

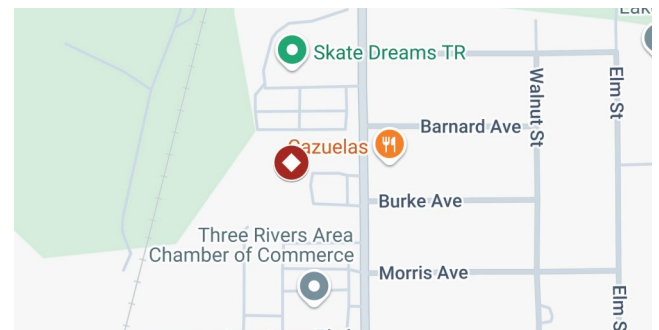


57582 N. Main Street

Three Rivers, Michigan 49093

Property Features

- Well maintained warehouse location
- Potential for build to suit retail opportunity
- Multiple overhead doors for easy entry
- Ample acreage for additional storage & parking
- Close proximity to US-131



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Asset Overview

57582 N. Main Street
Three Rivers, Michigan

More Than An Address

Warehouse or light industrial space located directly off of US-131 for easy access on and off the highway. The property is a well maintained 3,975 SF building with two overhead doors and sits on multiple acres of land for additional outdoor storage. Potential for build to suit retail opportunity. This building is a great opportunity to locate in a strong industrial location in Three Rivers close to downtown and highway access.

Building Information

Total Building Size	+/- 3,975 SF
Year Built / Remodeled	1987
Construction	Block
Overhead Doors	Two (2)
Survey	On-file

Site Specifications

Lot Dimensions	148' x 750'
Acreage	+/- 2.548 Acres
Frontage	+/- 148'
Parcel Number	009-007-023-00
Municipality	Lockport Township



Lease Overview

57582 N. Main Street
Three Rivers, Michigan

Lease Information

Lease Rate	\$12.00/SF
Lease Type	NNN
Tenant Provides	Phone & Internet, Janitorial, Casualty & Liability Insurance, Water, Sewer, Gas / Heat, Electric, Air Conditioning, Refuse Removal, Taxes, Insurance, Property Maintenance including Snow Removal & Landscaping
Landlord Provides	Roof & Structural
Possession	Immediately Available

Availability

Suite	Rentable SF	Rate/SF/Year	Monthly Base Rent
Entire Building	3,975 SF	\$12.00/SF NNN	\$3,975.00



Photos

57582 N. Main Street
Three Rivers, Michigan



Photos

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Three Rivers, Michigan



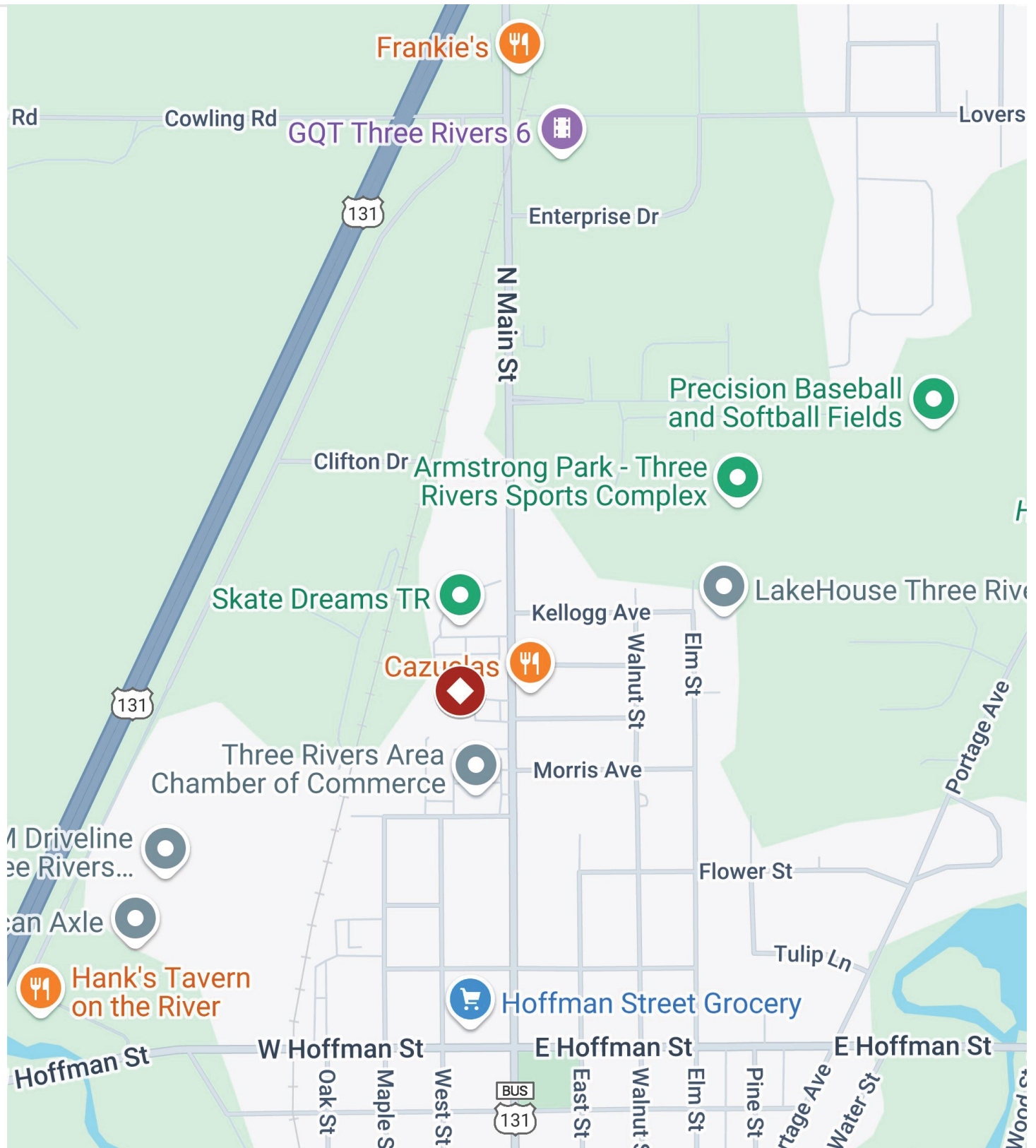
Aerial Overview

57582 N. Main Street
Three Rivers, Michigan



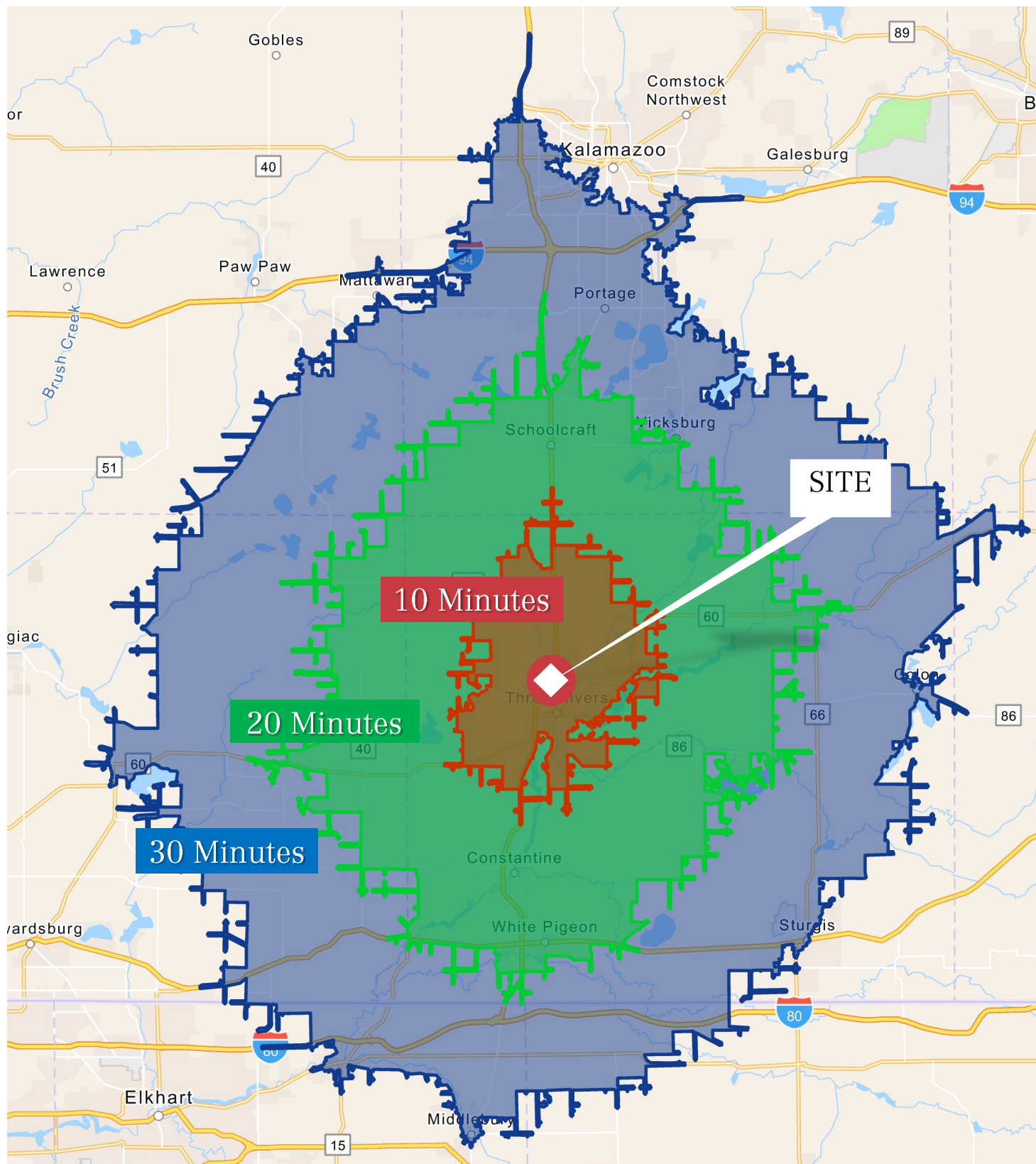
Property Location

57582 N. Main Street
Three Rivers, Michigan



Drive Time Map

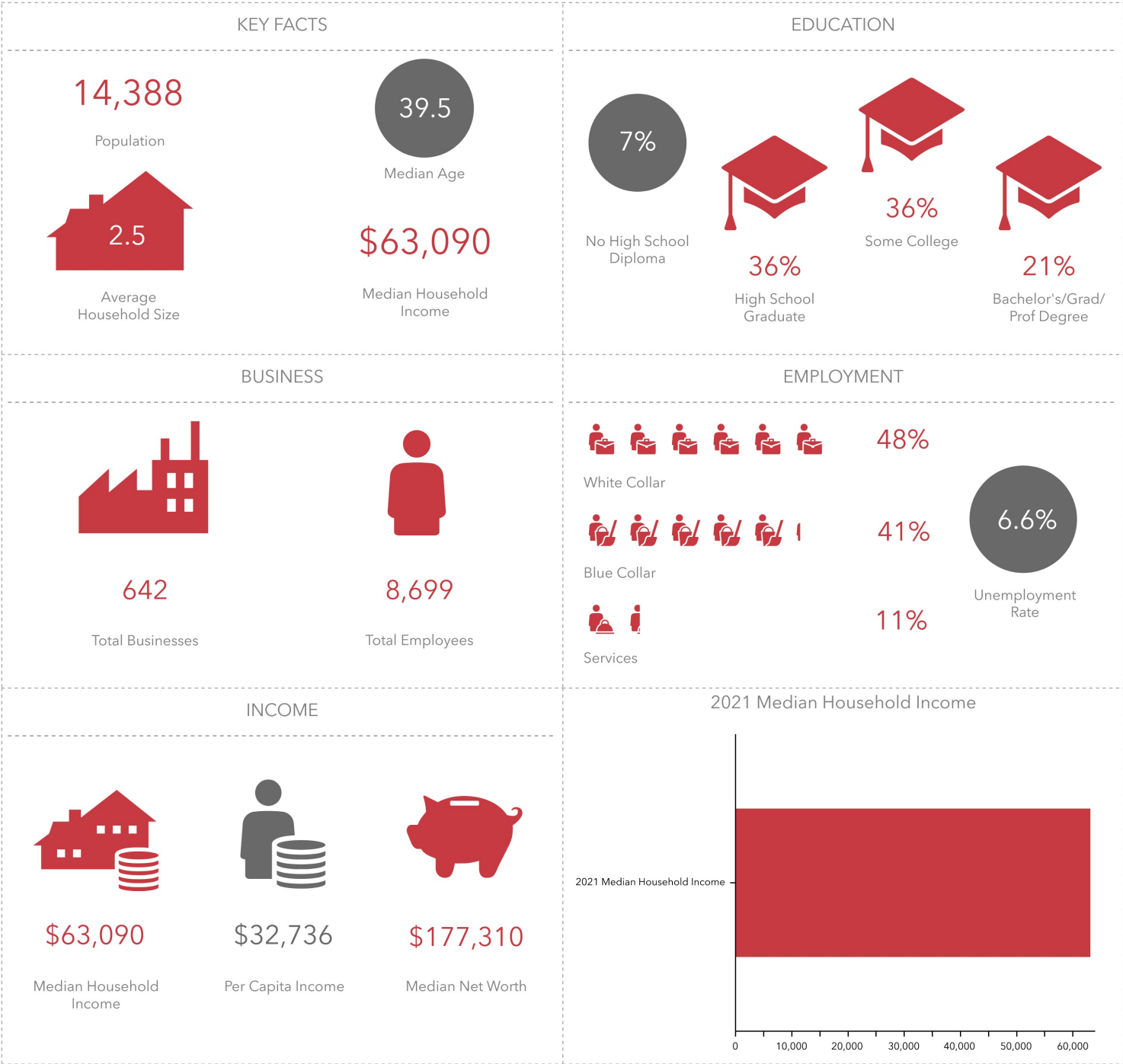
57582 N. Main Street
Three Rivers, Michigan



Demographics

10-Minutes

57582 N. Main Street
Three Rivers, Michigan



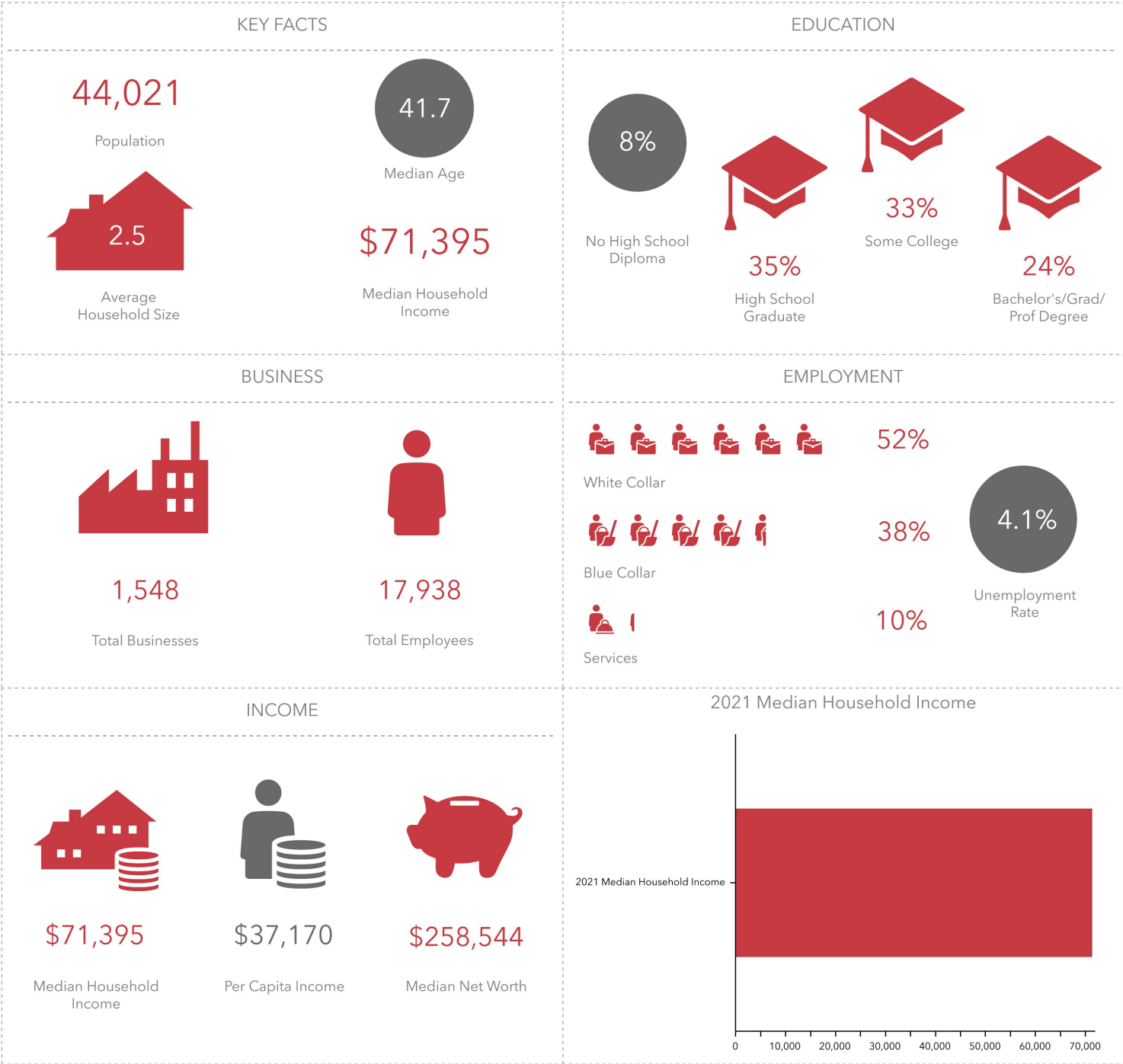
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Demographics

20-Minutes

57582 N. Main Street
Three Rivers, Michigan



Demographics

30-Minutes

57582 N. Main Street
Three Rivers, Michigan

KEY FACTS

210,907

Population

38.4

Median Age

2.4

Average
Household Size

\$74,638

Median Household
Income

EDUCATION

7%

No High School
Diploma



26%

High School
Graduate



29%

Some College



38%

Bachelor's/Grad/
Prof Degree

BUSINESS



7,514

Total Businesses



106,090

Total Employees

EMPLOYMENT



63%

White Collar



24%

Blue Collar



12%

Services

4.4%

Unemployment
Rate

INCOME



\$74,638

Median Household
Income



\$41,084

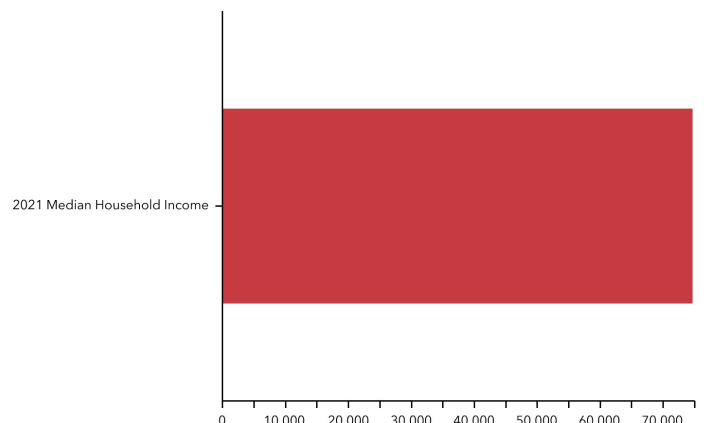
Per Capita Income



\$244,330

Median Net Worth

2021 Median Household Income



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