

Algonac Shopping Center

For Lease



417 Michigan Street (M-29)

Algonac, MI



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000

www.insitecommercial.com

RETAIL FOR LEASE

417 Michigan St.

Algonac, MI

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DISCLAIMER/DISCLOSURE

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PROPERTY SUMMARY

Location:	417 Michigan Street Algonac, MI
Total Building Size:	Approx 48,000 SF
Lot Size:	Approx 3 acres
Space Available:	15,200 SF contiguous +/- 7,500 SF +/- 7,700 SF +/- (offices with large open space) 6,500 SF +/-
Lease Price:	\$12.00/SF plus NNN
NNN/CAM Est.:	\$2.50/SF
Demographics within 5 Mile Radius:	Population: 11,854 Households: 5,260 Avg. HH Income: \$77,097 Traffic Count: 6,822 per day
Comments:	This retail center is located in the heart of Algonac offering tremendous visibility from the main thoroughfare (M-29) which runs from Chesterfield to Port Huron.

For Information Contact:

Pete Brown
248-359-9000

PHOTOGRAPHS

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PHOTOGRAPHS

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PHOTOGRAPHS



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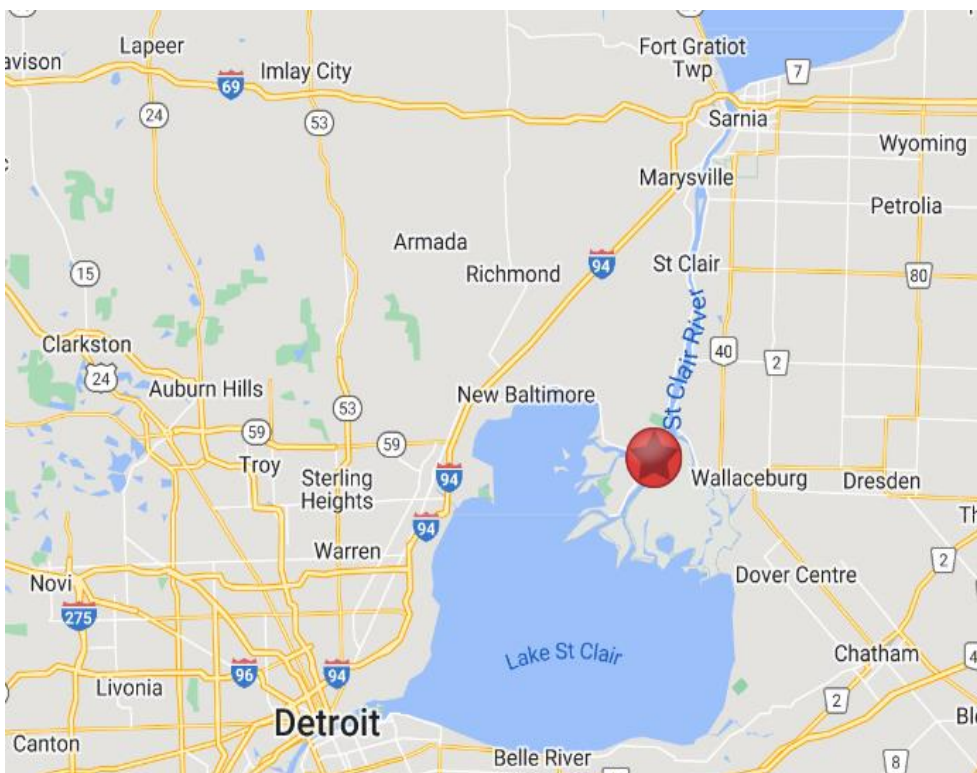
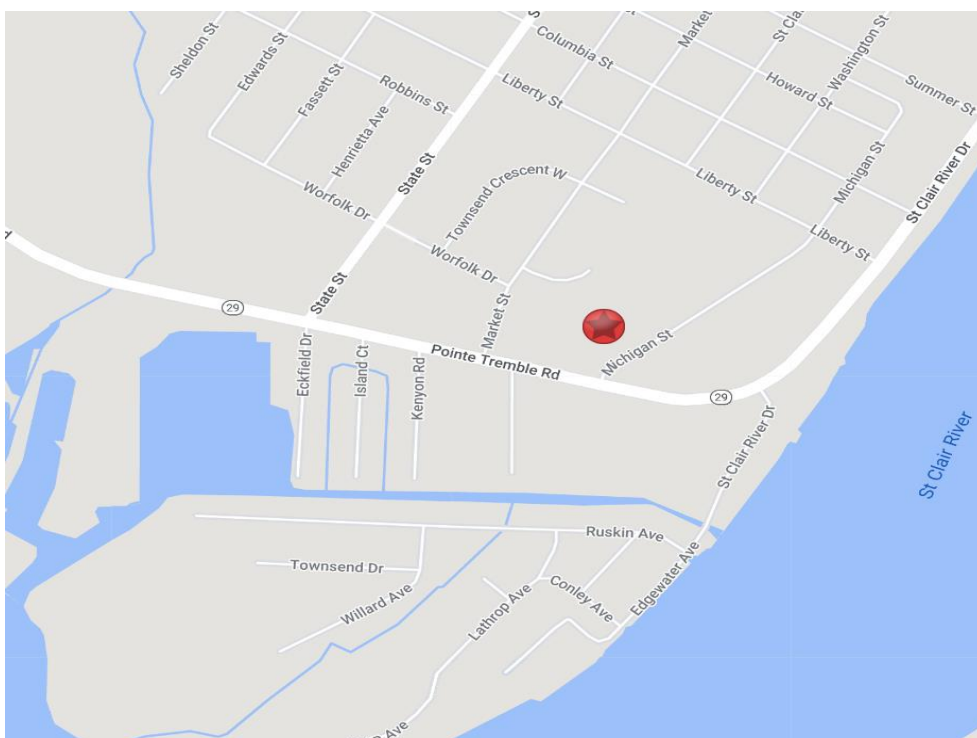
FLOOR PLAN/ELEVATION



AERIAL



AREA MAPS



DEMOGRAPHICS

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6145/-82.5378

417 Michigan St Algonac, MI 48001	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	3,629	8,860	11,854
2027 Projected Population	3,583	8,717	11,646
2020 Census Population	3,616	8,895	11,979
2010 Census Population	3,575	9,004	12,200
Projected Annual Growth 2022 to 2027	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2022	0.1%	-0.1%	-0.2%
Households			
2022 Estimated Households	1,654	3,922	5,260
2027 Projected Households	1,636	3,870	5,184
2020 Census Households	1,649	3,941	5,321
2010 Census Households	1,543	3,786	5,152
Projected Annual Growth 2022 to 2027	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2022	0.6%	0.3%	0.2%
Age			
2022 Est. Population Under 10 Years	9.1%	8.8%	8.4%
2022 Est. Population 10 to 19 Years	12.3%	11.9%	11.6%
2022 Est. Population 20 to 29 Years	10.7%	9.6%	9.1%
2022 Est. Population 30 to 44 Years	18.2%	17.3%	16.6%
2022 Est. Population 45 to 59 Years	21.4%	22.1%	22.8%
2022 Est. Population 60 to 74 Years	21.0%	22.7%	23.6%
2022 Est. Population 75 Years or Over	7.4%	7.6%	7.9%
2022 Est. Median Age	43.8	45.4	46.6
Marital Status & Gender			
2022 Est. Male Population	50.2%	50.7%	50.9%
2022 Est. Female Population	49.8%	49.3%	49.1%
2022 Est. Never Married	27.9%	27.8%	27.3%
2022 Est. Now Married	45.6%	45.8%	47.6%
2022 Est. Separated or Divorced	18.2%	16.6%	15.9%
2022 Est. Widowed	8.3%	9.7%	9.3%
Income			
2022 Est. HH Income \$200,000 or More	1.5%	2.6%	3.6%
2022 Est. HH Income \$150,000 to \$199,999	1.8%	3.8%	4.6%
2022 Est. HH Income \$100,000 to \$149,999	10.6%	13.5%	14.8%
2022 Est. HH Income \$75,000 to \$99,999	16.1%	15.1%	14.6%
2022 Est. HH Income \$50,000 to \$74,999	24.9%	21.3%	21.2%
2022 Est. HH Income \$35,000 to \$49,999	16.9%	16.7%	15.9%
2022 Est. HH Income \$25,000 to \$34,999	9.5%	10.5%	10.7%
2022 Est. HH Income \$15,000 to \$24,999	4.7%	5.5%	5.4%
2022 Est. HH Income Under \$15,000	13.9%	11.0%	9.1%
2022 Est. Average Household Income	\$56,729	\$72,978	\$77,097
2022 Est. Median Household Income	\$54,934	\$59,525	\$62,870
2022 Est. Per Capita Income	\$25,868	\$32,322	\$34,225
2022 Est. Total Businesses	119	241	299
2022 Est. Total Employees	692	1,550	2,107

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Race			
2022 Est. White	92.7%	92.7%	93.0%
2022 Est. Black	0.9%	0.8%	0.8%
2022 Est. Asian or Pacific Islander	0.2%	0.2%	0.3%
2022 Est. American Indian or Alaska Native	0.6%	0.5%	0.4%
2022 Est. Other Races	5.6%	5.8%	5.5%
Hispanic			
2022 Est. Hispanic Population	69	175	232
2022 Est. Hispanic Population	1.9%	2.0%	2.0%
2027 Proj. Hispanic Population	1.9%	2.0%	2.0%
2020 Hispanic Population	1.6%	1.5%	1.4%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	2,665	6,593	8,928
2022 Est. Elementary (Grade Level 0 to 8)	1.7%	1.7%	1.5%
2022 Est. Some High School (Grade Level 9 to 11)	6.6%	8.2%	7.4%
2022 Est. High School Graduate	41.8%	39.1%	38.3%
2022 Est. Some College	25.7%	24.3%	23.5%
2022 Est. Associate Degree Only	7.7%	9.2%	10.7%
2022 Est. Bachelor Degree Only	10.9%	10.5%	10.8%
2022 Est. Graduate Degree	5.6%	7.0%	7.8%
Housing			
2022 Est. Total Housing Units	1,874	4,750	6,374
2022 Est. Owner-Occupied	60.6%	64.7%	67.3%
2022 Est. Renter-Occupied	27.6%	17.9%	15.2%
2022 Est. Vacant Housing	11.7%	17.4%	17.5%
Homes Built by Year			
2022 Homes Built 2010 or later	2.9%	3.2%	2.9%
2022 Homes Built 2000 to 2009	6.7%	6.2%	6.8%
2022 Homes Built 1990 to 1999	7.8%	11.2%	11.8%
2022 Homes Built 1980 to 1989	12.7%	9.5%	9.6%
2022 Homes Built 1970 to 1979	18.5%	14.8%	14.3%
2022 Homes Built 1960 to 1969	7.4%	9.8%	9.8%
2022 Homes Built 1950 to 1959	13.0%	11.5%	12.0%
2022 Homes Built Before 1949	19.2%	16.3%	15.4%
Home Values			
2022 Home Value \$1,000,000 or More	0.1%	0.2%	0.3%
2022 Home Value \$500,000 to \$999,999	1.5%	2.9%	4.1%
2022 Home Value \$400,000 to \$499,999	1.2%	1.8%	2.9%
2022 Home Value \$300,000 to \$399,999	7.5%	11.7%	14.3%
2022 Home Value \$200,000 to \$299,999	12.6%	19.9%	23.2%
2022 Home Value \$150,000 to \$199,999	25.4%	20.2%	18.7%
2022 Home Value \$100,000 to \$149,999	30.3%	23.9%	19.9%
2022 Home Value \$50,000 to \$99,999	18.5%	14.1%	11.8%
2022 Home Value \$25,000 to \$49,999	0.7%	1.6%	1.6%
2022 Home Value Under \$25,000	2.0%	3.8%	3.2%
2022 Median Home Value	\$147,784	\$174,075	\$196,024
2022 Median Rent	\$635	\$653	\$668

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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	3,033	7,445	10,043
2022 Est. Civilian Employed	52.4%	50.1%	50.1%
2022 Est. Civilian Unemployed	2.5%	2.7%	2.8%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	45.2%	47.1%	47.1%
2022 Labor Force Males	50.0%	50.8%	51.1%
2022 Labor Force Females	50.0%	49.2%	48.9%
Occupation			
2022 Occupation: Population Age 16 Years or Over	1,589	3,731	5,032
2022 Mgmt, Business, & Financial Operations	11.4%	10.1%	10.7%
2022 Professional, Related	18.2%	19.9%	21.9%
2022 Service	21.9%	16.9%	15.7%
2022 Sales, Office	15.9%	19.7%	19.6%
2022 Farming, Fishing, Forestry	-	-	-
2022 Construction, Extraction, Maintenance	13.5%	16.0%	14.9%
2022 Production, Transport, Material Moving	19.0%	17.3%	17.2%
2022 White Collar Workers	45.5%	49.7%	52.2%
2022 Blue Collar Workers	54.5%	50.3%	47.8%
Transportation to Work			
2022 Drive to Work Alone	83.3%	85.9%	86.6%
2022 Drive to Work in Carpool	6.9%	6.7%	6.7%
2022 Travel to Work by Public Transportation	3.1%	1.5%	1.2%
2022 Drive to Work on Motorcycle	0.2%	0.1%	-
2022 Walk or Bicycle to Work	1.6%	1.9%	1.5%
2022 Other Means	0.8%	0.4%	0.4%
2022 Work at Home	4.0%	3.5%	3.6%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	22.1%	20.5%	20.7%
2022 Travel to Work in 15 to 29 Minutes	18.3%	23.3%	21.5%
2022 Travel to Work in 30 to 59 Minutes	33.8%	34.3%	36.8%
2022 Travel to Work in 60 Minutes or More	25.8%	21.9%	21.1%
2022 Average Travel Time to Work	32.6	31.6	32.4
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$78.52 M	\$221.2 M	\$308.55 M
2022 Est. Apparel	\$2.69 M	\$7.61 M	\$10.64 M
2022 Est. Contributions, Gifts	\$4.26 M	\$12.25 M	\$17.32 M
2022 Est. Education, Reading	\$2.22 M	\$6.45 M	\$9.14 M
2022 Est. Entertainment	\$4.33 M	\$12.34 M	\$17.31 M
2022 Est. Food, Beverages, Tobacco	\$12.24 M	\$34.24 M	\$47.56 M
2022 Est. Furnishings, Equipment	\$2.71 M	\$7.71 M	\$10.81 M
2022 Est. Health Care, Insurance	\$7.43 M	\$20.95 M	\$29.2 M
2022 Est. Household Operations, Shelter, Utilities	\$25.71 M	\$71.9 M	\$99.97 M
2022 Est. Miscellaneous Expenses	\$1.49 M	\$4.2 M	\$5.87 M
2022 Est. Personal Care	\$1.05 M	\$2.97 M	\$4.15 M
2022 Est. Transportation	\$14.39 M	\$40.57 M	\$56.58 M

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