

Colliers

For Lease



210 E Superior Street | Munising, MI

Pictured Rocks New Development Retail Availability

- Upper Peninsula New Construction- Mixed-Use Development next to Pictured Rocks
- Fall 2025 Delivery – Site Plan Approved
- 8,000 SF Retail Available (Divisible)
- Join: Michigan Works!, Early Childcare Center, & Small Market
- Demand and Need for Coffee and F&B Tenants
- 1.4 Million Visitors Per Year
- Pictured Rocks – 1.9 Miles Away
- Marquette – 42 Miles Away
- Subway – One of the Only National F&B Franchise in Town – 157k Customers/Yr (Data: Placer.ai)

BEN AND BENJI
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Renderings





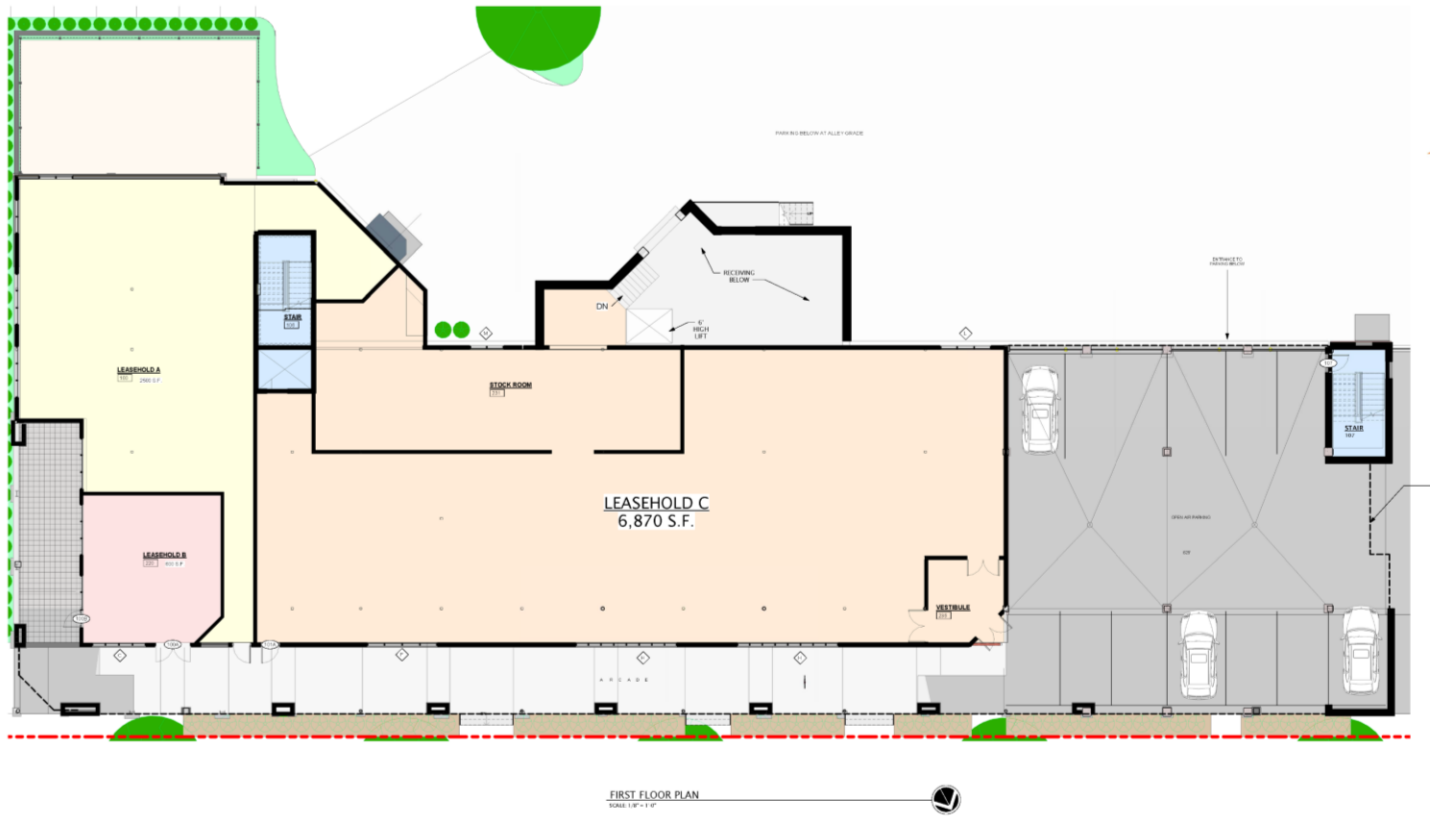
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Renderings





Site Plan





Placer.ai Report

Metrics

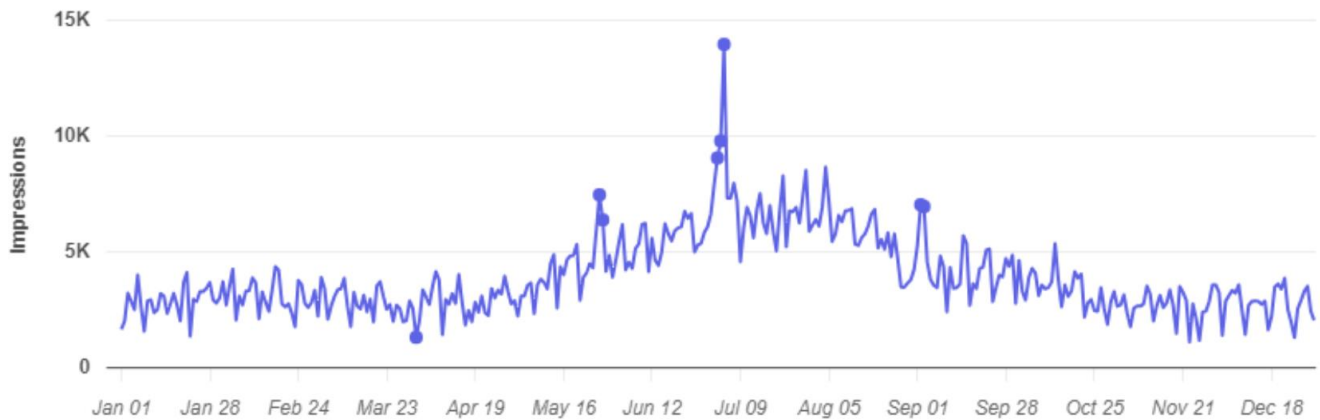
Property:

E Superior St and Birch St

Impressions	1.4M	Impressions YoY	+3.3%
Viewers	276.3K	Impressions Yo2Y	-16.2%
Impression Frequency	5.19	Impressions Yo3Y	-12.8%
Panel Impressions	38.3K		

Impressions Trend

Metric: Impressions Aggregation: Daily Annual Summary: Outlier Indicators:



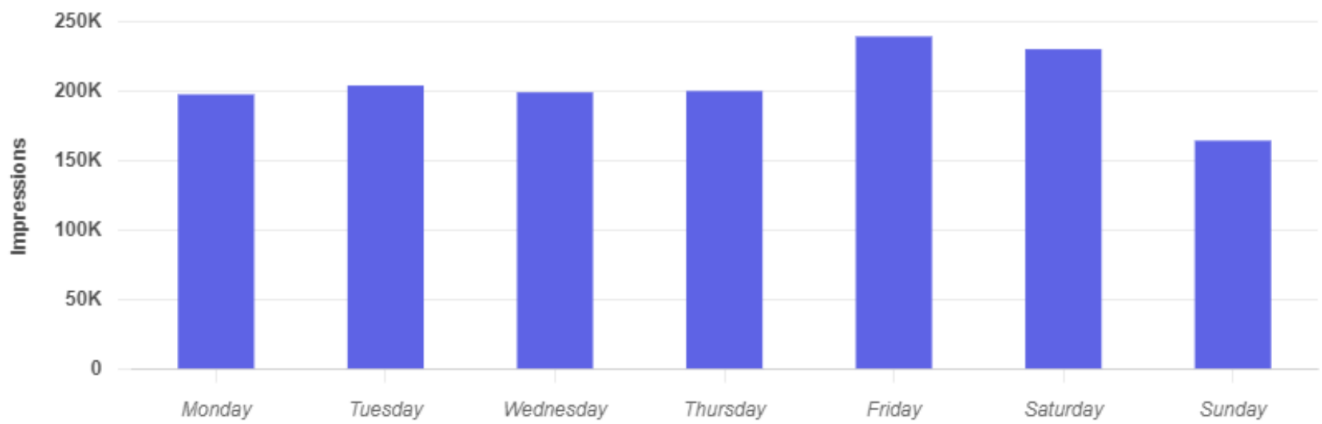


Placer.ai Report

Daily Impressions

Metric:

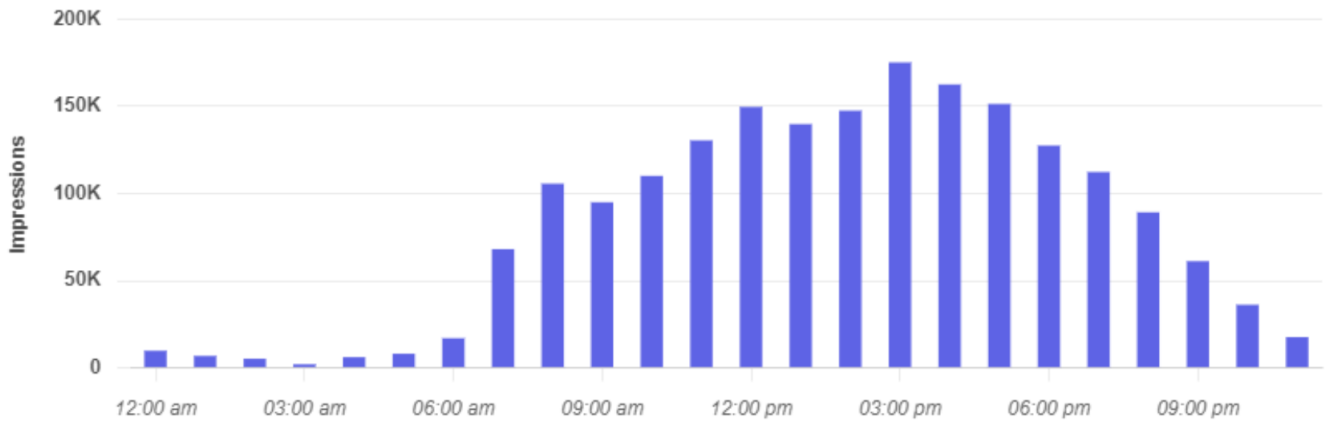
Impressions



Hourly Impressions

Metric:

Impressions





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Tourism in Munising – Pictured Rocks

“Pictured Rocks National Lakeshore, America’s first National Lakeshore, is along the southern shore of Lake Superior in Michigan’s beautiful Upper Peninsula. With stunning beaches, 10 inland lakes, and nearly 100 miles of trails, everyone can find something to enjoy at Pictured Rocks!”



In 2020 more than 1.2 Million people visited Picture Rocks National Lakeshore, beating the 2019 record by almost 400,000. Again 2021, set a new record of visitors at 1.3 Million, the highest the National Lakeshore has ever seen.

Source 1: www.nps.gov/piro/planyourvisit/index.htm

Source 2: <http://travelthemitten.com/family-trips/pictured-rocks-national-lakeshore-2021-record-visitors-for-seventh-consecutive-year/>



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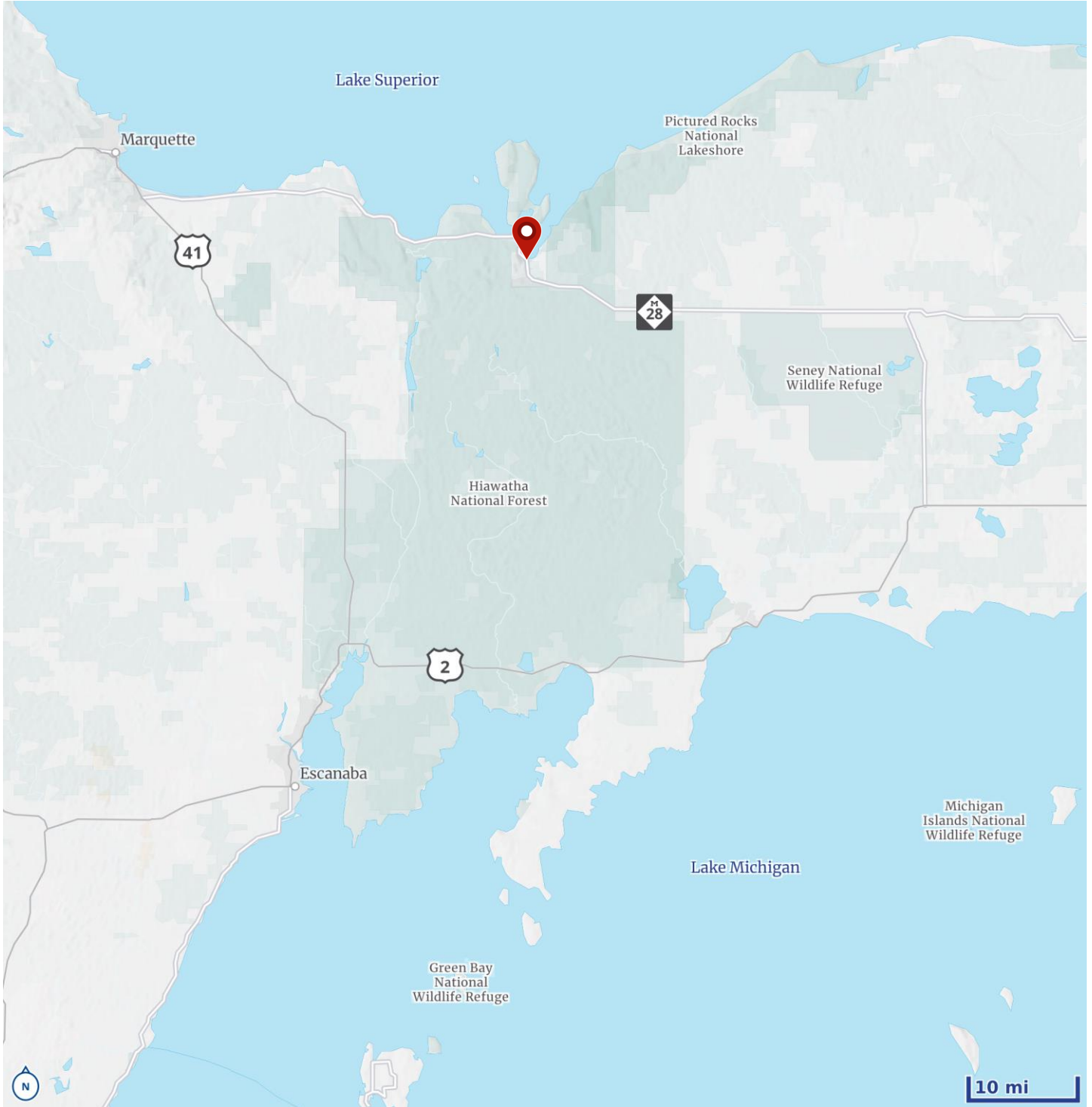
Merchant Map





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Location Map





Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	1,470	3,712	4,094
Total Households	671	1,265	1,433
Total Family Households	364	748	847
Average Household Size	2.09	2.54	2.49
Median Age	51.5	48.2	48.7
Population Age 25+	1,140	2,893	3,201
2010 – 2021 Population: Annual Growth Rate (CAGR)	-1.86%	-1.12%	-1.12%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-1.00%	-1.38%	-1.68%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.33%	-0.36%	-0.37%
Households	-0.06%	-0.11%	-0.13%
Families	-0.22%	-0.24%	-0.24%
Median Household Income	1.73%	1.77%	1.77%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	720 / 49.0%	2,037 / 54.9%	2,243 / 54.8%
Female Population / % Female	750 / 51.0%	1,675 / 45.1%	1,851 / 45.2%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$50,796	\$50,377	\$50,519
Average Household income	\$70,998	\$67,182	\$67,054
Per Capita Income	\$32,631	\$27,272	\$27,509
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	202	278	314
Total Daytime Population	1,999	3,613	4,026
Daytime Population: Workers	1,150	1,796	1,949
Daytime Population: Residents	849	1,817	2,077

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.

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.



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The Developer



Renovare focus' on transformational projects in urban areas and rural main streets that serve a deep community need. They prioritize projects in Opportunity Zones to align with local, state and federal development objectives.

Renovare is a woman-owned social impact commercial real estate development company that incorporates environmental, social, and governance (ESG) components into each project with community input.

The Founders



Shannon Morgan

Jill Ferrari

The Lease Agents

Ben & Benji have worked together since 2015 and have become the *go-to* brokerage team in the City of Detroit, completing over 200 transactions to date.

In Detroit they transact on all asset classes and consult on pre-construction mixed-use and retail developments. In the suburbs they represent both retail landlords & tenants and transact on sales & acquisitions on all property types.

Specialties

Retail :
Landlord & Tenant Rep

Office :
Tenant Rep

Apartments:
Sales & Acquisitions

Investment:
Triple Net Sales & Acquisitions

Land:
Sales & Assemblage

Industrial:
Sales & Acquisitions, Tenant Rep

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