



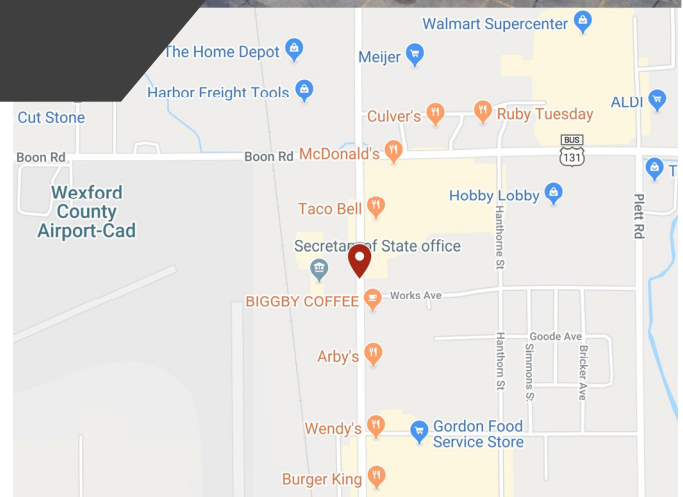
# Space for Lease

## Village at Wexford

1921 N Mitchell St, Cadillac, MI 49601

### Property Features

- Anchored by Family Farm & Home and Goodwill
- Excellent access from Mitchell St and Boon Road
- Great tenant mix of local and national tenants
- Pylon and building signage available
- Ample parking
- Former salon space



For more information, contact:

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# Lease Overview

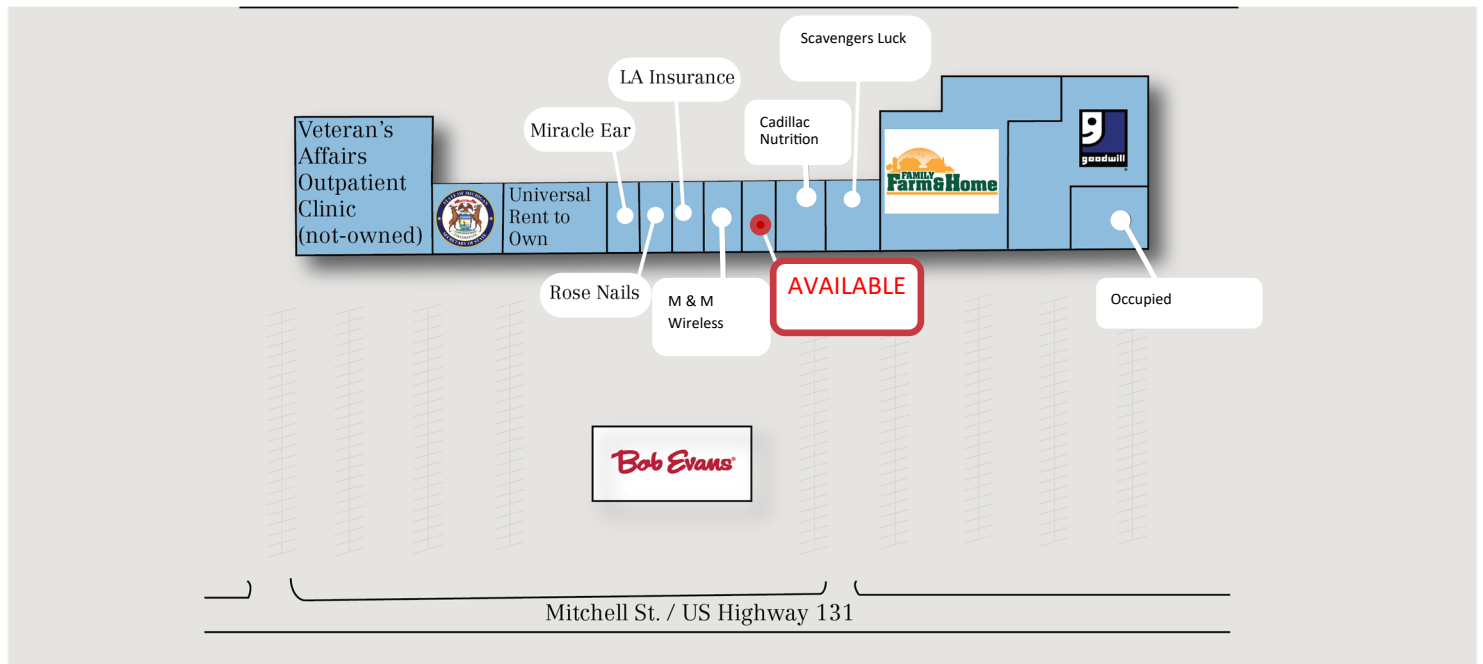
1939 N Mitchell St,  
Cadillac, MI 4601

## Lease Information

|                         |                                                                                                                                                         |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tenant Responsibilities | Pro-rata share of real estate taxes, insurance, maintenance, liability insurance and utilities (separately metered, phone/data services and janitorial) |
| Landlord Provides       | Roof & Structural maintenance                                                                                                                           |
| Municipality            | Haring Township                                                                                                                                         |
| Possession              | At lease execution                                                                                                                                      |

## Availability

| Suite | Size  | Rate PSF | Monthly Base Rent | Estimated Monthly CAM @ \$2.00 PSF | Total Monthly Rent |
|-------|-------|----------|-------------------|------------------------------------|--------------------|
| K     | 1,200 | \$14.00  | \$1,400           | \$200.00                           | \$1,600.00         |



# Property Photos

1939 N Mitchell St,  
Cadillac, MI 4601



# Area Retail

1921 N Mitchell St,  
Cadillac, MI 4601



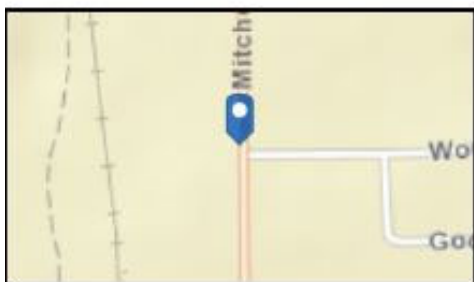
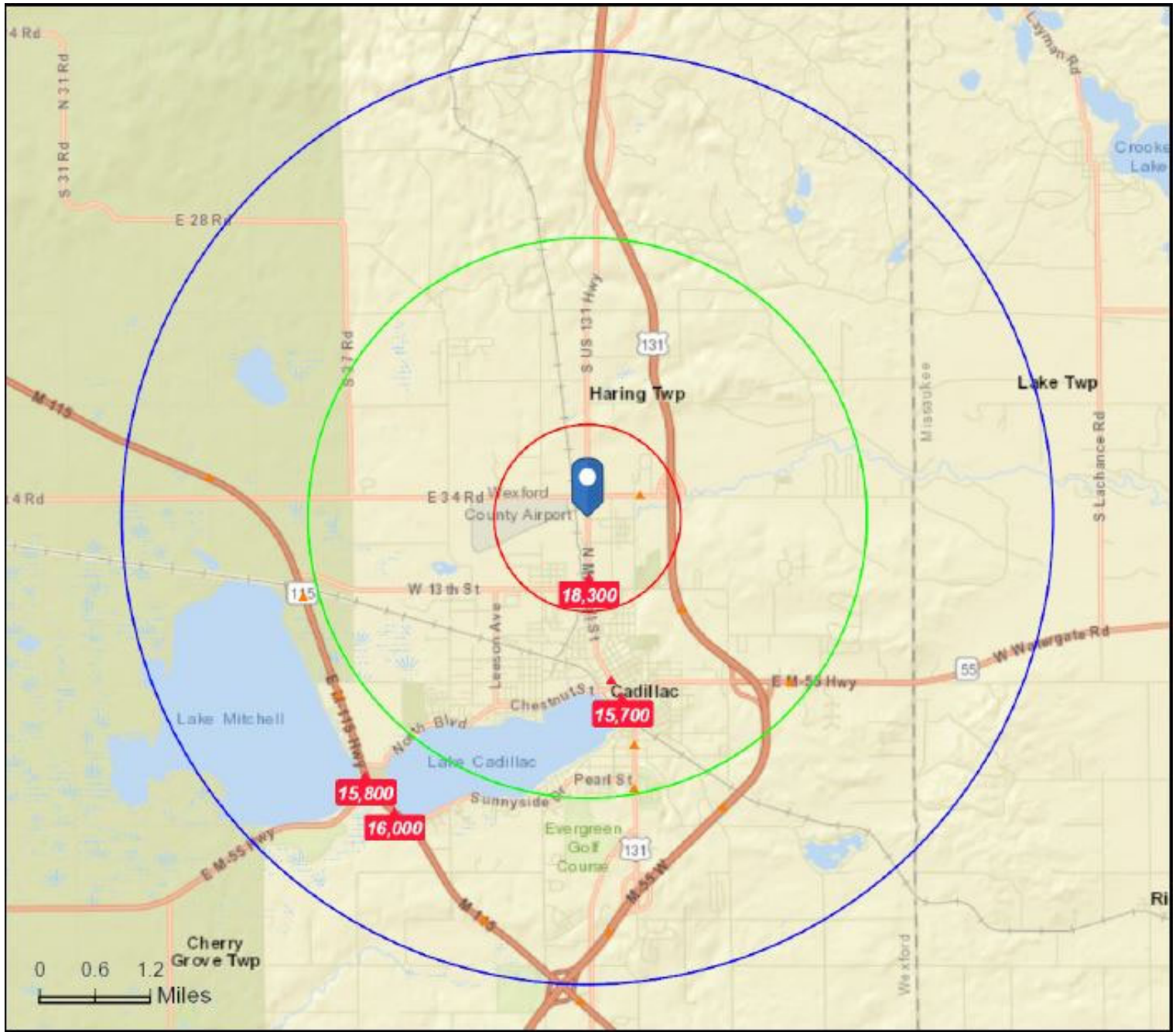
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# Traffic Counts

1921 N Mitchell St,  
Cadillac, MI 4601



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



# Demographics

1921 N Mitchell St,  
Cadillac, MI 4601

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 926    | 12,002  | 16,168  |
| 2010 Population        | 912    | 12,311  | 16,908  |
| 2018 Population        | 932    | 12,666  | 17,315  |
| 2023 Population        | 955    | 12,999  | 17,724  |
| 2000-2010 Annual Rate  | -0.15% | 0.25%   | 0.45%   |
| 2010-2018 Annual Rate  | 0.26%  | 0.35%   | 0.29%   |
| 2018-2023 Annual Rate  | 0.49%  | 0.52%   | 0.47%   |
| 2018 Male Population   | 49.5%  | 48.6%   | 48.8%   |
| 2018 Female Population | 50.6%  | 51.4%   | 51.2%   |
| 2018 Median Age        | 41.8   | 39.2    | 41.2    |

In the identified area, the current year population is 17,315. In 2010, the Census count in the area was 16,908. The rate of change since 2010 was 0.29% annually. The five-year projection for the population in the area is 17,724 representing a change of 0.47% annually from 2018 to 2023. Currently, the population is 48.8% male and 51.2% female.

## Median Age

The median age in this area is 41.8, compared to U.S. median age of 38.3.

## Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2018 White Alone                         | 95.5% | 94.9% | 95.1% |
| 2018 Black Alone                         | 0.5%  | 0.7%  | 0.8%  |
| 2018 American Indian/Alaska Native Alone | 0.9%  | 0.6%  | 0.6%  |
| 2018 Asian Alone                         | 0.3%  | 0.9%  | 0.9%  |
| 2018 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2018 Other Race                          | 0.6%  | 0.5%  | 0.5%  |
| 2018 Two or More Races                   | 2.1%  | 2.2%  | 2.2%  |
| 2018 Hispanic Origin (Any Race)          | 2.6%  | 2.1%  | 1.9%  |

Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 12.9 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| 2000 Households             | 348   | 4,803 | 6,435 |
| 2010 Households             | 357   | 4,979 | 6,865 |
| 2018 Total Households       | 367   | 5,128 | 7,043 |
| 2023 Total Households       | 376   | 5,265 | 7,215 |
| 2000-2010 Annual Rate       | 0.26% | 0.36% | 0.65% |
| 2010-2018 Annual Rate       | 0.34% | 0.36% | 0.31% |
| 2018-2023 Annual Rate       | 0.49% | 0.53% | 0.48% |
| 2018 Average Household Size | 2.53  | 2.41  | 2.41  |

The household count in this area has changed from 6,865 in 2010 to 7,043 in the current year, a change of 0.31% annually. The five-year projection of households is 7,215, a change of 0.48% annually from the current year total. Average household size is currently 2.41, compared to 2.41 in the year 2010. The number of families in the current year is 4,611 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

# Location Map

1921 N Mitchell St,  
Cadillac, MI 4601

