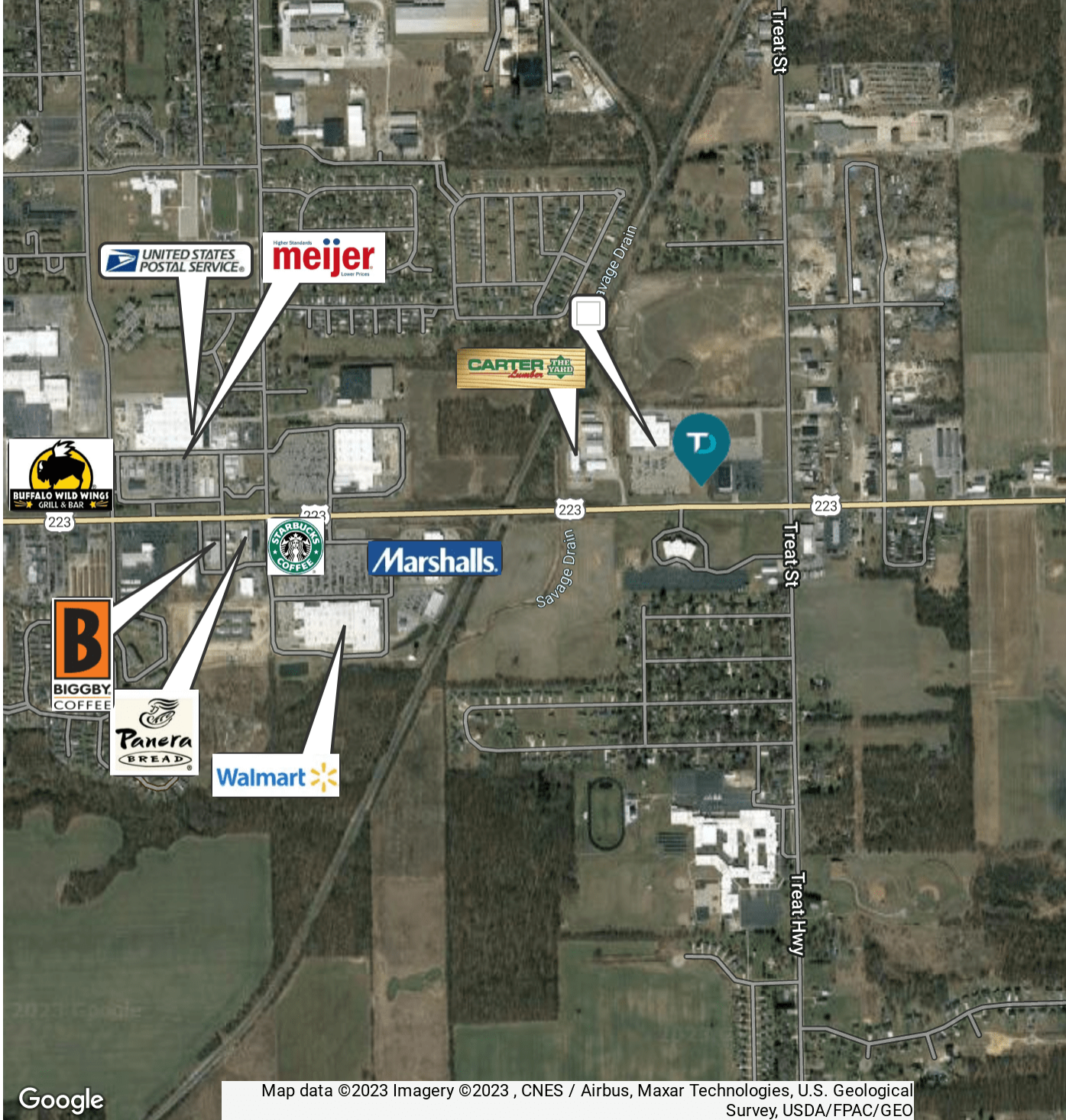
**ADDITIONAL PHOTOS:** 2000 E US-223 Block | Adrian, MI 49221

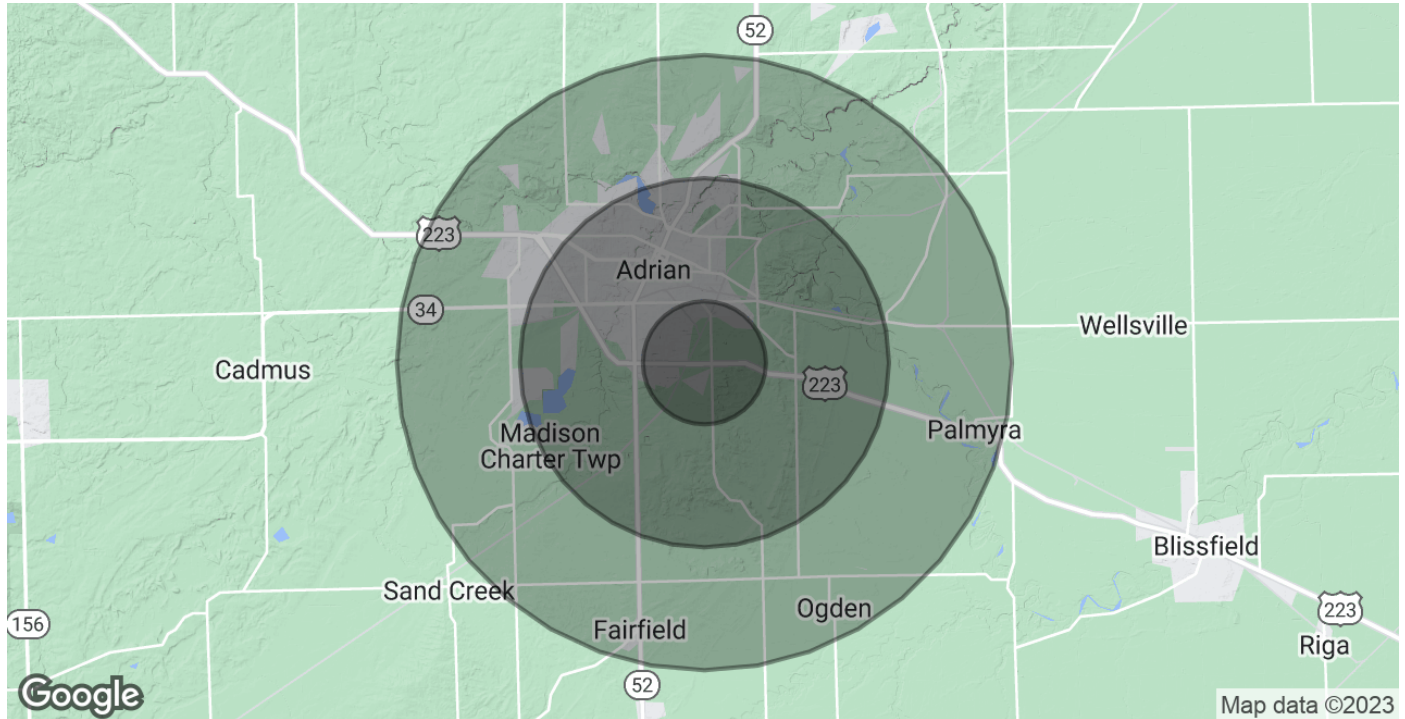
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**2000 E US-223 BLOCK : 2000 E US-223 Block | Adrian, MI 49221**



**DEMOGRAPHICS MAP & REPORT: 2000 E US-223 Block | Adrian, MI 49221**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,781	25,189	35,866
Average Age	37.6	35.8	38.7
Average Age (Male)	33.7	33.8	36.1
Average Age (Female)	40.2	38.6	41.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,155	10,128	14,527
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$40,071	\$47,495	\$56,324
Average House Value	\$58,561	\$89,228	\$109,296

\* Demographic data derived from 2020 ACS - US Census