

ALPINE PLAZA

616 W. BROAD STREET | LINDEN, MI 48451

Retail Property For Lease



PROPERTY HIGHLIGHTS

- 1,400 SF space available
- Beautiful all new façade on the building
- Join Alpine Marketplace, Little Caesars, & others
- Alpine Marketplace generates heavy traffic to the property



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OFFERING SUMMARY

Lease Rate:	\$18.00 PSF, NNN
Estimated NNN:	\$3.50 PSF
Zoning:	GC, General Commercial
Building Size:	34,000 SF
Parking:	±150

AVAILABLE SPACE

SIZE (SF)

Unit 616	1,400 SF (20' x 70')
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PROPERTY DESCRIPTION

1,400 SF space available. Beautiful all new façade on the building. Join Alpine Marketplace, Little Caesars, & others. Alpine Marketplace generates heavy traffic to the property.

LOCATION DESCRIPTION

Located on the north side of W. Broad Street just west of S. Bridge Street & Downtown Linden, MI.

CURRENT OCCUPANCY

Alpine Marketplace, Edward Jones, China Garden, Little Caesars, The Sand Trap Indoor Golf

SURROUNDING BUSINESSES

Ace Hardware, Taco Bell, McDonald's, Subway, Dollar General, Target, Walmart, and more

TRAFFIC (VEHICLES PER DAY)

W. Broad Street	12,103
(2WAY/ADT/CoStar 2023)	



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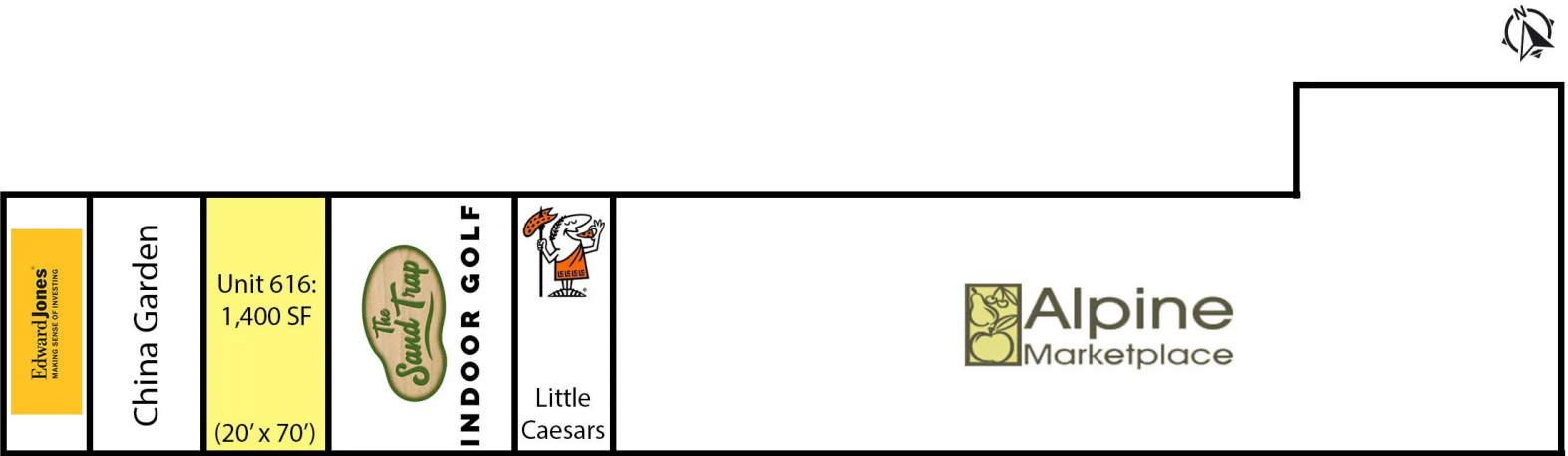
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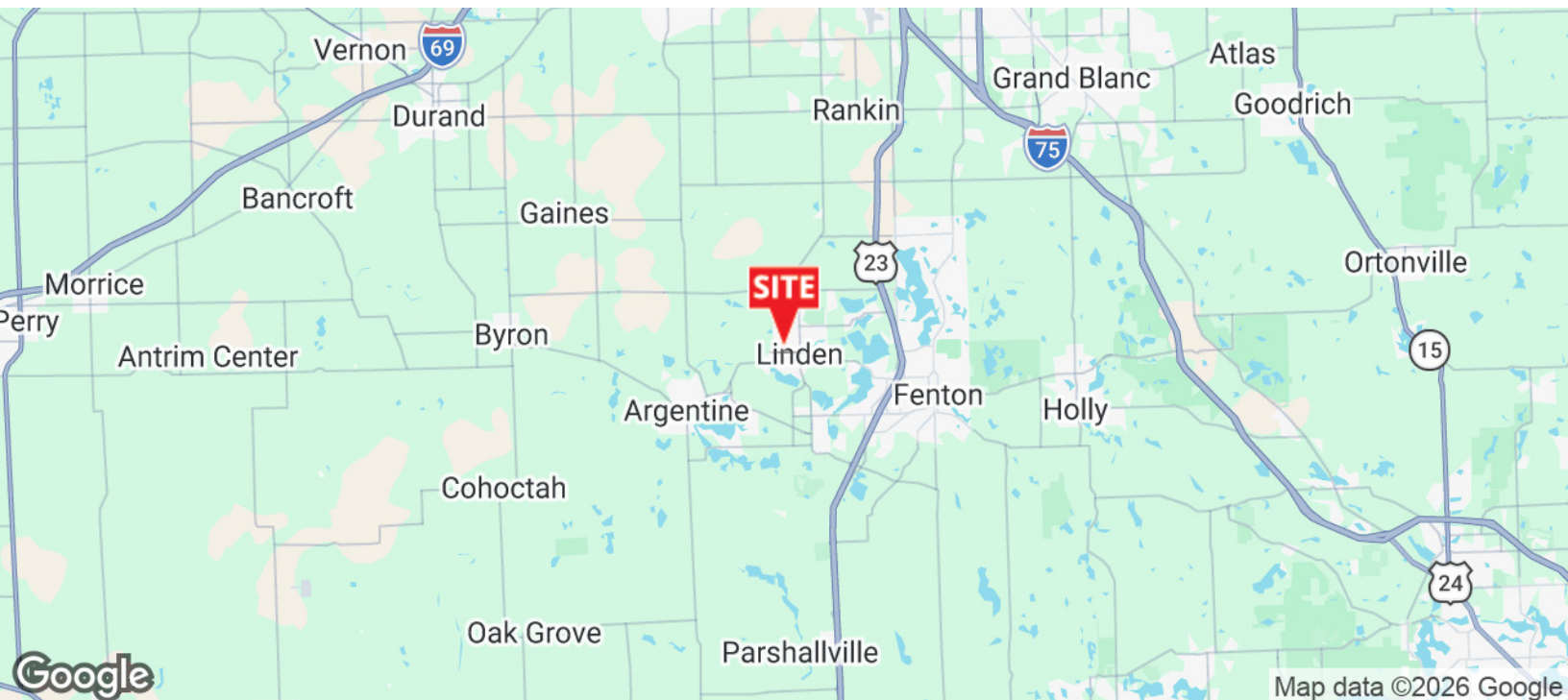


W. BROAD STREET

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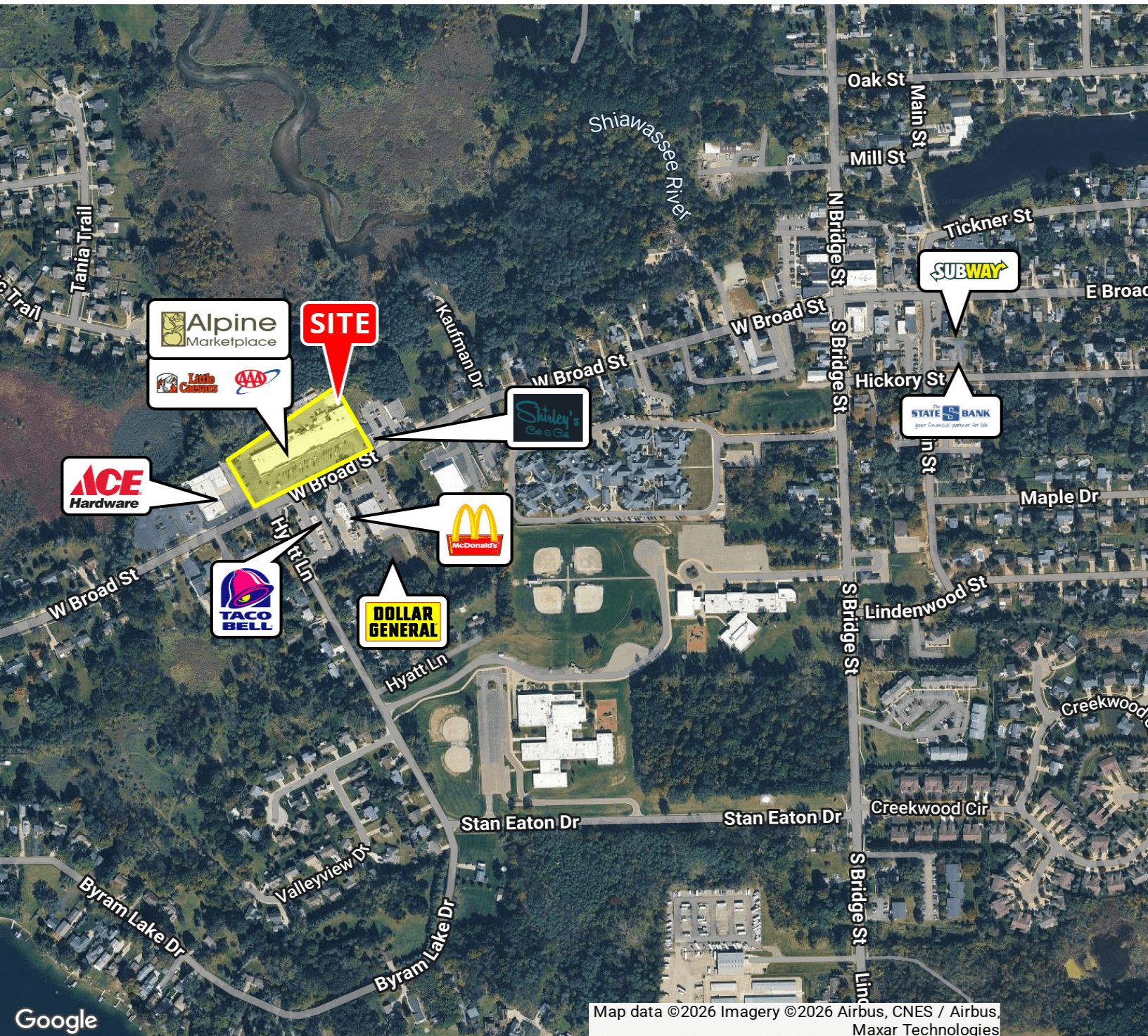
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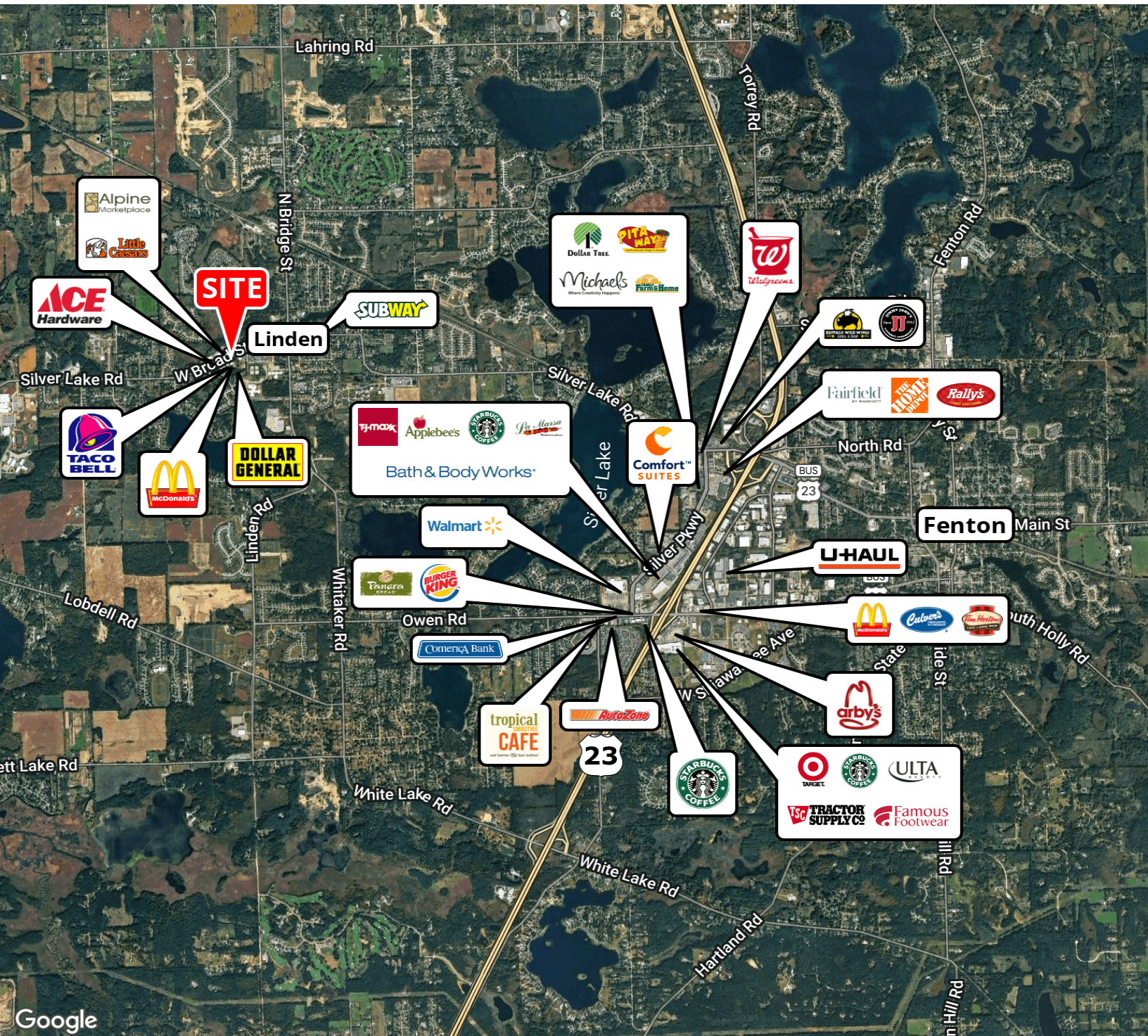
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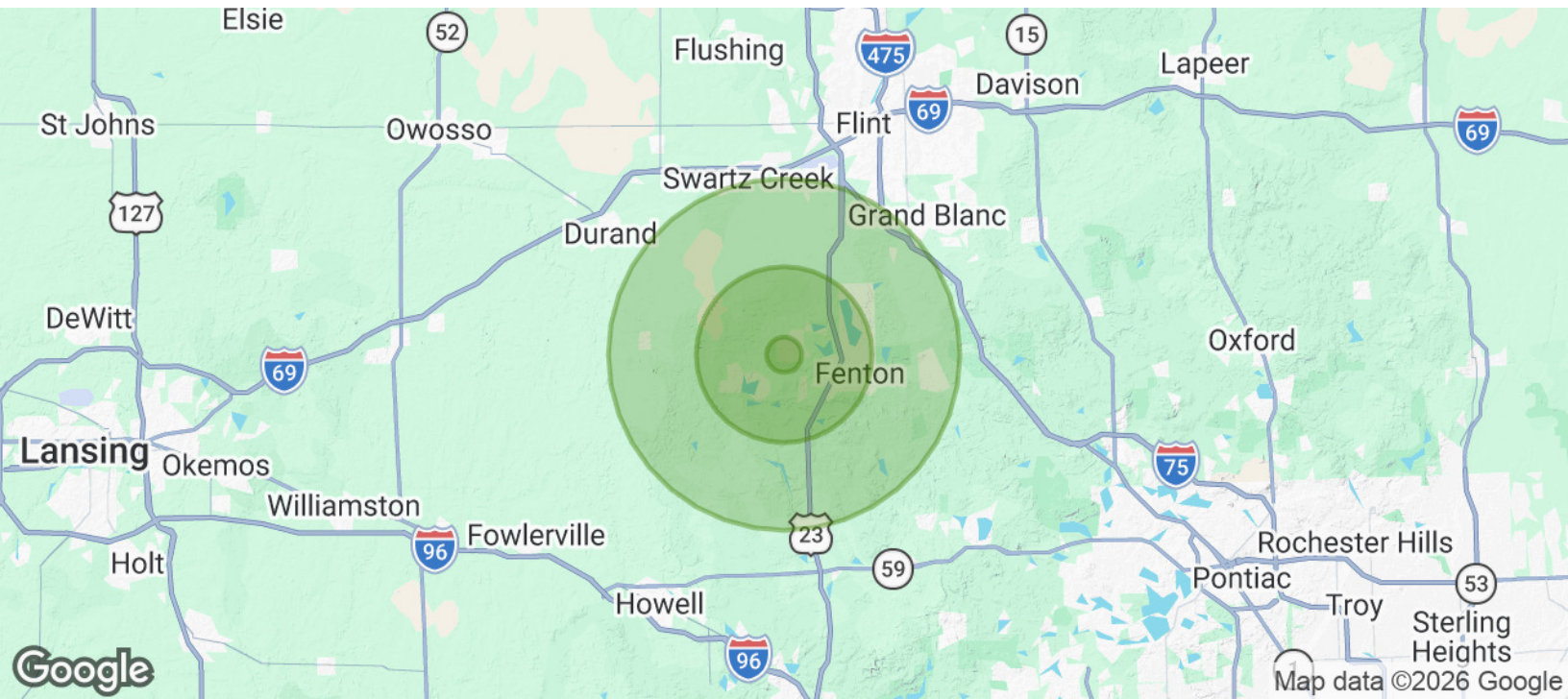
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,648	41,125	104,287
Average age	38.6	43.6	43.9
Average age (Male)	38.7	43.1	42.7
Average age (Female)	38.7	43.6	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,316	16,261	41,558
# of persons per HH	2.8	2.5	2.5
Average HH income	\$102,378	\$128,367	\$117,210
Average house value	\$246,905	\$338,238	\$295,778

* Demographic data derived from 2020 ACS - US Census



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