



JOIN



AREA  
TENANTS



#### CONTACT

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## PROPERTY INFORMATION

Space Available	210,346 SF
Minimum Available	1,500 SF
Maximum Available	92,180 SF
Asking Rate	Contact Broker
Outlot	8,000 SF
Asking Rate	Contact Broker
NNN Charge's	\$2.09 PSF
Parking	Ample

## DEMOGRAPHICS

Population	35,666 people
Households	12,410 homes
Average Household Income	\$57,663/annually
Employees	19,618 employees

## ADDRESS

**1357 SOUTH MAIN STREET  
ADRIAN, MICHIGAN 49221**

## PROPERTY HIGHLIGHTS

Join Hobby Lobby, Dunham's Sports, Buffalo Wild Wings and Hampton Inn at Adrian Mall, which is planned for re-development in the summer of 2018.

Hampton Inn opening in the 4<sup>th</sup> quarter of 2018.

The City of Adrian is home to Adrian College (1,800 Students) Siena Heights University (1,200 Students) and Promedica Medical Center.

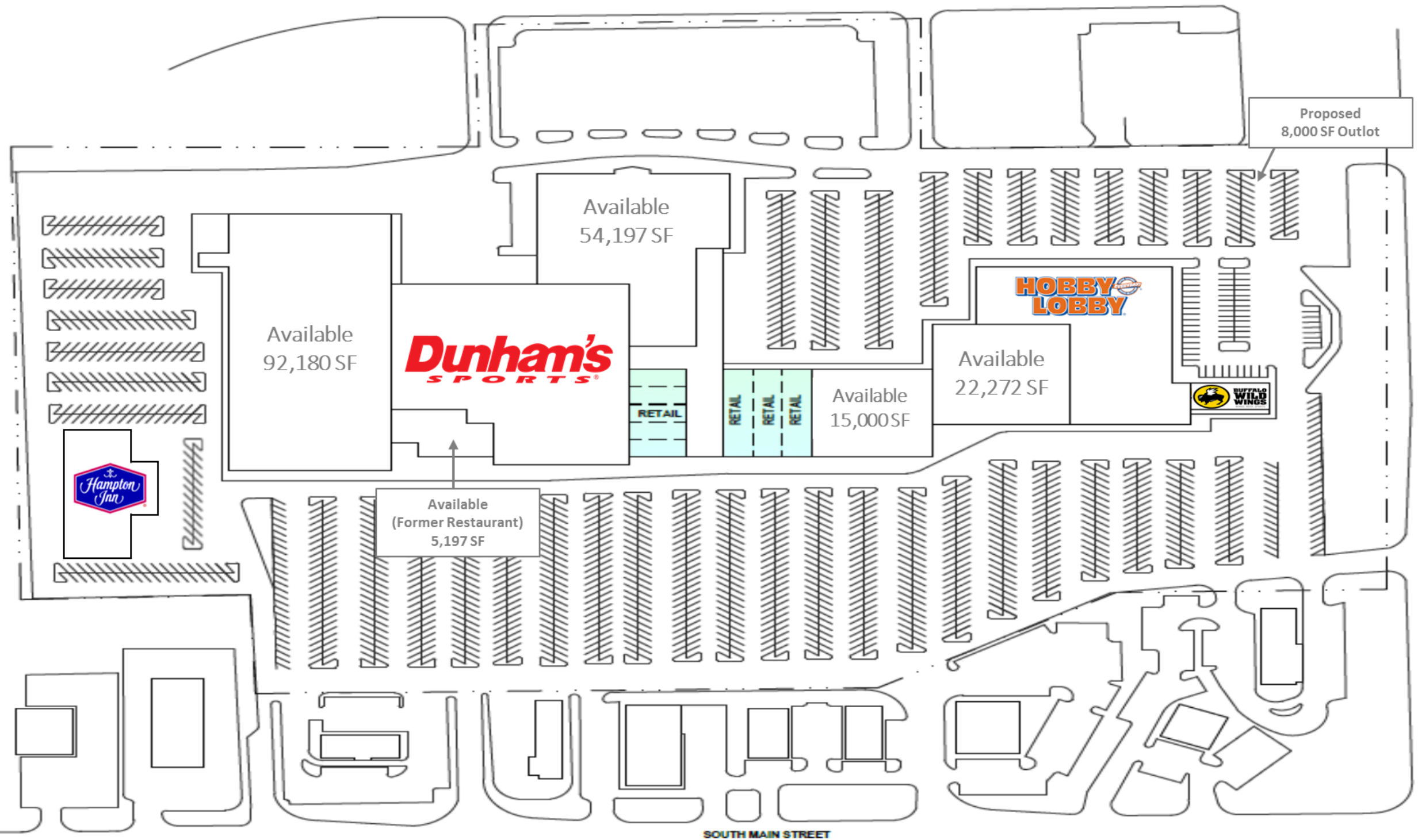
Adrian Mall is easily accessible to both South Main Street (US-52) and US-223.

Located in the heart of the Adrian Shopping District, the mall is surrounded by several national retailers.

Great site for national retailers, entertainment user, restaurants, medical and neighborhood service retailers.

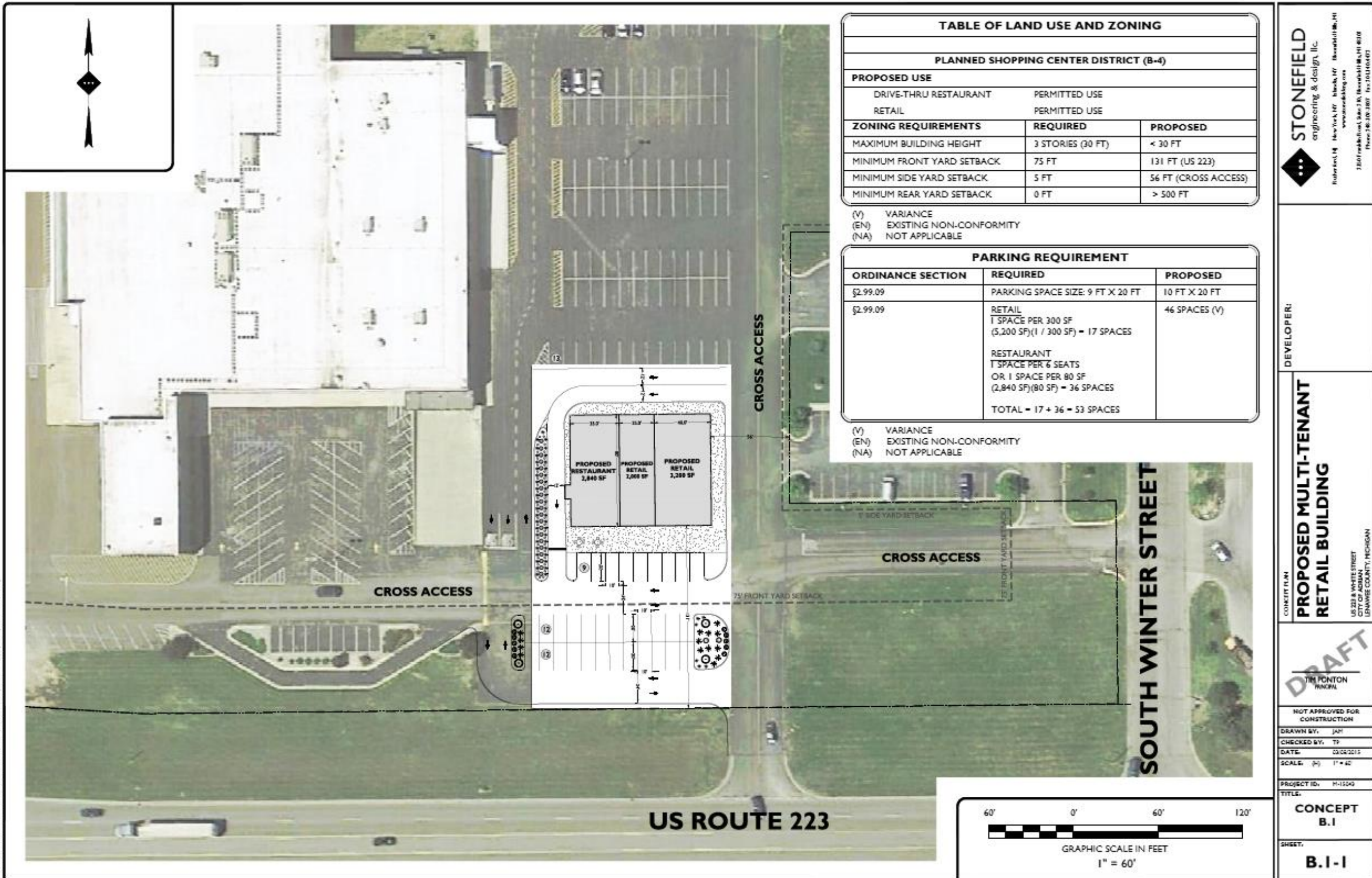
8,000 SF outlot available. Contact Broker for details.





## ADRIAN MALL - ADRIAN, MI





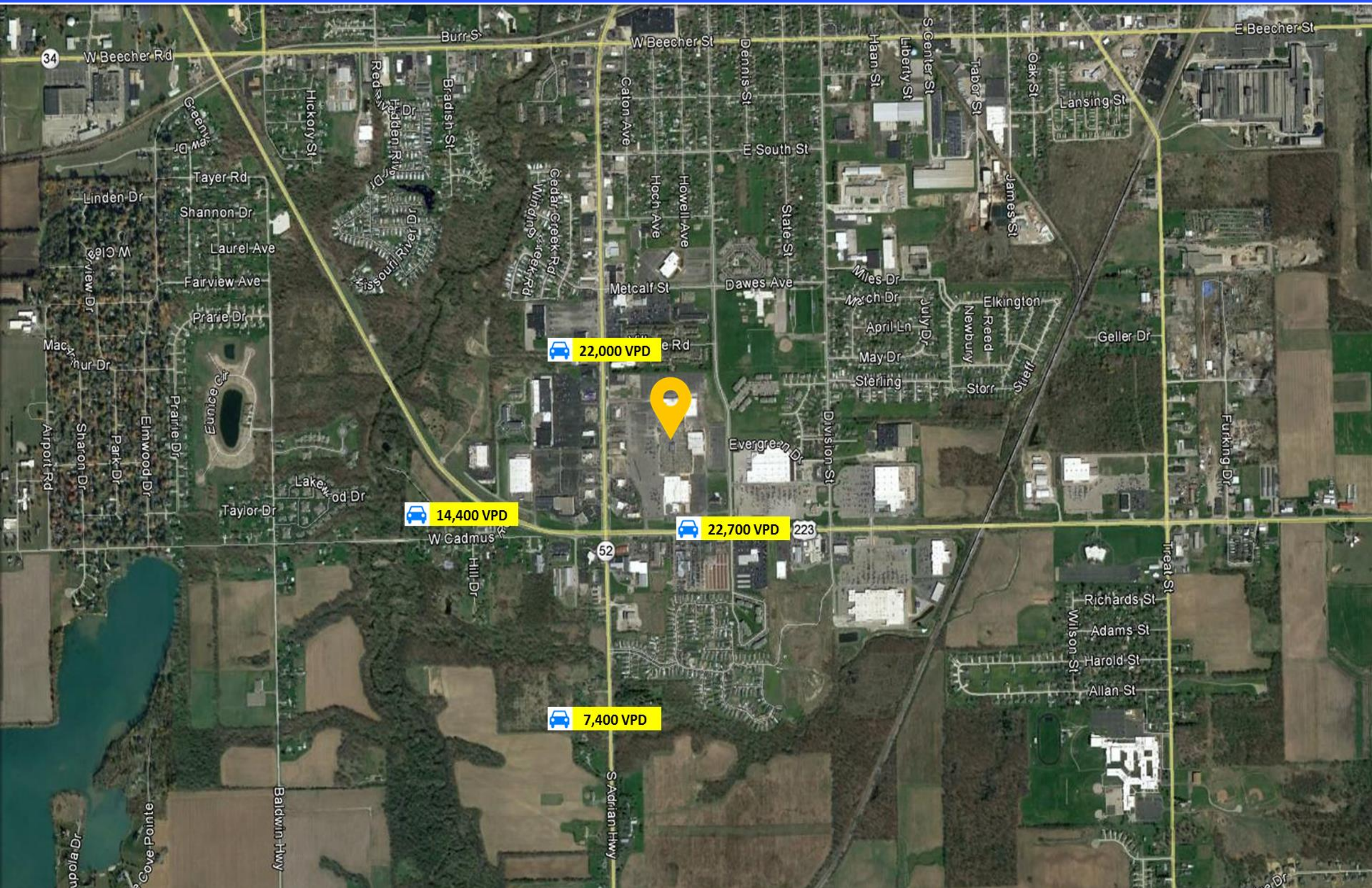


















<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Projection	5,094	28,584	35,396
2018 Estimate	5,106	28,808	35,666
2010 Census	5,168	29,913	37,009
Growth 2018-2023	-0.24%	-0.78%	-0.76%
Growth 2010-2018	-1.20%	-3.69%	-3.63%
2018 Population Hispanic Origin	1,284	4,708	5,241

### **2018 Population by Race:**

White	4,514	25,065	31,653
Black	276	2,366	2,456
Am. Indian & Alaskan	68	246	278
Asian	50	240	276
Hawaiian & Pacific Island	0	12	12
Other	197	879	991
U.S. Armed Forces:	0	0	0

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Projection	2,030	9,729	12,292
2018 Estimate	2,035	9,828	12,410
2010 Census	2,066	10,343	13,025
Growth 2018 - 2023	-0.25%	-1.01%	-0.95%
Growth 2010 - 2018	-1.50%	-4.98%	-4.72%
Owner Occupied	1,138	6,006	8,245
Renter Occupied	897	3,822	4,165
<b>2018 Avg Household Income</b>	<b>\$40,089</b>	<b>\$53,764</b>	<b>\$57,663</b>
<b>2018 Med Household Income</b>	<b>\$29,410</b>	<b>\$40,089</b>	<b>\$43,117</b>

### **2018 Households by Household Inc:**

<\$25,000	894	3,058	3,423
\$25,000 - \$50,000	553	2,892	3,647
\$50,000 - \$75,000	309	1,614	2,187
\$75,000 - \$100,000	123	871	1,233
\$100,000 - \$125,000	119	713	948
\$125,000 - \$150,000	16	292	388
\$150,000 - \$200,000	21	254	366
\$200,000+	0	133	218



# DAYTIME EMPLOYMENT

## NUMBER OF BUSINESSES

## NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>Total Businesses</b>	<b>324</b>	<b>1,515</b>	<b>1,656</b>	<b>4,447</b>	<b>18,551</b>	<b>19,618</b>
Retail	80	175	188	1,664	2,528	2,591
Wholesale	9	45	51	172	894	919
Hospitality & Food Service	33	77	79	801	1,446	1,458
Real Estate, Renting, Leasing	24	73	81	110	343	389
Finance & Insurance	30	113	122	203	741	799
Information	7	24	27	33	263	285
Scientific & Technology Services	11	109	113	61	585	617
Management of Companies	0	0	0	0	0	0
Health Care & Social Assistance	48	411	429	215	3,781	4,004
Education Services	3	35	42	78	1,166	1,322
Public Administration & Sales	12	80	84	320	2,114	2,155
Arts, Entertainment, Recreation	2	19	24	110	256	362
Utilities	0	4	5	0	156	159
Admin Support & Waste Management	12	38	46	50	278	311
Construction	6	78	102	113	482	597
Manufacturing	10	56	63	335	2,527	2,561
Agriculture, Mining, Fishing	0	1	3	0	3	6
Other Services	37	177	197	182	988	1,083





Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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## SERVICES

MARKET ANALYSIS

LAND SALES

ACQUISITIONS

PROPERTY MANAGEMENT


TENANT REPRESENTATION

COMMERCIAL LEASING

DISPOSITION

INVESTMENT SALES

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