

FOR LEASE



101 W Michigan Ave, Marshall, MI

6,600 SF of Retail Space Available



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FOR LEASE

6,600 SF Retail Space Available

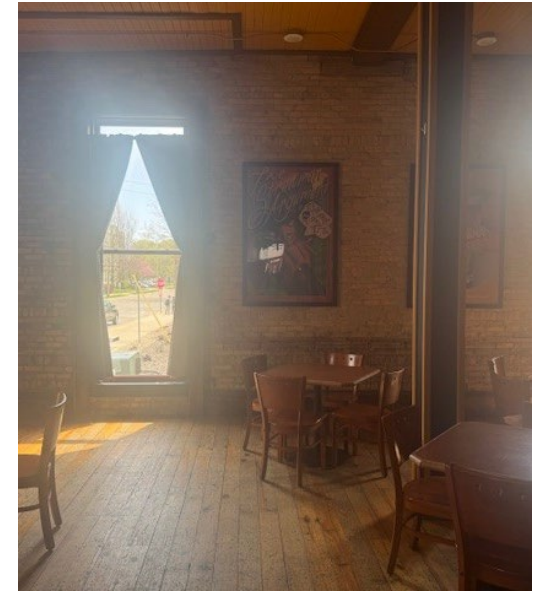
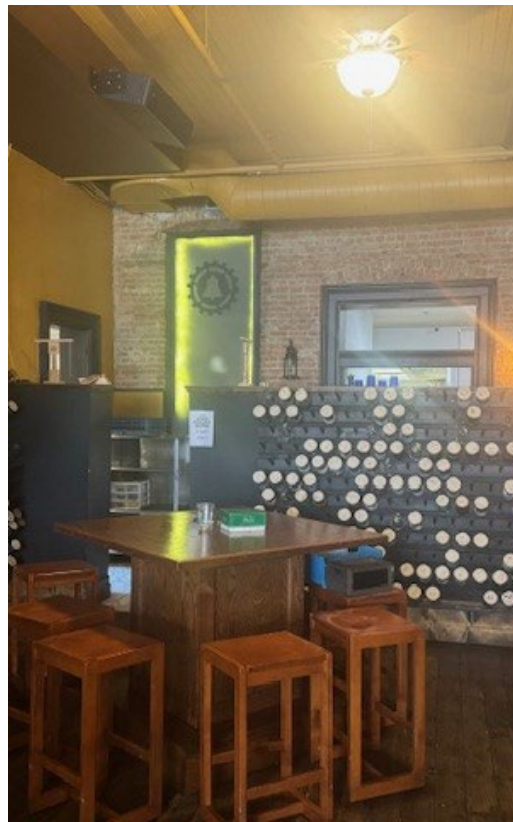
PROPERTY HIGHLIGHTS

- Former Grand River Brewery beautifully renovated in 2019
- All bar, brewing and kitchen equipment in place
- Interior seating for up to 160 guests and outdoor patio seating for 31 guests
- Over 42 ' of glass store front on W Michigan Ave
- 12,028 AADT on W Michigan Ave and N Jefferson St
- (2) points of egress/ingress via W Michigan Ave and S Jefferson St
- Less than 2.6 Miles to I-69

Lease Rate:

\$14.00/SF Modified Gross





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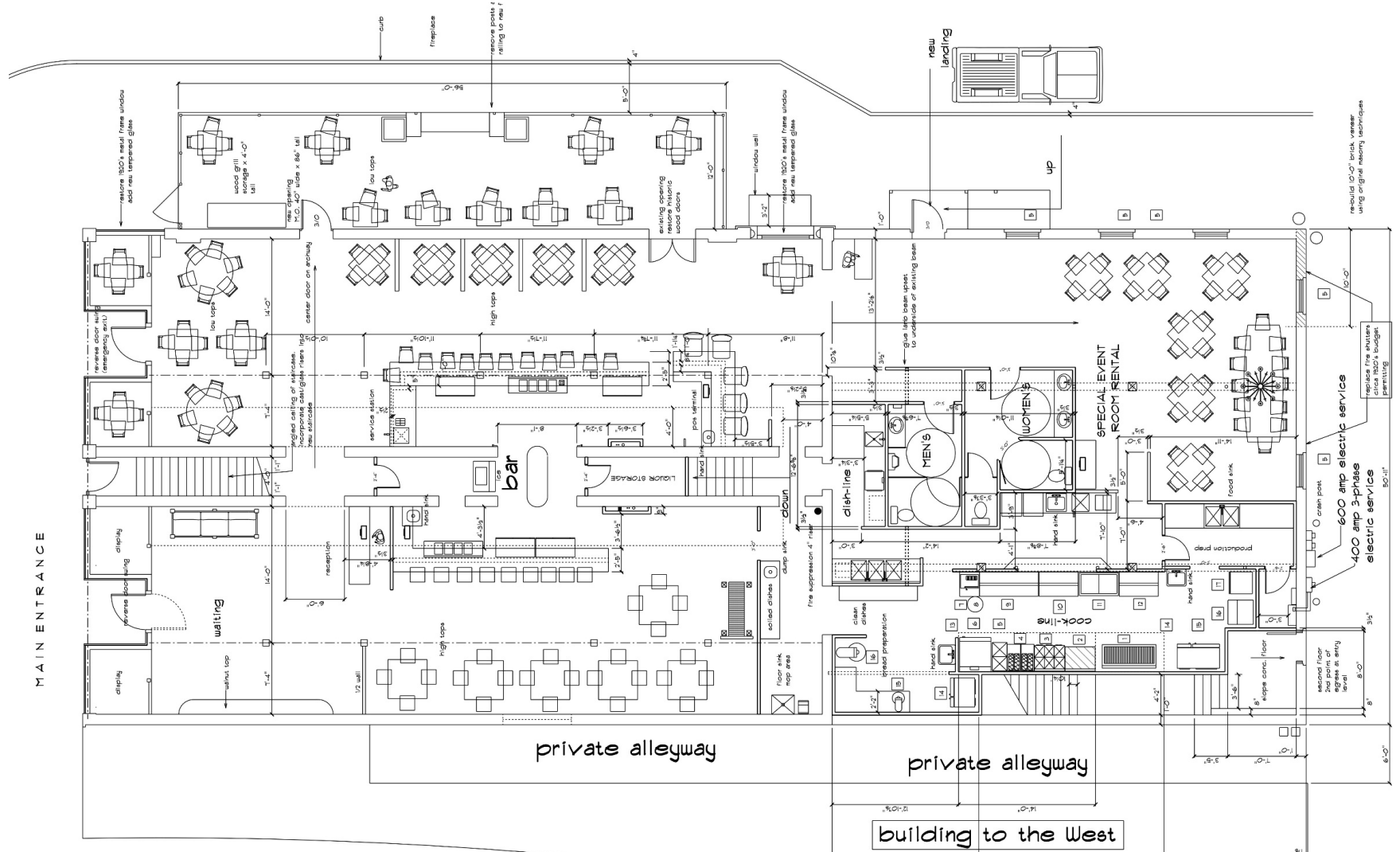


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1st Floor - Renovated

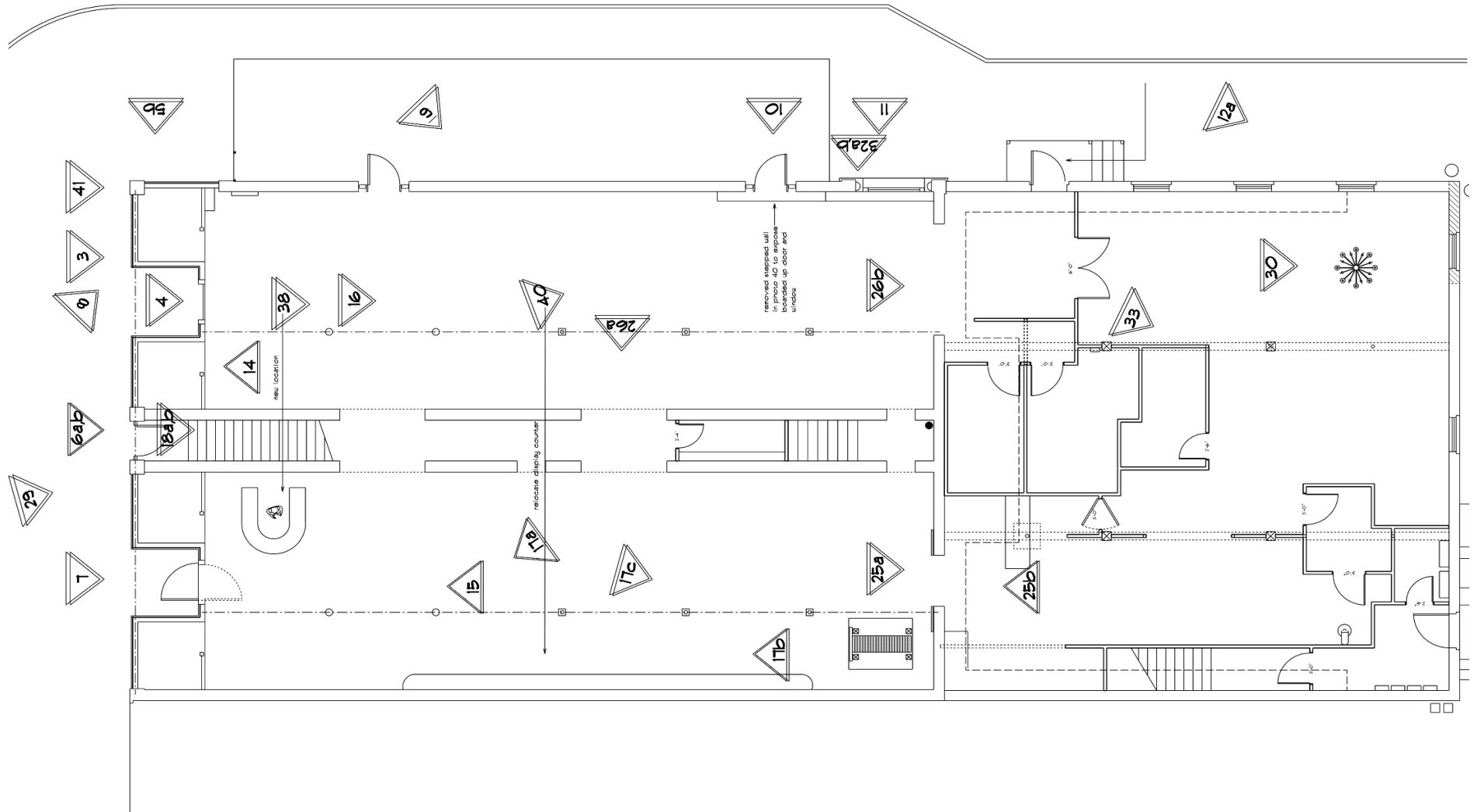


FIRST FLOOR PLAN RENOVATED

FLOOR PLAN

6,600 SF Retail Space Available

1st Floor – Historic



FLOOR PLAN

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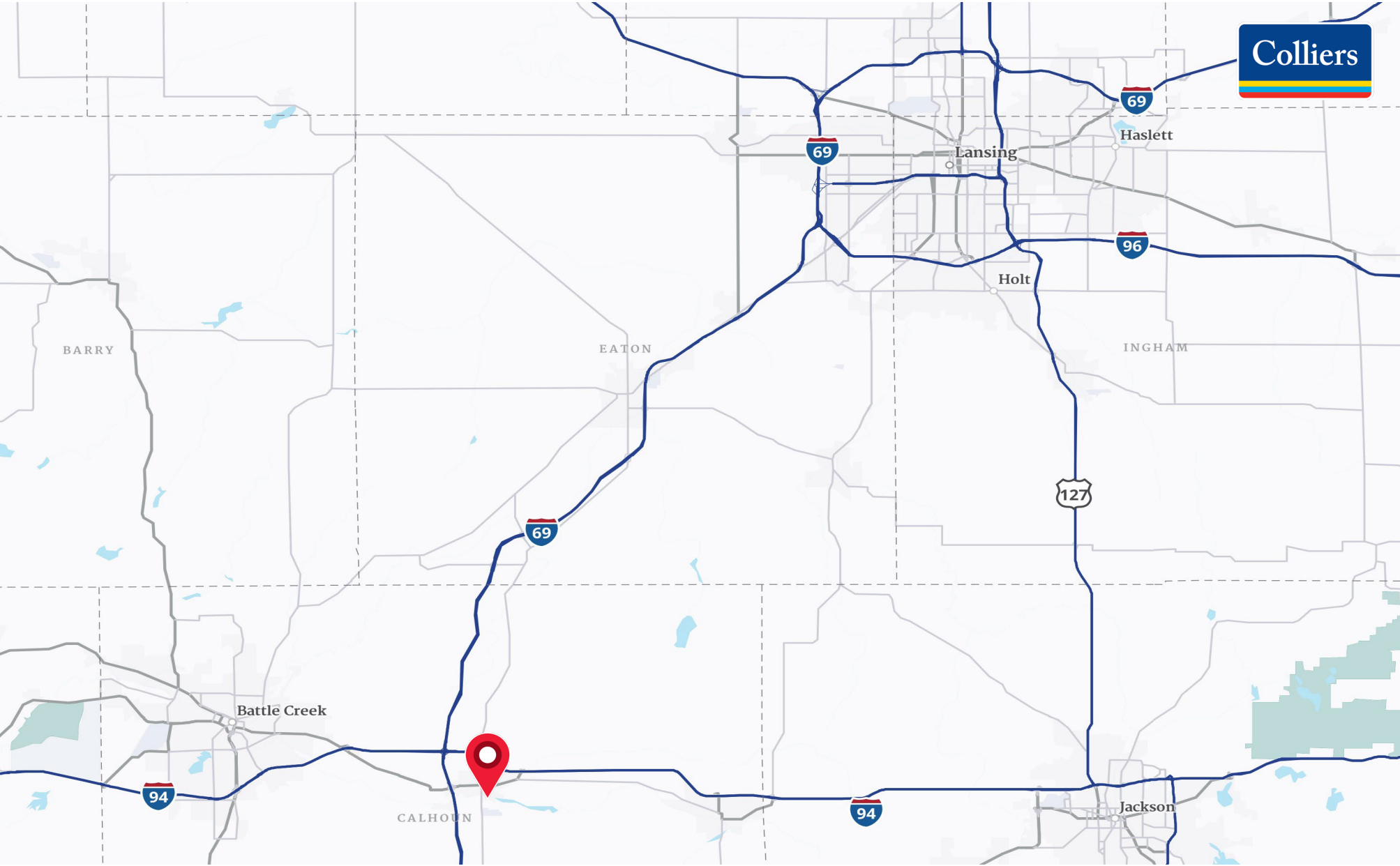
W Michigan Ave (12,028 AADT)

S Jefferson St



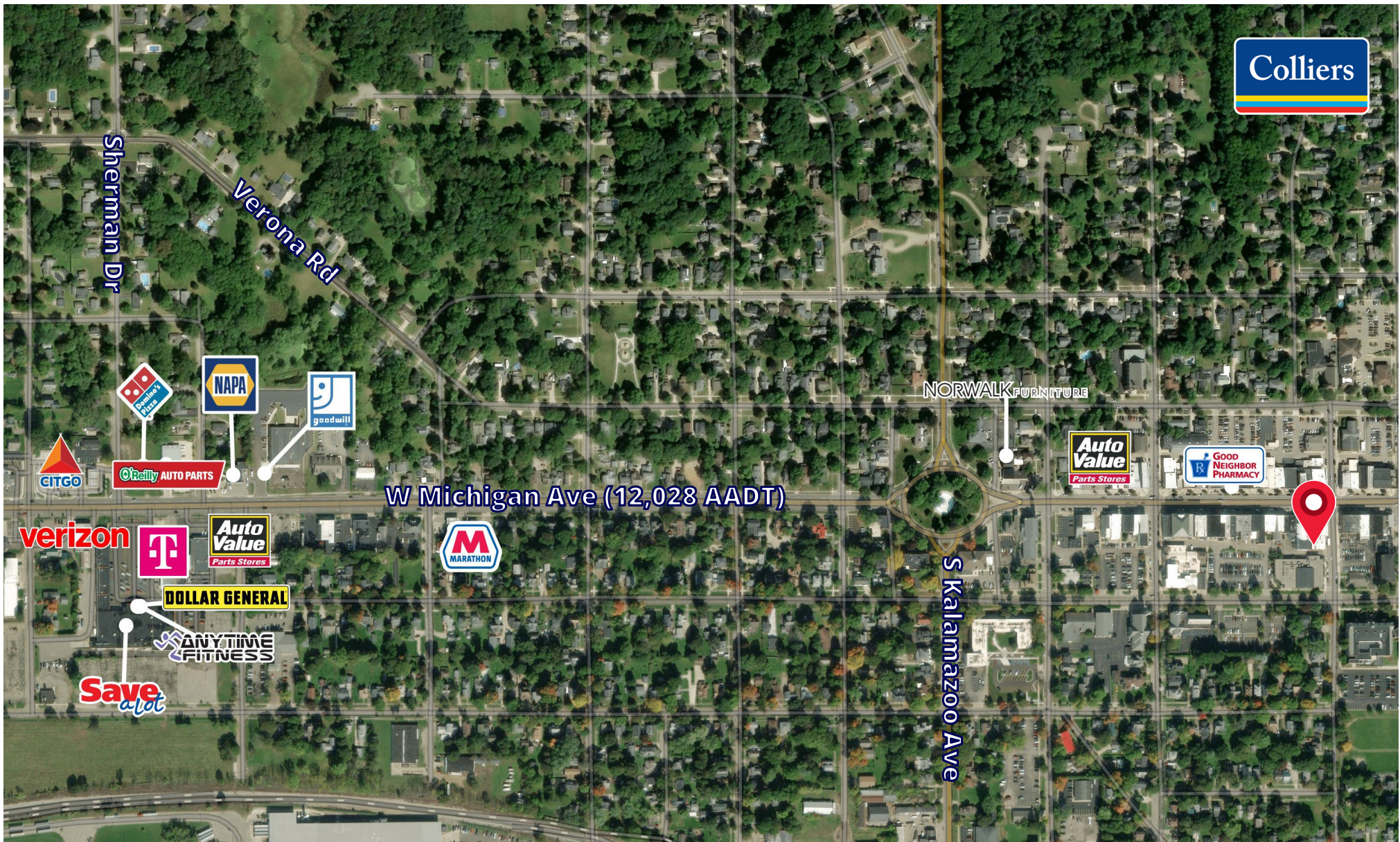
AERIAL MAP

6,600 SF Retail Space Available



LOCATION MAP

6,600 SF Retail Space Available



W Michigan Ave (12,028 AADT)

NORWALK FURNITURE

S Kalamazoo Ave



MERCHANT MAP

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DEMOGRAPHICS

6,600 SF Retail Space Available



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	5,603	9,372	12,385
Total Households	2,564	4,129	5,373
Average Household Size	2.1	2.2	2.3
Total Housing Units	2,818	4,485	5,820
Owner Occupied	74.6%	25.6%	21.8%
Median Age	43.9	44.0	44.7
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	5,519	9,257	12,230
Households	2,570	4,141	5,384
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	47.7%	48.5%	49.2%
Female Population / % Female	52.3%	51.5%	50.8%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$68,954	\$72,141	\$75,241
Average Household Income	\$98,073	\$99,203	\$99,696
Per Capita Income	\$44,394	\$43,957	\$43,092
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	392	610	661
Total Employees	4,559	7,356	7,878
Unemployment Rate	6.6%	7.3%	6.3%
Daytime Population	7,592	12,084	14,219

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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