

Allegan Strip Mall



Presented by
Gardner Group of Michigan

1653 Lincoln Rd., Allegan, MI 49010



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Property Details

Built to Suit opportunity along existing retail space. Total center size is 19,200 SQ FT. Current structure built in 1989. Zoned commercial mixed use. Property size is 5.3 Acres.

Price: Negotiable

- High traffic count
- Allegan Main Corridor
- Established Retail Center

View the full listing here: <http://www.crelisting.net/l6H25z85g/?StepID=107>

Total Space Available:	15,000 SF
Rental Rate:	Negotiable
Min. Divisible:	5,000 SF
Max. Contiguous:	10,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Construction Status:	Under Construction/Proposed
Building Size:	10,000 SF
Gross Leasable Area:	10,000 SF
Year Built:	1989

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Listing spaces

Space 1

Space Available:	5,000 SF
Rental Rate:	Negotiable
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Retail (land)
Max. Contiguous:	10,000 SF
Date Available:	May 2016
No. Parking Spaces:	120

Excellent viability with frontage on main Allegan corridor

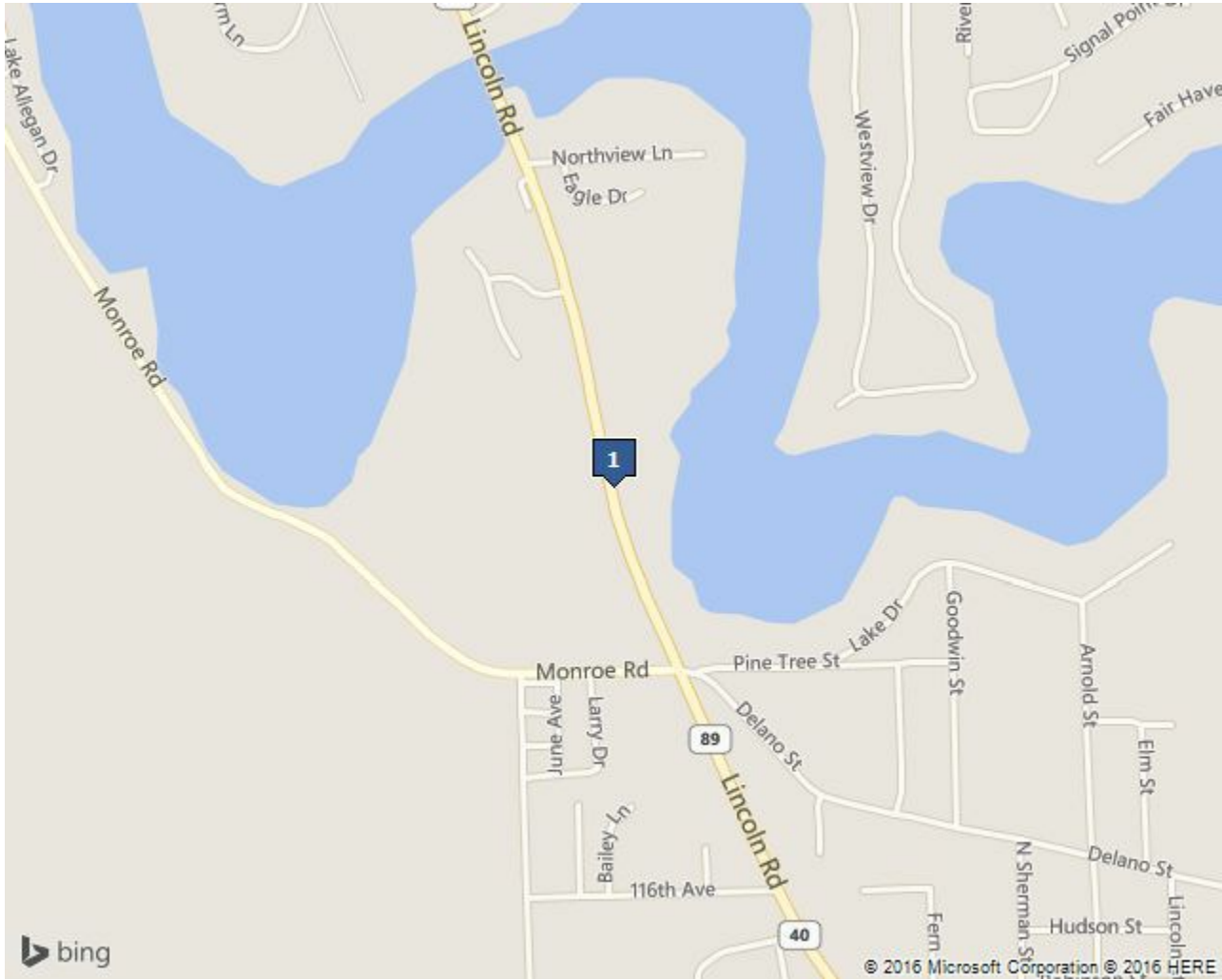
Space 2

Space Available:	10,000 SF
Rental Rate:	Negotiable
Space / Lot Type:	Strip Center
Additional Space / Lot Types:	Retail (land)
Min. Divisible:	5,000 SF
Date Available:	May 2016
No. Parking Spaces:	120

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Location



Location Description

Excellent viability with frontage on main Allegan corridor

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Property Photos

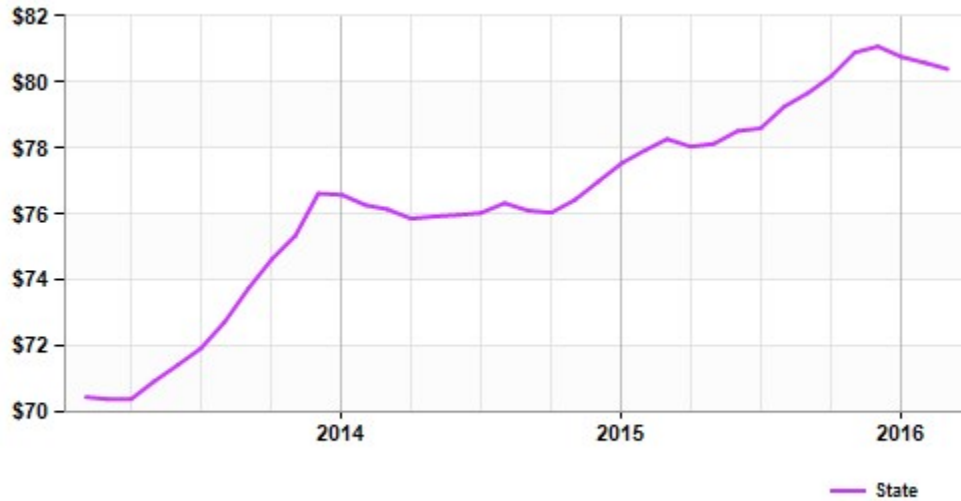


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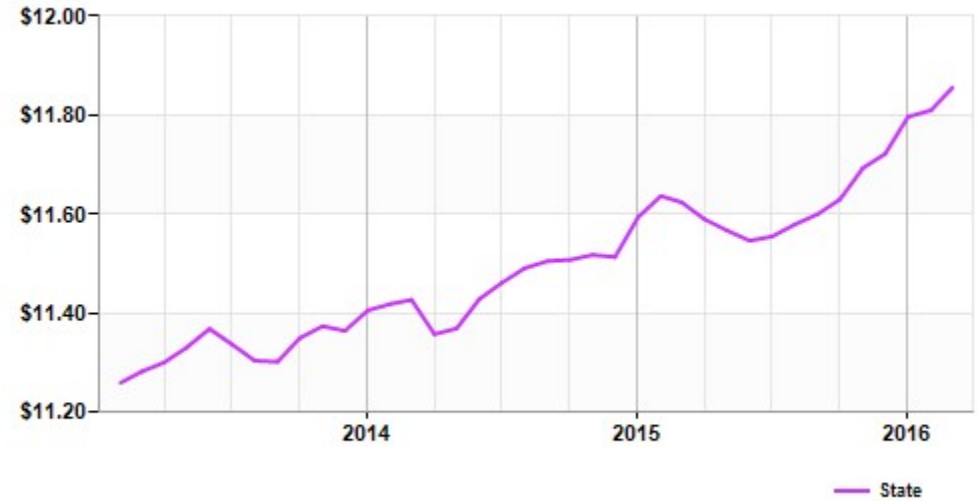
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Market Trends

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



Asking Rent Retail for Lease Allegan, 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	n/a	3,949	6,656
2015 Female Population	n/a	4,112	6,751
% 2015 Male Population	0.00%	48.99%	49.65%
% 2015 Female Population	0.00%	51.01%	50.35%
2015 Total Population: Adult	n/a	6,166	10,329
2015 Total Daytime Population	n/a	13,433	18,565
2015 Total Employees	n/a	8,462	10,599
2015 Total Population: Median Age	n/a	39	41
2015 Total Population: Adult Median Age	n/a	49	51
2015 Total population: Under 5 years	n/a	515	772
2015 Total population: 5 to 9 years	n/a	555	897
2015 Total population: 10 to 14 years	n/a	543	898
2015 Total population: 15 to 19 years	n/a	463	812
2015 Total population: 20 to 24 years	n/a	563	807
2015 Total population: 25 to 29 years	n/a	514	705
2015 Total population: 30 to 34 years	n/a	550	824
2015 Total population: 35 to 39 years	n/a	460	763
2015 Total population: 40 to 44 years	n/a	481	850
2015 Total population: 45 to 49 years	n/a	477	865
2015 Total population: 50 to 54 years	n/a	530	982
2015 Total population: 55 to 59 years	n/a	577	1,071

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	n/a	544	909
2015 Total population: 65 to 69 years	n/a	397	730
2015 Total population: 70 to 74 years	n/a	306	557
2015 Total population: 75 to 79 years	n/a	212	381
2015 Total population: 80 to 84 years	n/a	184	295
2015 Total population: 85 years and over	n/a	190	289
% 2015 Total population: Under 5 years	0.00%	6.39%	5.76%
% 2015 Total population: 5 to 9 years	0.00%	6.89%	6.69%
% 2015 Total population: 10 to 14 years	0.00%	6.74%	6.70%
% 2015 Total population: 15 to 19 years	0.00%	5.74%	6.06%
% 2015 Total population: 20 to 24 years	0.00%	6.98%	6.02%
% 2015 Total population: 25 to 29 years	0.00%	6.38%	5.26%
% 2015 Total population: 30 to 34 years	0.00%	6.82%	6.15%
% 2015 Total population: 35 to 39 years	0.00%	5.71%	5.69%
% 2015 Total population: 40 to 44 years	0.00%	5.97%	6.34%
% 2015 Total population: 45 to 49 years	0.00%	5.92%	6.45%
% 2015 Total population: 50 to 54 years	0.00%	6.57%	7.32%
% 2015 Total population: 55 to 59 years	0.00%	7.16%	7.99%
% 2015 Total population: 60 to 64 years	0.00%	6.75%	6.78%
% 2015 Total population: 65 to 69 years	0.00%	4.92%	5.44%
% 2015 Total population: 70 to 74 years	0.00%	3.80%	4.15%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	0.00%	2.63%	2.84%
% 2015 Total population: 80 to 84 years	0.00%	2.28%	2.20%
% 2015 Total population: 85 years and over	0.00%	2.36%	2.16%
2015 White alone	n/a	7,445	12,576
2015 Black or African American alone	n/a	281	323
2015 American Indian and Alaska Native alone	n/a	38	64
2015 Asian alone	n/a	65	95
2015 Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Some Other Race alone	n/a	44	71
2015 Two or More Races alone	n/a	188	278
2015 Hispanic	n/a	268	386
2015 Not Hispanic	n/a	7,793	13,021
% 2015 White alone	0.00%	92.36%	93.80%
% 2015 Black or African American alone	0.00%	3.49%	2.41%
% 2015 American Indian and Alaska Native alone	0.00%	0.47%	0.48%
% 2015 Asian alone	0.00%	0.81%	0.71%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	0.00%	0.55%	0.53%
% 2015 Two or More Races alone	0.00%	2.33%	2.07%
% 2015 Hispanic	0.00%	3.32%	2.88%
% 2015 Not Hispanic	0.00%	96.68%	97.12%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	n/a	6,833	11,598
2015 Not Hispanic: Black or African American alone	n/a	242	286
2015 Not Hispanic: American Indian and Alaska Native alone	n/a	16	33
2015 Not Hispanic: Asian alone	n/a	41	50
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	2	2
2015 Not Hispanic: Some Other Race alone	n/a	4	9
2015 Not Hispanic: Two or More Races	n/a	72	123
% 2015 Not Hispanic: White alone	0.00%	92.51%	93.71%
% 2015 Not Hispanic: Black or African American alone	0.00%	3.28%	2.31%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.22%	0.27%
% 2015 Not Hispanic: Asian alone	0.00%	0.56%	0.40%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.03%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.05%	0.07%
% 2015 Not Hispanic: Two or More Races	0.00%	0.97%	0.99%
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	n/a	8,061	13,407
2015 Households	n/a	3,151	5,206
Population Change 2010-2015	n/a	174	274
Household Change 2010-2015	n/a	70	104
% Population Change 2010-2015	0.00%	2.21%	2.09%
% Household Change 2010-2015	0.00%	2.27%	2.04%
Population Change 2000-2015	n/a	675	1,030
Household Change 2000-2015	n/a	318	512
% Population Change 2000 to 2015	0.00%	9.14%	8.32%
% Household Change 2000 to 2015	0.00%	11.22%	10.91%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	n/a	3,027	5,150
2015 Occupied Housing Units	n/a	2,833	4,695
2015 Owner Occupied Housing Units	n/a	2,039	3,692
2015 Renter Occupied Housing Units	n/a	794	1,003
2015 Vacant Housings Units	n/a	194	456
% 2015 Occupied Housing Units	0.00%	93.59%	91.17%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	0.00%	71.97%	78.64%
% 2015 Renter occupied housing units	0.00%	28.03%	21.36%
% 2000 Vacant housing units	0.00%	6.41%	8.85%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	n/a	\$48,244	\$48,762
2015 Household Income: Average	n/a	\$57,260	\$58,879
2015 Per Capita Income	n/a	\$23,233	\$23,537
2015 Household income: Less than \$10,000	n/a	233	360
2015 Household income: \$10,000 to \$14,999	n/a	139	223
2015 Household income: \$15,000 to \$19,999	n/a	191	309
2015 Household income: \$20,000 to \$24,999	n/a	157	294
2015 Household income: \$25,000 to \$29,999	n/a	96	178
2015 Household income: \$30,000 to \$34,999	n/a	164	282
2015 Household income: \$35,000 to \$39,999	n/a	219	343
2015 Household income: \$40,000 to \$44,999	n/a	211	319
2015 Household income: \$45,000 to \$49,999	n/a	255	392
2015 Household income: \$50,000 to \$59,999	n/a	357	565
2015 Household income: \$60,000 to \$74,999	n/a	308	538
2015 Household income: \$75,000 to \$99,999	n/a	344	621
2015 Household income: \$100,000 to \$124,999	n/a	325	494
2015 Household income: \$125,000 to \$149,999	n/a	64	127
2015 Household income: \$150,000 to \$199,999	n/a	76	116

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	n/a	12	45
% 2015 Household income: Less than \$10,000	0.00%	7.39%	6.92%
% 2015 Household income: \$10,000 to \$14,999	0.00%	4.41%	4.28%
% 2015 Household income: \$15,000 to \$19,999	0.00%	6.06%	5.94%
% 2015 Household income: \$20,000 to \$24,999	0.00%	4.98%	5.65%
% 2015 Household income: \$25,000 to \$29,999	0.00%	3.05%	3.42%
% 2015 Household income: \$30,000 to \$34,999	0.00%	5.20%	5.42%
% 2015 Household income: \$35,000 to \$39,999	0.00%	6.95%	6.59%
% 2015 Household income: \$40,000 to \$44,999	0.00%	6.70%	6.13%
% 2015 Household income: \$45,000 to \$49,999	0.00%	8.09%	7.53%
% 2015 Household income: \$50,000 to \$59,999	0.00%	11.33%	10.85%
% 2015 Household income: \$60,000 to \$74,999	0.00%	9.77%	10.33%
% 2015 Household income: \$75,000 to \$99,999	0.00%	10.92%	11.93%
% 2015 Household income: \$100,000 to \$124,999	0.00%	10.31%	9.49%
% 2015 Household income: \$125,000 to \$149,999	0.00%	2.03%	2.44%
% 2015 Household income: \$150,000 to \$199,999	0.00%	2.41%	2.23%
% 2015 Household income: \$200,000 or more	0.00%	0.38%	0.86%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	n/a	\$819,683	\$1,358,476
2015 Jewelry stores	n/a	\$293,879	\$489,612
2015 Mens clothing stores	n/a	\$964,420	\$1,607,983
2015 Shoe stores	n/a	\$974,003	\$1,623,114

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	n/a	\$1,677,508	\$2,799,212
2015 Automobile dealers	n/a	\$13,213,994	\$22,150,241
2015 Automotive parts and accessories stores	n/a	\$2,601,493	\$4,361,003
2015 Other motor vehicle dealers	n/a	\$386,120	\$650,505
2015 Tire dealers	n/a	\$1,165,291	\$1,952,061
2015 Hardware stores	n/a	\$52,253	\$89,347
2015 Home centers	n/a	\$540,438	\$922,235
2015 Nursery and garden centers	n/a	\$658,993	\$1,123,185
2015 Outdoor power equipment stores	n/a	\$303,925	\$513,965
2015 Paint andwallpaper stores	n/a	\$62,066	\$105,649
2015 Appliance, television, and other electronics stores	n/a	\$1,776,655	\$2,988,301
2015 Camera andphotographic supplies stores	n/a	\$133,842	\$224,070
2015 Computer andsoftware stores	n/a	\$4,882,074	\$8,139,443
2015 Beer, wine, and liquor stores	n/a	\$824,329	\$1,378,845
2015 Convenience stores	n/a	\$3,670,171	\$6,094,594
2015 Restaurant Expenditures	n/a	\$3,442,570	\$5,766,190
2015 Supermarkets and other grocery (except convenience) stores	n/a	\$13,743,520	\$22,924,564
2015 Furniture stores	n/a	\$1,230,266	\$2,058,752
2015 Home furnishings stores	n/a	\$4,399,928	\$7,395,042
2015 General merchandise stores	n/a	\$22,709,633	\$38,173,556
2015 Gasoline stations with convenience stores	n/a	\$11,769,283	\$19,617,873

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	n/a	\$8,528,325	\$14,234,643
2015 Department stores (excl leased depts)	n/a	\$22,415,754	\$37,683,944
2015 General merchandise stores	n/a	\$22,709,633	\$38,173,556
2015 Other health and personal care stores	n/a	\$890,952	\$1,492,711
2015 Pharmacies and drug stores	n/a	\$3,625,433	\$6,082,549
2015 Pet and pet supplies stores	n/a	\$992,625	\$1,666,217
2015 Book, periodical, and music stores	n/a	\$149,222	\$250,877
2015 Hobby, toy, and game stores	n/a	\$416,402	\$697,218
2015 Musical instrument and supplies stores	n/a	\$40,697	\$68,295
2015 Sewing, needlework, and piece goods stores	n/a	\$79,017	\$132,743
2015 Sporting goods stores	n/a	\$404,247	\$675,405