

Three Rivers



Presented by
Gardner Group of Michigan

301 N. US 131, Three Rivers, MI 49093



Three Rivers

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Property Details

Two out lots with great exposure and visibility from the highway.

Price: Negotiable

View the full listing here: gardnermi.com

Total Space Available:	7,000 SF
Rental Rate:	Negotiable
Min. Divisible:	3,000 SF
Max. Contiguous:	4,000 SF
Property Type:	Retail
Property Sub-type:	Retail (Other)
Construction Status:	Under Construction/Proposed
Building Size:	7,000 SF
Build to Suit:	Yes
Lot Size:	7.25 AC

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Listing spaces

Space 1

Space Available: 3,000 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Date Available: May 2016

Space 2

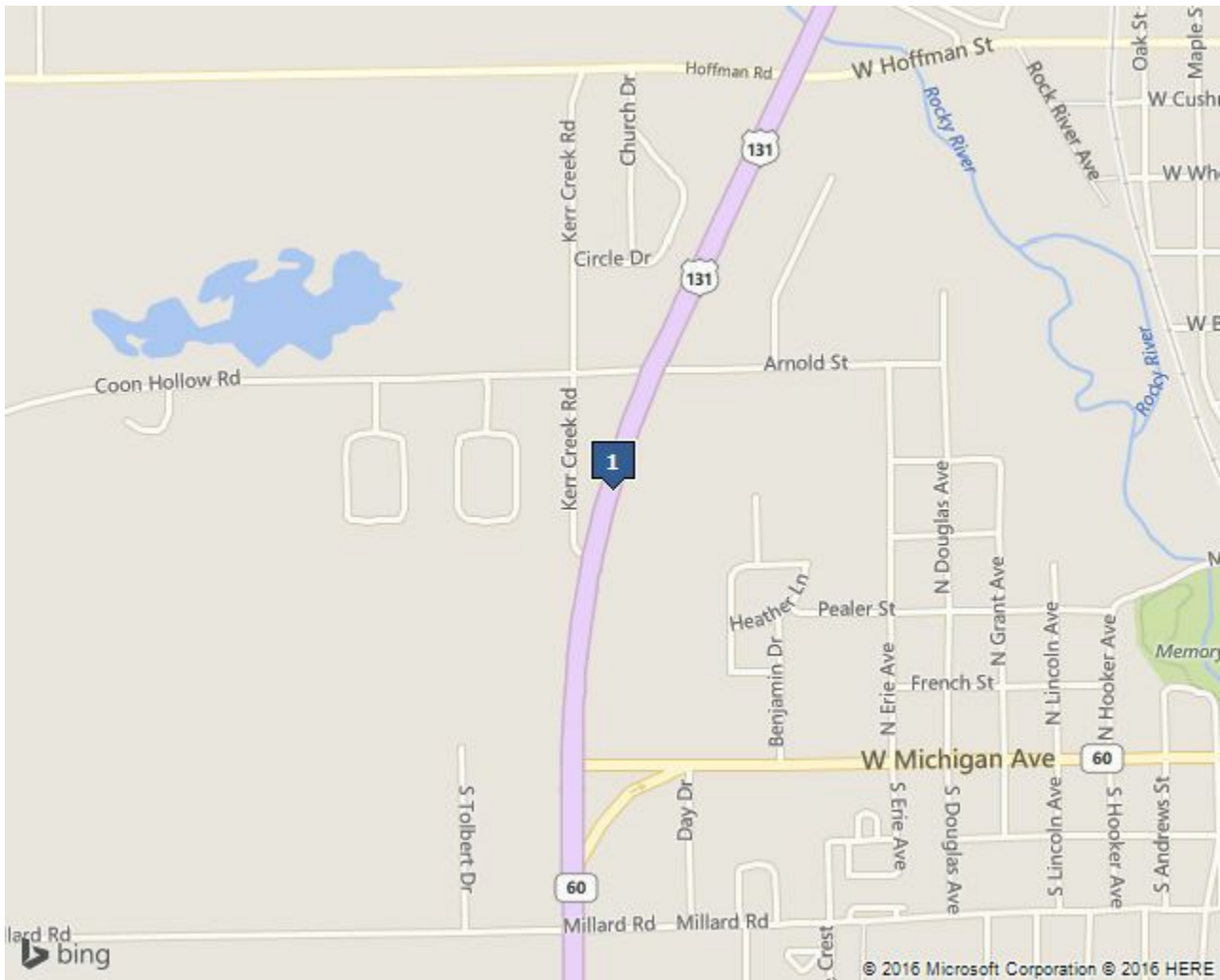
Space Available: 4,000 SF
Rental Rate: Negotiable
Space / Lot Type: Retail (Other)
Additional Space / Lot Types: Commercial/Other (land)
Date Available: May 2016

located between Coon Hollow & Bus US-131

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Location



Location Description

Existing building holds Tractor Supply and Label Shopper. 301 North US-131, Three Rivers, MI 49093 (Saint Joseph County)

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Property Photos

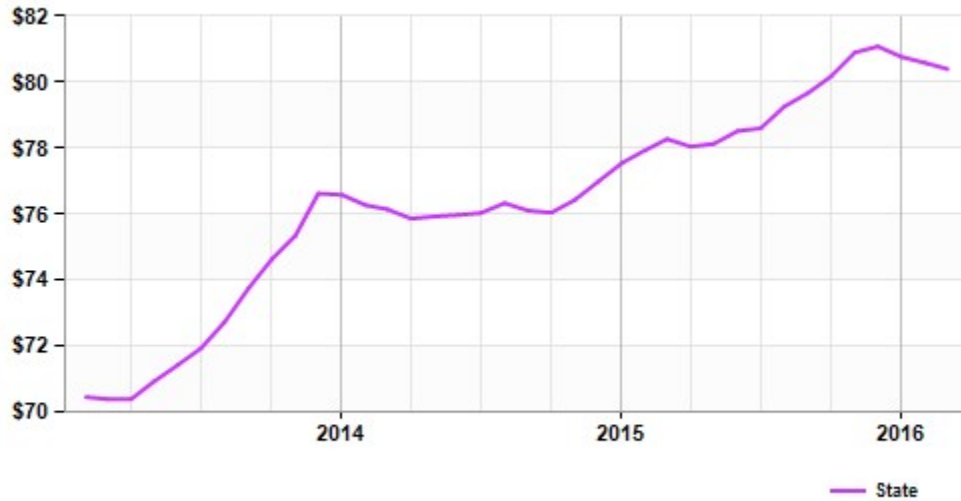


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Market Trends

Asking Prices Retail for Sale Three Rivers, MI (\$/SF)



Asking Rent Retail for Lease Three Rivers, MI (\$/SF/Year)



	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$80	-0.8%	+2.7%

	Mar 16	vs. 3 mo. prior	Y-O-Y
State	\$11.86	+1.1%	+2.0%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,185	6,019	7,438
2015 Female Population	1,387	6,276	7,627
% 2015 Male Population	46.07%	48.95%	49.37%
% 2015 Female Population	53.93%	51.05%	50.63%
2015 Total Population: Adult	1,918	9,123	11,379
2015 Total Daytime Population	4,397	15,229	17,198
2015 Total Employees	3,034	7,948	8,310
2015 Total Population: Median Age	34	36	39
2015 Total Population: Adult Median Age	46	48	50
2015 Total population: Under 5 years	213	909	1,025
2015 Total population: 5 to 9 years	197	967	1,110
2015 Total population: 10 to 14 years	168	865	1,023
2015 Total population: 15 to 19 years	135	741	899
2015 Total population: 20 to 24 years	204	893	1,023
2015 Total population: 25 to 29 years	228	820	935
2015 Total population: 30 to 34 years	195	811	929
2015 Total population: 35 to 39 years	140	698	817
2015 Total population: 40 to 44 years	127	739	900
2015 Total population: 45 to 49 years	143	707	890
2015 Total population: 50 to 54 years	183	840	1,072
2015 Total population: 55 to 59 years	140	732	1,003

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	112	718	948
2015 Total population: 65 to 69 years	99	567	776
2015 Total population: 70 to 74 years	62	412	586
2015 Total population: 75 to 79 years	73	329	446
2015 Total population: 80 to 84 years	53	244	314
2015 Total population: 85 years and over	100	303	369
% 2015 Total population: Under 5 years	8.28%	7.39%	6.80%
% 2015 Total population: 5 to 9 years	7.66%	7.86%	7.37%
% 2015 Total population: 10 to 14 years	6.53%	7.04%	6.79%
% 2015 Total population: 15 to 19 years	5.25%	6.03%	5.97%
% 2015 Total population: 20 to 24 years	7.93%	7.26%	6.79%
% 2015 Total population: 25 to 29 years	8.86%	6.67%	6.21%
% 2015 Total population: 30 to 34 years	7.58%	6.60%	6.17%
% 2015 Total population: 35 to 39 years	5.44%	5.68%	5.42%
% 2015 Total population: 40 to 44 years	4.94%	6.01%	5.97%
% 2015 Total population: 45 to 49 years	5.56%	5.75%	5.91%
% 2015 Total population: 50 to 54 years	7.12%	6.83%	7.12%
% 2015 Total population: 55 to 59 years	5.44%	5.95%	6.66%
% 2015 Total population: 60 to 64 years	4.35%	5.84%	6.29%
% 2015 Total population: 65 to 69 years	3.85%	4.61%	5.15%
% 2015 Total population: 70 to 74 years	2.41%	3.35%	3.89%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.84%	2.68%	2.96%
% 2015 Total population: 80 to 84 years	2.06%	1.98%	2.08%
% 2015 Total population: 85 years and over	3.89%	2.46%	2.45%
2015 White alone	2,184	10,446	13,040
2015 Black or African American alone	208	1,024	1,121
2015 American Indian and Alaska Native alone	19	66	80
2015 Asian alone	24	117	124
2015 Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Some Other Race alone	37	201	204
2015 Two or More Races alone	100	441	496
2015 Hispanic	93	557	600
2015 Not Hispanic	2,479	11,738	14,465
% 2015 White alone	84.91%	84.96%	86.56%
% 2015 Black or African American alone	8.09%	8.33%	7.44%
% 2015 American Indian and Alaska Native alone	0.74%	0.54%	0.53%
% 2015 Asian alone	0.93%	0.95%	0.82%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	1.44%	1.63%	1.35%
% 2015 Two or More Races alone	3.89%	3.59%	3.29%
% 2015 Hispanic	3.62%	4.53%	3.98%
% 2015 Not Hispanic	96.38%	95.47%	96.02%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	2,071	10,251	12,950
2015 Not Hispanic: Black or African American alone	160	1,062	1,157
2015 Not Hispanic: American Indian and Alaska Native alone	5	41	54
2015 Not Hispanic: Asian alone	9	100	104
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Not Hispanic: Some Other Race alone	3	26	27
2015 Not Hispanic: Two or More Races	57	203	237
% 2015 Not Hispanic: White alone	87.98%	85.64%	87.13%
% 2015 Not Hispanic: Black or African American alone	6.80%	8.87%	7.78%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.21%	0.34%	0.36%
% 2015 Not Hispanic: Asian alone	0.38%	0.84%	0.70%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Not Hispanic: Some Other Race alone	0.13%	0.22%	0.18%
% 2015 Not Hispanic: Two or More Races	2.42%	1.70%	1.59%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	2,572	12,295	15,065
2015 Households	1,041	4,776	5,916
Population Change 2010-2015	-52	-124	-164
Household Change 2010-2015	-24	-51	-67
% Population Change 2010-2015	-1.98%	-1.00%	-1.08%
% Household Change 2010-2015	-2.25%	-1.06%	-1.12%
Population Change 2000-2015	218	325	203
Household Change 2000-2015	63	88	75
% Population Change 2000 to 2015	9.26%	2.72%	1.37%
% Household Change 2000 to 2015	6.44%	1.88%	1.28%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,068	5,195	6,812
2015 Occupied Housing Units	978	4,688	5,841
2015 Owner Occupied Housing Units	582	3,383	4,387
2015 Renter Occupied Housing Units	396	1,305	1,454
2015 Vacant Housings Units	90	507	971
% 2015 Occupied Housing Units	91.57%	90.24%	85.75%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	59.51%	72.16%	75.11%
% 2015 Renter occupied housing units	40.49%	27.84%	24.89%
% 2000 Vacant housing units	8.43%	9.76%	14.25%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$44,804	\$44,687	\$45,588
2015 Household Income: Average	\$52,944	\$53,376	\$54,617
2015 Per Capita Income	\$22,395	\$21,044	\$21,729
2015 Household income: Less than \$10,000	75	387	453
2015 Household income: \$10,000 to \$14,999	72	358	434
2015 Household income: \$15,000 to \$19,999	53	234	286
2015 Household income: \$20,000 to \$24,999	61	270	346
2015 Household income: \$25,000 to \$29,999	87	352	445
2015 Household income: \$30,000 to \$34,999	68	316	377
2015 Household income: \$35,000 to \$39,999	43	231	272
2015 Household income: \$40,000 to \$44,999	64	256	300
2015 Household income: \$45,000 to \$49,999	84	316	382
2015 Household income: \$50,000 to \$59,999	81	442	563
2015 Household income: \$60,000 to \$74,999	132	589	719
2015 Household income: \$75,000 to \$99,999	112	531	671
2015 Household income: \$100,000 to \$124,999	62	255	356
2015 Household income: \$125,000 to \$149,999	26	126	159
2015 Household income: \$150,000 to \$199,999	14	70	95

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	7	43	58
% 2015 Household income: Less than \$10,000	7.20%	8.10%	7.66%
% 2015 Household income: \$10,000 to \$14,999	6.92%	7.50%	7.34%
% 2015 Household income: \$15,000 to \$19,999	5.09%	4.90%	4.83%
% 2015 Household income: \$20,000 to \$24,999	5.86%	5.65%	5.85%
% 2015 Household income: \$25,000 to \$29,999	8.36%	7.37%	7.52%
% 2015 Household income: \$30,000 to \$34,999	6.53%	6.62%	6.37%
% 2015 Household income: \$35,000 to \$39,999	4.13%	4.84%	4.60%
% 2015 Household income: \$40,000 to \$44,999	6.15%	5.36%	5.07%
% 2015 Household income: \$45,000 to \$49,999	8.07%	6.62%	6.46%
% 2015 Household income: \$50,000 to \$59,999	7.78%	9.25%	9.52%
% 2015 Household income: \$60,000 to \$74,999	12.68%	12.33%	12.15%
% 2015 Household income: \$75,000 to \$99,999	10.76%	11.12%	11.34%
% 2015 Household income: \$100,000 to \$124,999	5.96%	5.34%	6.02%
% 2015 Household income: \$125,000 to \$149,999	2.50%	2.64%	2.69%
% 2015 Household income: \$150,000 to \$199,999	1.34%	1.47%	1.61%
% 2015 Household income: \$200,000 or more	0.67%	0.90%	0.98%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$268,895	\$1,229,335	\$1,525,581
2015 Jewelry stores	\$95,503	\$439,738	\$550,287
2015 Mens clothing stores	\$314,462	\$1,453,153	\$1,812,266
2015 Shoe stores	\$313,848	\$1,454,556	\$1,816,581

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Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$537,968	\$2,509,794	\$3,145,787
2015 Automobile dealers	\$4,198,630	\$19,615,699	\$24,625,670
2015 Automotive parts and accessories stores	\$827,972	\$3,886,218	\$4,873,054
2015 Other motor vehicle dealers	\$121,085	\$577,950	\$724,952
2015 Tire dealers	\$370,070	\$1,737,206	\$2,178,614
2015 Hardware stores	\$16,474	\$80,070	\$100,778
2015 Home centers	\$166,966	\$812,579	\$1,030,188
2015 Nursery and garden centers	\$201,771	\$982,083	\$1,248,730
2015 Outdoor power equipment stores	\$94,432	\$454,795	\$574,534
2015 Paint andwallpaper stores	\$19,611	\$94,998	\$119,942
2015 Appliance, television, and other electronics stores	\$560,638	\$2,650,968	\$3,332,373
2015 Camera andphotographic supplies stores	\$42,378	\$196,885	\$247,745
2015 Computer andsoftware stores	\$1,570,516	\$7,307,976	\$9,131,110
2015 Beer, wine, and liquor stores	\$267,784	\$1,244,600	\$1,555,743
2015 Convenience stores	\$1,201,331	\$5,518,652	\$6,863,880
2015 Restaurant Expenditures	\$1,098,091	\$5,145,643	\$6,453,642
2015 Supermarkets and other grocery (except convenience) stores	\$4,432,859	\$20,621,927	\$25,752,816
2015 Furniture stores	\$390,911	\$1,832,526	\$2,298,986
2015 Home furnishings stores	\$1,392,539	\$6,585,041	\$8,274,867
2015 General merchandise stores	\$7,202,101	\$33,997,948	\$42,723,011
2015 Gasoline stations with convenience stores	\$3,783,540	\$17,588,025	\$21,957,573

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Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$2,724,470	\$12,720,055	\$15,901,135
2015 Department stores (excl leased depts)	\$7,106,598	\$33,558,210	\$42,172,724
2015 General merchandise stores	\$7,202,101	\$33,997,948	\$42,723,011
2015 Other health and personal care stores	\$282,418	\$1,326,103	\$1,666,434
2015 Pharmacies and drug stores	\$1,150,765	\$5,426,644	\$6,814,617
2015 Pet and pet supplies stores	\$312,026	\$1,478,327	\$1,855,705
2015 Book, periodical, and music stores	\$47,030	\$221,977	\$279,744
2015 Hobby, toy, and game stores	\$133,358	\$626,993	\$785,095
2015 Musical instrument and supplies stores	\$13,081	\$61,102	\$76,617
2015 Sewing, needlework, and piece goods stores	\$25,366	\$119,661	\$150,520
2015 Sporting goods stores	\$127,325	\$590,918	\$743,496

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