

2305 10TH ST.

2305 10TH ST., MENOMINEE, MI 49858

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the unique charm of Menominee, MI, at the prime location of 2305 10th St. This bustling area is an ideal fit for Retail/Strip Center tenants, surrounded by an array of nearby points of interest. Explore the inviting downtown district, featuring a variety of locally-owned shops, restaurants, and cultural attractions that create a captivating atmosphere. Take advantage of the area's close proximity to the scenic Menominee River, which offers recreational opportunities and draws in residents and visitors alike. The property is strategically situated amid a blend of residential neighborhoods and thriving commercial areas, ensuring a steady flow of potential customers. Embrace the vibrant community spirit and position your retail business for success at 2305 10th St., where the fusion of local attractions and commerce creates an ideal environment for retail success.

PROPERTY HIGHLIGHTS

- Prominent location with high visibility
- Ample customer parking for convenience
- Versatile retail space suitable for diverse business ventures

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	6,691 SF
Building Size:	6,691 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,542	8,371	10,916
Total Population	4,653	15,410	20,072
Average HH Income	\$50,947	\$52,774	\$53,883

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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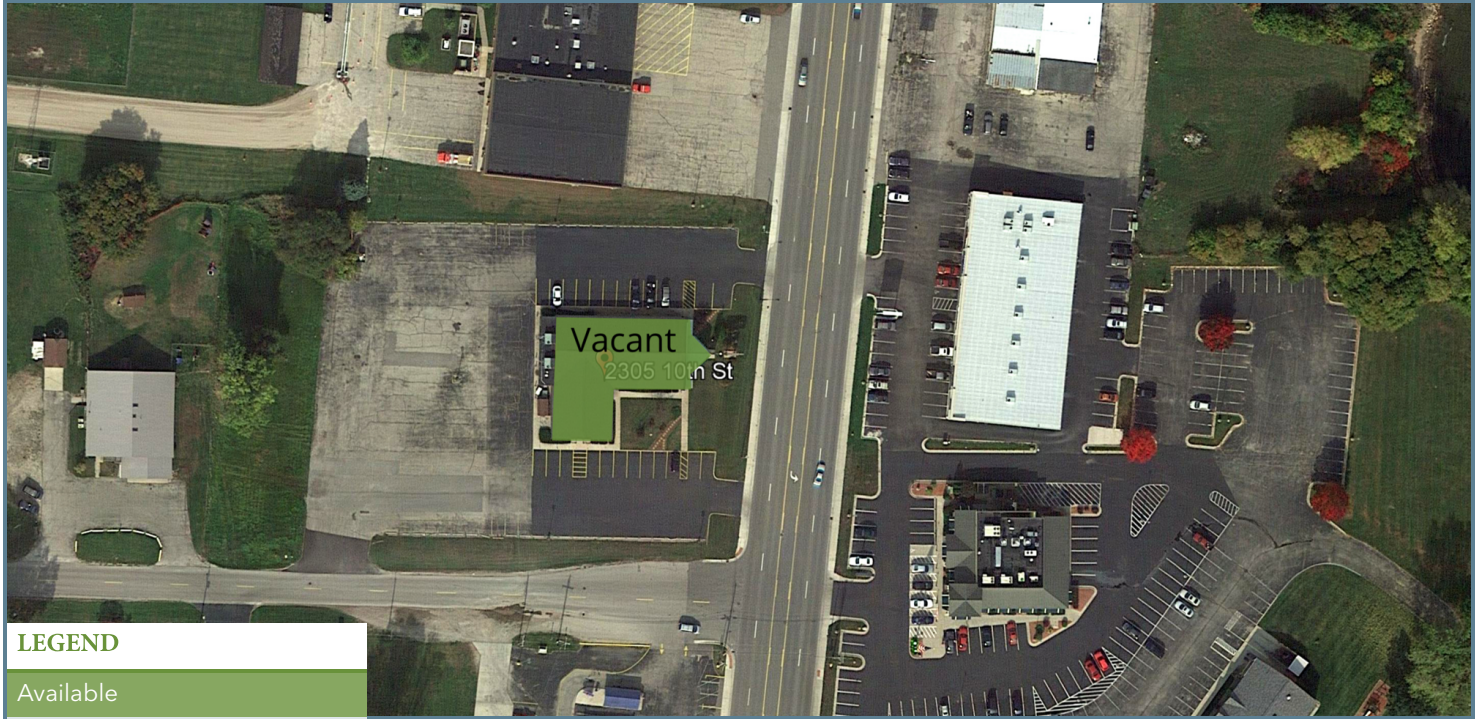
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,691 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2305 10th St	Available	6,691 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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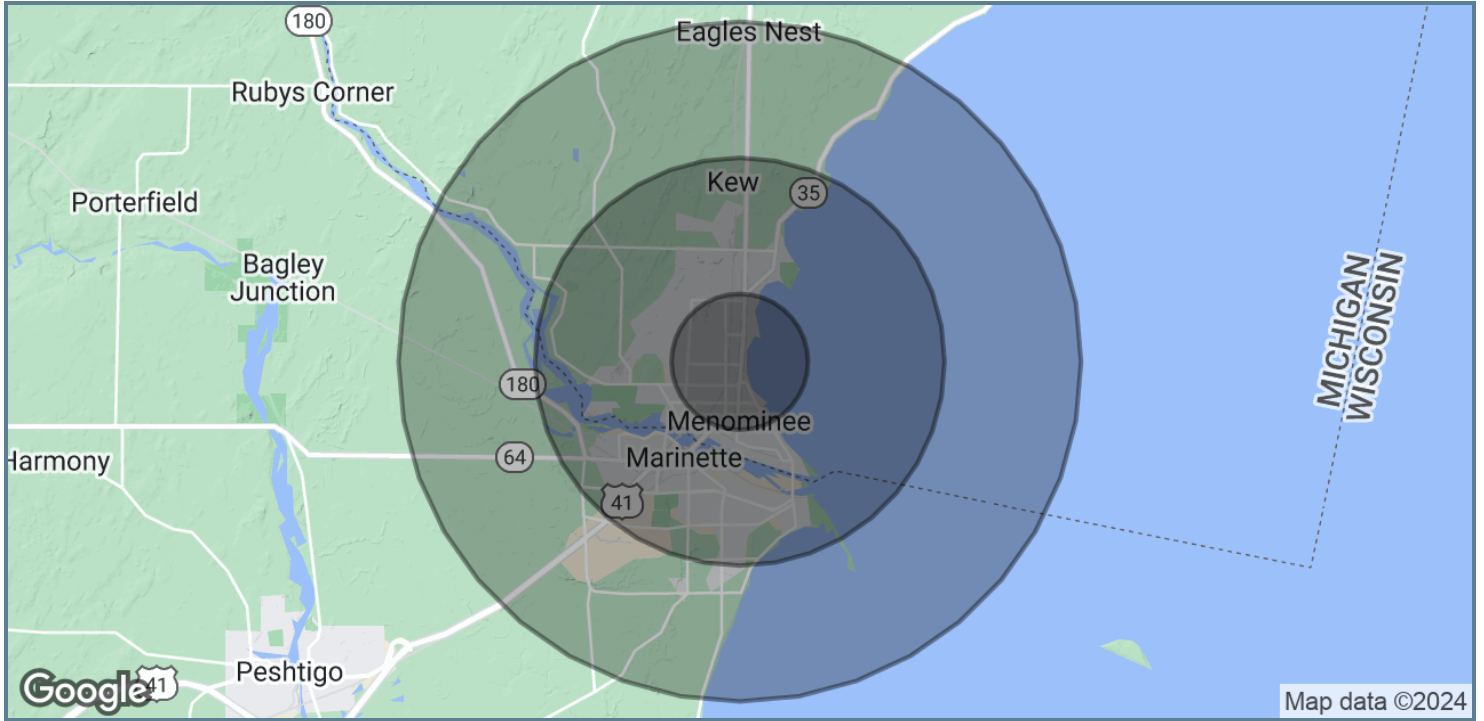
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,653	15,410	20,072
Average Age	47.1	45.3	46.2
Average Age (Male)	44.5	42.1	44.1
Average Age (Female)	48.4	46.2	46.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,542	8,371	10,916
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$50,947	\$52,774	\$53,883
Average House Value	\$86,305	\$91,125	\$101,148

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

