

For Lease  
US-131 & M-55



# Cadillac Junction

201 Teridee Blvd, Cadillac, MI 49601

## Property Features

- Brand new retail building at new development with end-cap availability with drive-thru for lease
- Easy access from US-131 off M-55
- Ideally located between Grand Rapids & Traverse City
- Municipal water & sewer
- Zoned highway commercial
- Lots available for sale



For more information, contact:

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# Lease Overview

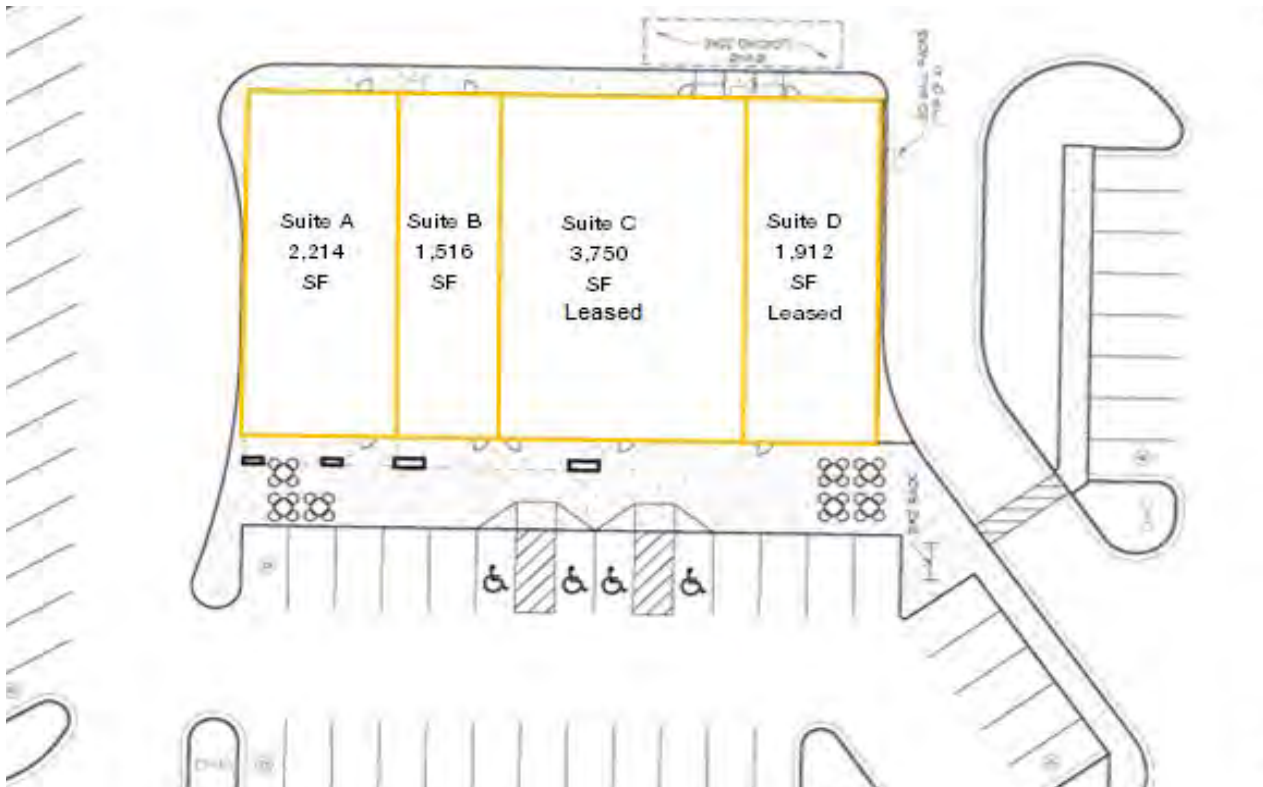
201 Teridee Blvd,  
Cadillac, MI 49601

## Lease Information

Lease Type	NNN
Terms	60-120 months
Increase	3% annual lease increase
Tenant Provides	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
Landlord Build-Out	Industry white box finish; including restrooms, HVAC, lighting, drywalled walls and concrete floor
Municipality	City of Cadillac
Possession	90-120 days after lease signing

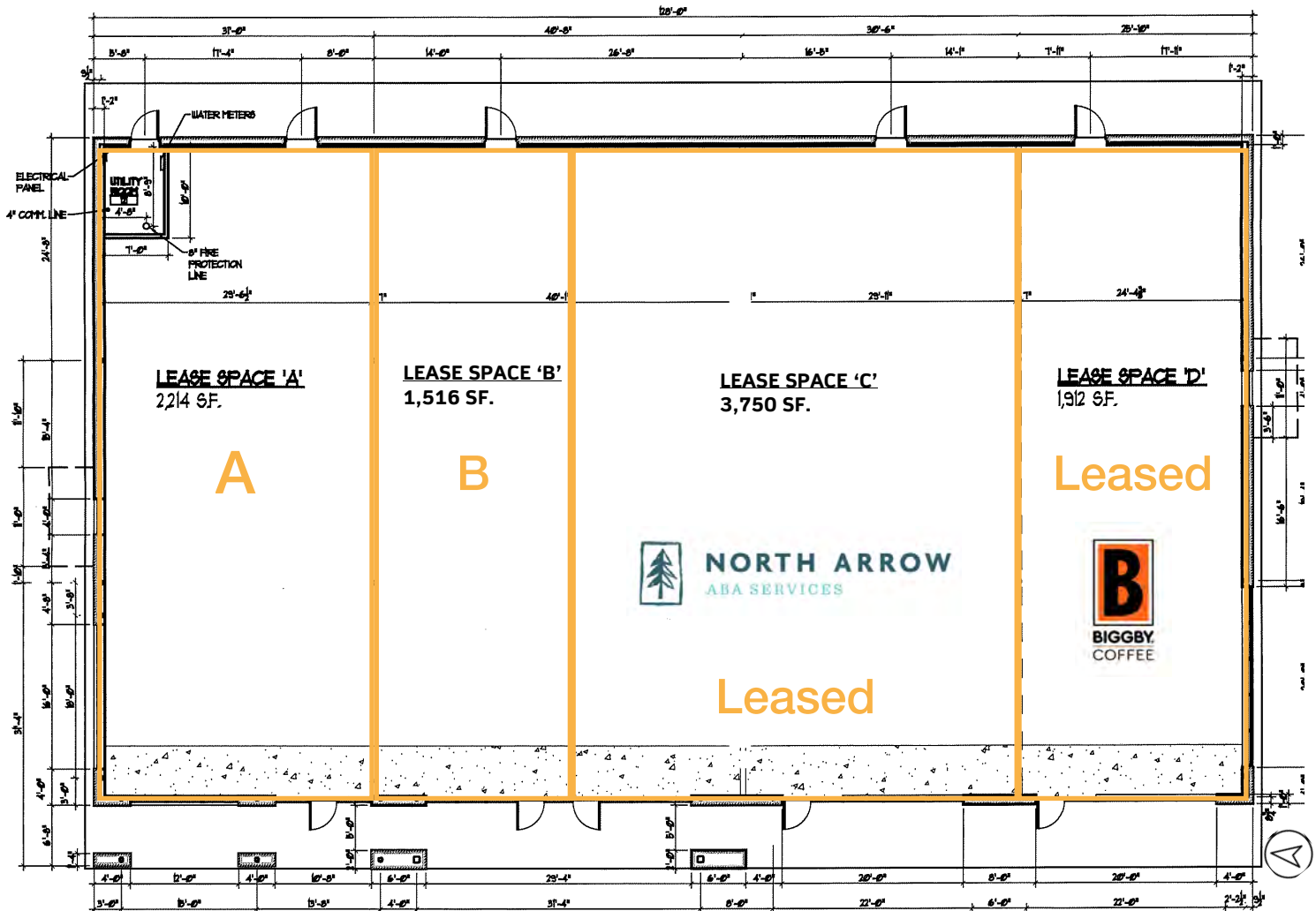
## Availability

Suite	Size	Rate/SF/Yr	Monthly Rent	Estimated Monthly CAM (3.87/psf/yr)	Total Monthly Rent
A	2,214	\$11.00	\$2,029.50	\$714.02	\$2,743.52
B	1,516	\$10.00	\$1,263.33	\$488.91	\$1,752.24
A-B	3,730	\$10.00	\$3,108.33	\$1,202.93	\$4,311.26



# Floor Plan

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Building Size: 74' deep by 128' wide

Drive Thru's approved at both ends



# Property Photography

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# Monument Signage

201 Teridee Blvd,  
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## Specifications

- ① Monument sign 72" x 117" x 12" d single sided. Tenant spaces have metal dividers between.
- ② Routed aluminum top face with push thru acrylic address.
- ③ White .177" thick acrylic tenant faces are blank.
- ④ Decorative side element.
- ⑤ Stack stone and block base with a limestone cap.
- ⑥ Concrete footing and steel support post.
- ⑦ Electrical- final electrical connection by others.
- ⑧ Tenant graphics to be billed separate based on design.

Project Location:  
Cadillac Junction 201 Teridee, Cadillac, MI 49601  
US 131 and M-55 (Lake City Exit) - east .1 mile



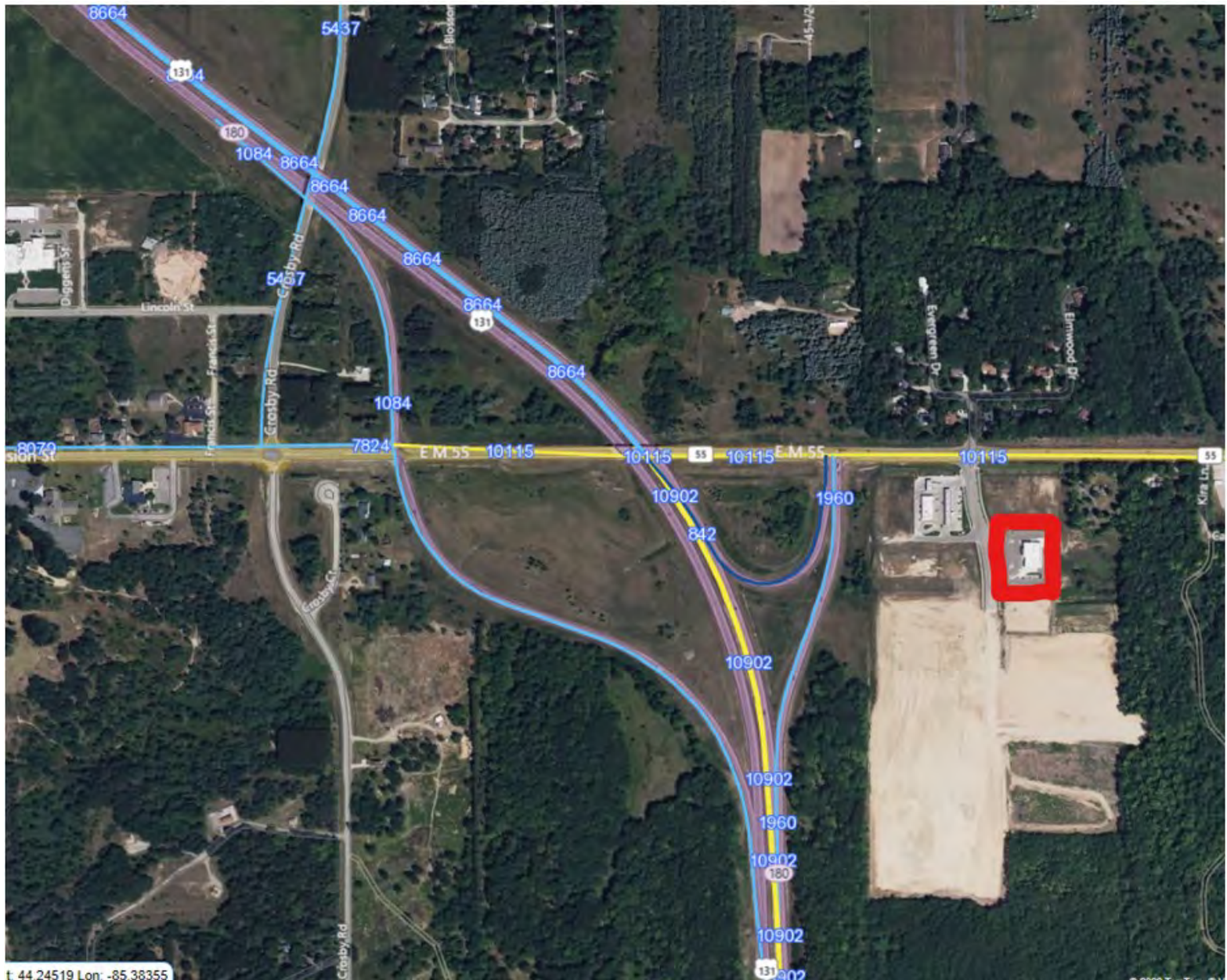
Belden Brick

NSV Virginia Ledge  
Drystack Natural Mortar



# Traffic Counts

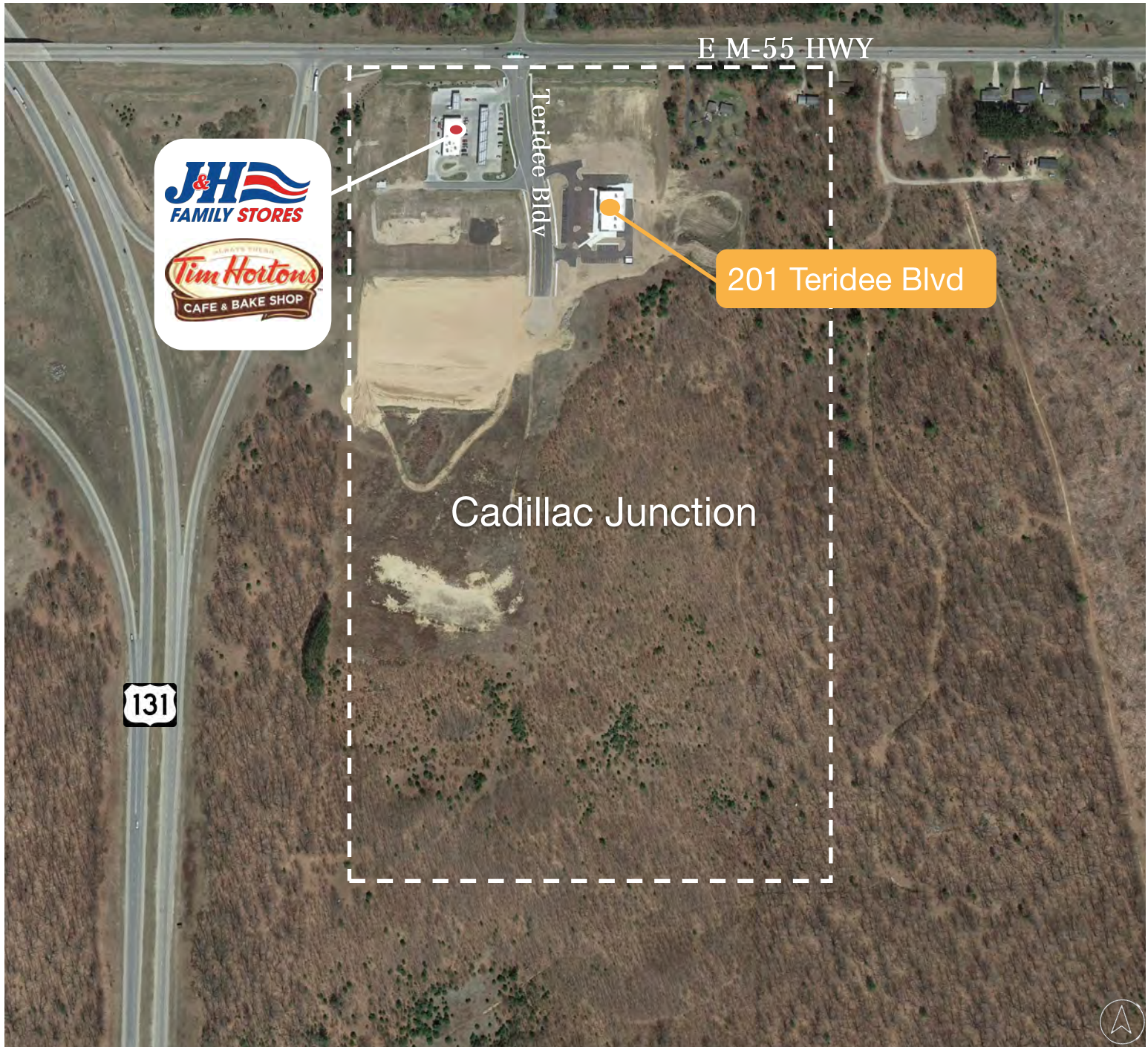
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# Aerial Overview

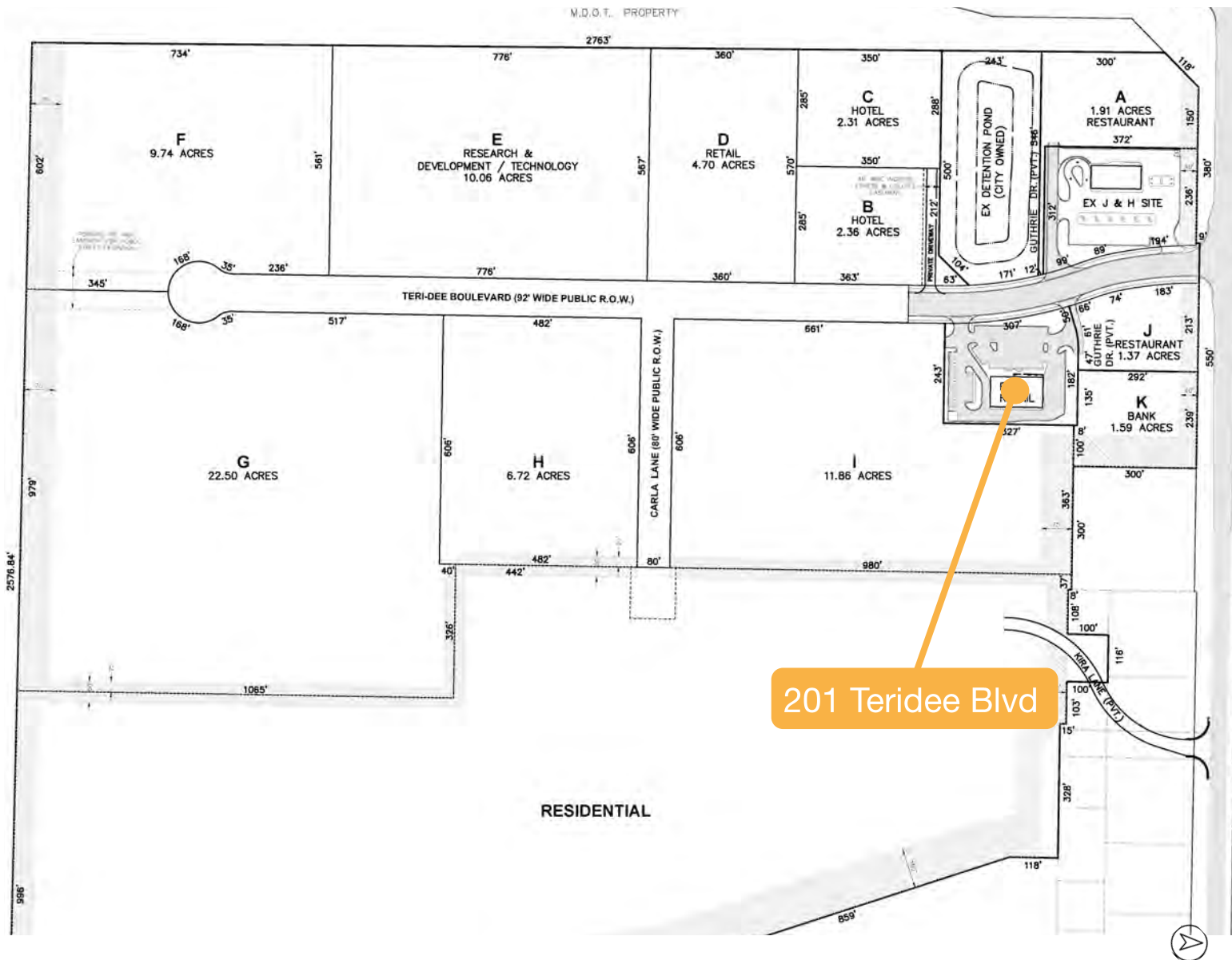
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# Cadillac Junction

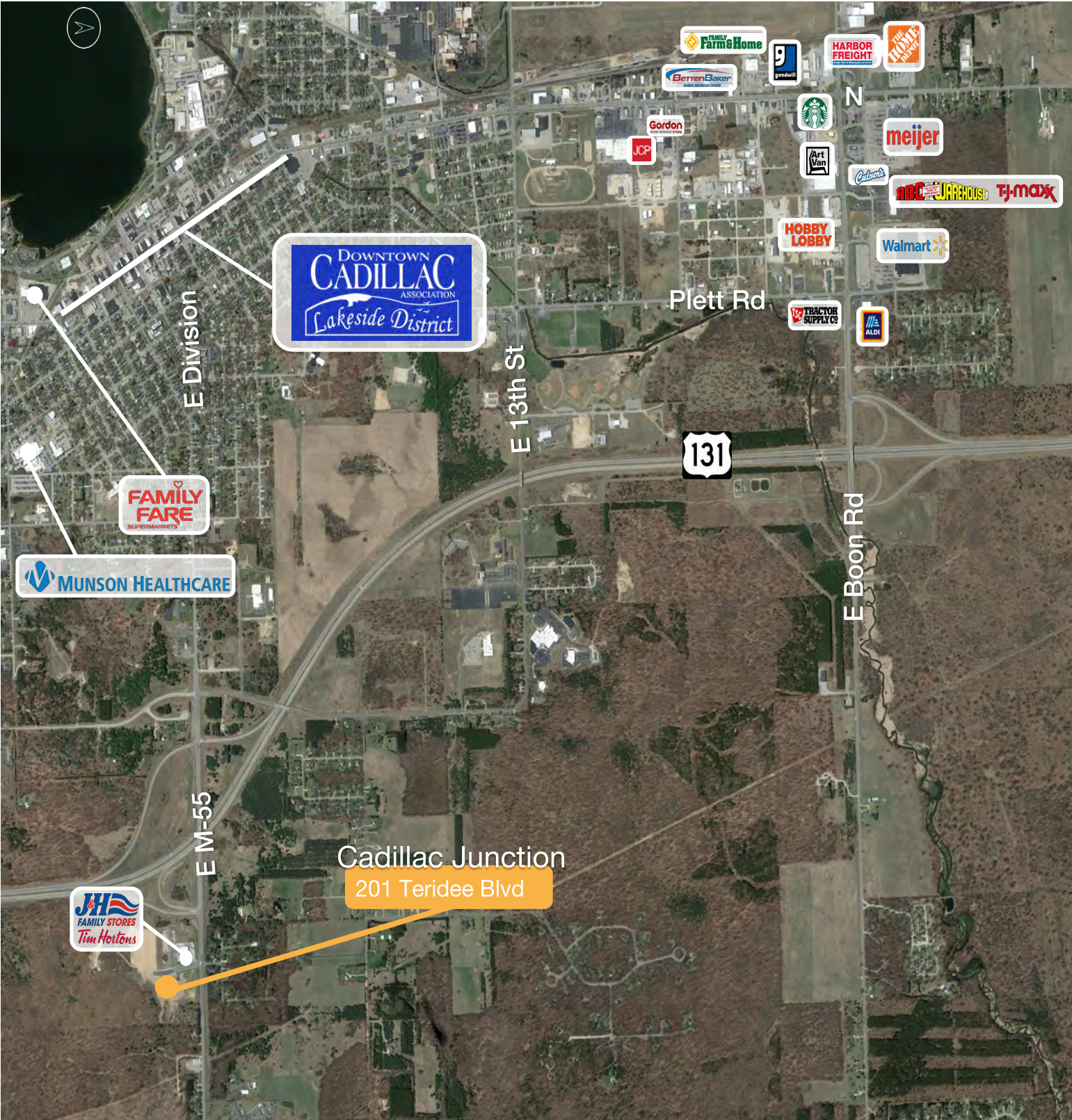
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# Location Map

201 Teridee Blvd,  
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201 Teridee Blvd,  
Cadillac, MI 49601

Traverse City

Cadillac, MI

Ludington

Muskegon

Grand Rapids

Lansing



# Demographics

201 Teridee Blvd,  
Cadillac, MI 49601



## Executive Summary

Mobil  
Rings: 5, 10, 25 mile radii

Prepared by Esri  
Latitude: 44.25191  
Longitude: -85.35406

	5 miles	10 miles	25 miles
<b>Population</b>			
2000 Population	16,039	27,953	70,301
2010 Population	16,875	29,411	75,406
2019 Population	17,395	29,960	76,589
2024 Population	17,724	30,369	78,025
2000-2010 Annual Rate	0.51%	0.51%	0.70%
2010-2019 Annual Rate	0.33%	0.20%	0.17%
2019-2024 Annual Rate	0.38%	0.27%	0.37%
2019 Male Population	48.7%	49.4%	50.4%
2019 Female Population	51.3%	50.6%	49.6%
2019 Median Age	40.8	42.9	43.4

In the identified area, the current year population is 76,589. In 2010, the Census count in the area was 75,406. The rate of change since 2010 was 0.17% annually. The five-year projection for the population in the area is 78,025 representing a change of 0.37% annually from 2019 to 2024. Currently, the population is 50.4% male and 49.6% female.

### Median Age

The median age in this area is 40.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	95.1%	95.2%	95.6%
2019 Black Alone	0.8%	0.8%	0.6%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2019 Asian Alone	0.9%	0.8%	0.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	0.4%	0.5%	0.4%
2019 Two or More Races	2.2%	2.1%	2.0%
2019 Hispanic Origin (Any Race)	2.1%	2.2%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.6% 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 12.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	55	60	57
2000 Households	6,346	10,903	26,757
2010 Households	6,823	11,750	29,166
2019 Total Households	7,104	12,089	30,432
2024 Total Households	7,269	12,300	31,099
2000-2010 Annual Rate	0.73%	0.75%	0.87%
2010-2019 Annual Rate	0.44%	0.31%	0.46%
2019-2024 Annual Rate	0.46%	0.35%	0.43%
2019 Average Household Size	2.40	2.44	2.49

The household count in this area has changed from 29,166 in 2010 to 30,432 in the current year, a change of 0.46% annually. The five-year projection of households is 31,099, a change of 0.43% annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2010. The number of families in the current year is 20,946 in the specified area.