

SALE/LEASE

Former QSR – Coldwater

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



525 E. Chicago St.
Coldwater, MI

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

Former Wendy's location available on the north side of E. Chicago St, just west of I-69 in Coldwater, MI. Located in a heavy retail corridor with great visibility and Drive-thru.

OFFERING SUMMARY

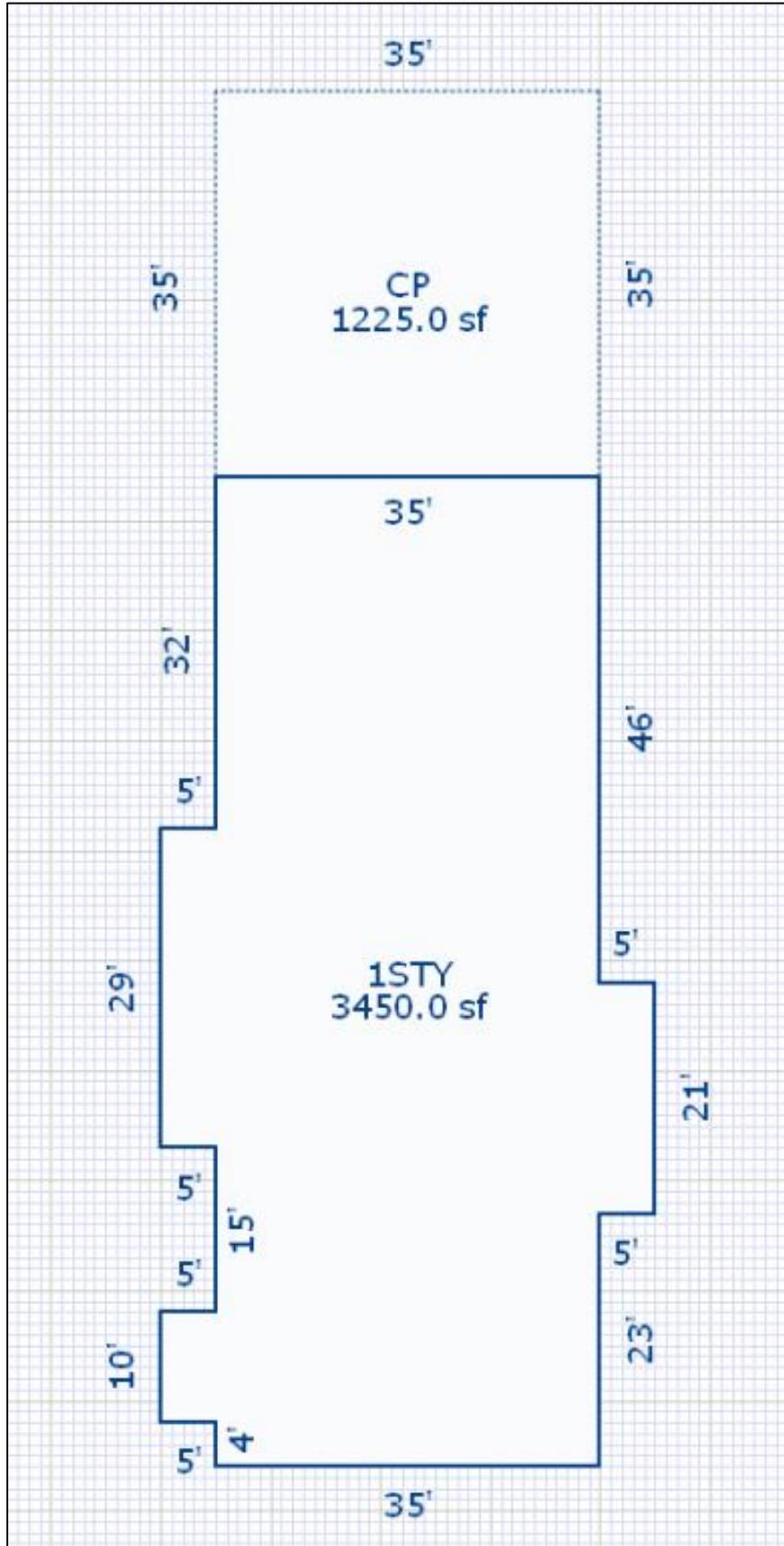
Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	3,808 SF
Lot Size:	2.01 Acres
Zoning:	C4
Year Built:	1988 remodel

DEMOGRAPHICS

- **Population:** 21,996 people
- **Households:** 8,149 homes
- **Avg. HH Income:** \$79,667 USD
- **Traffic Counts:** 19,767 VPD

PROPERTY INFORMATION

Floor Layout



LOCATION INFORMATION

Retailer Map



















SITE

















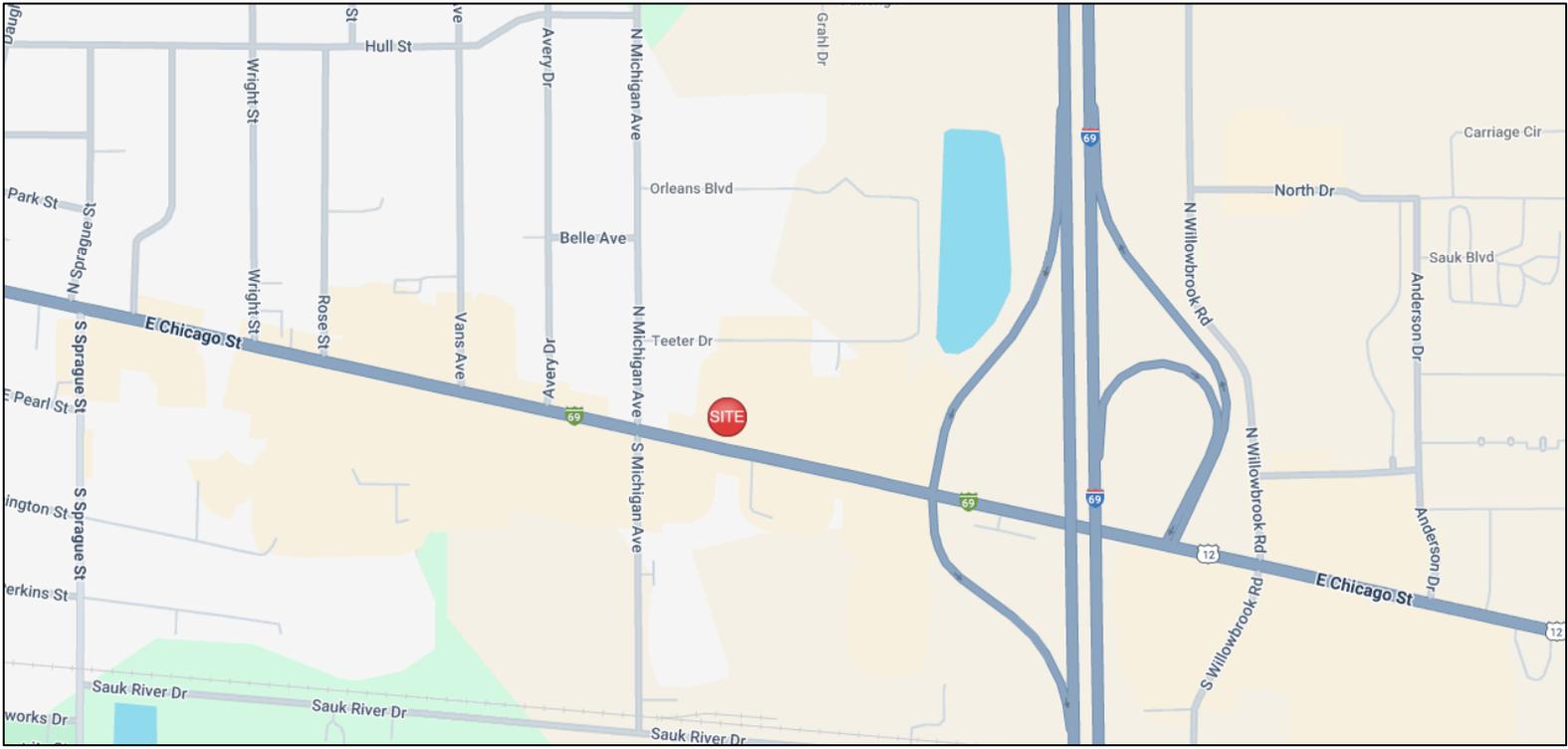


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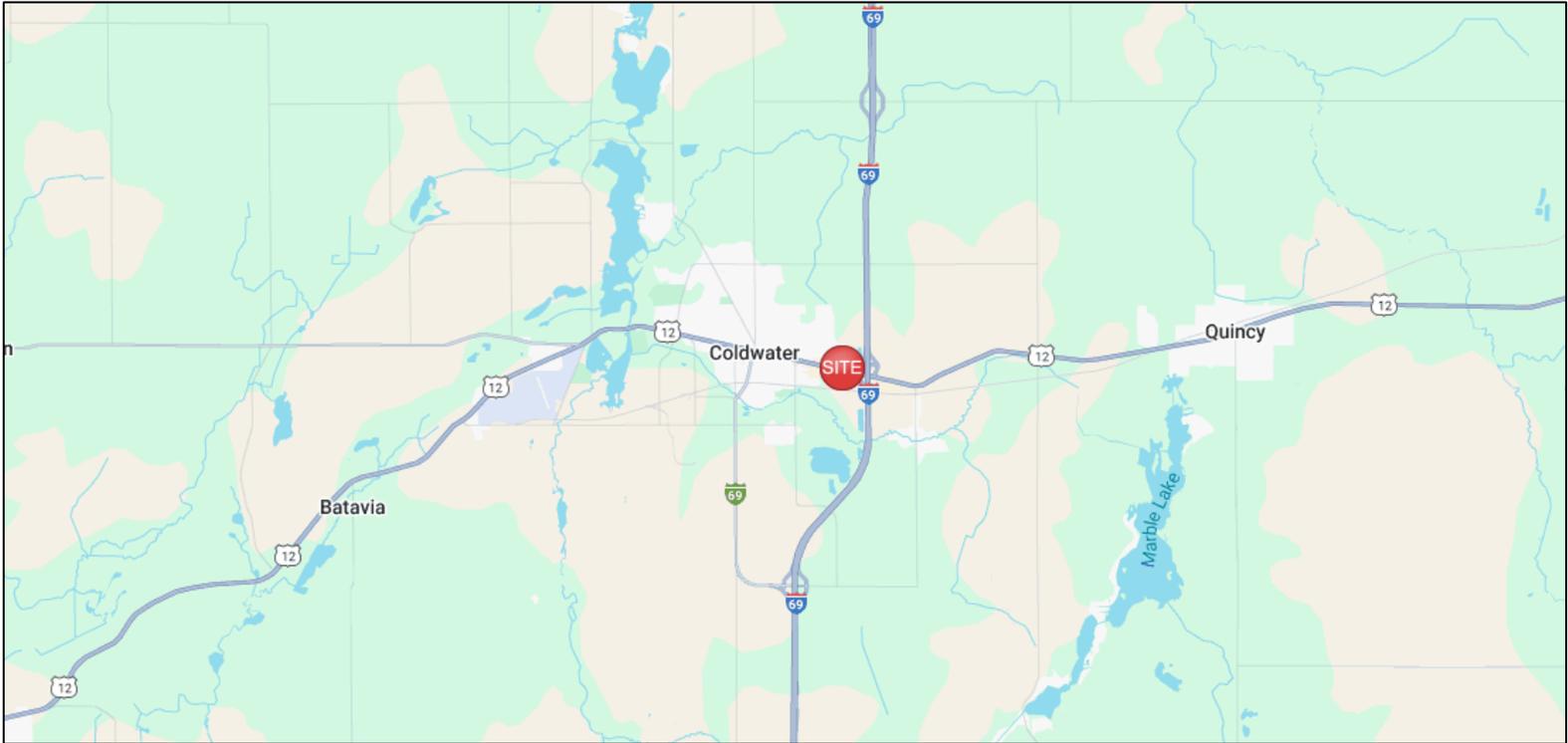
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LOCAL



REGIONAL



525 E Chicago St Coldwater, MI 49036	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,884	16,036	21,996
2030 Projected Population	5,157	16,677	22,709
2020 Census Population	4,612	16,034	21,699
2010 Census Population	4,175	15,963	21,680
Projected Annual Growth 2025 to 2030	1.1%	0.8%	0.6%
Historical Annual Growth 2010 to 2025	1.1%	-	-
Households			
2025 Estimated Households	1,807	5,658	8,149
2030 Projected Households	1,917	5,901	8,415
2020 Census Households	1,651	5,605	7,896
2010 Census Households	1,521	5,186	7,469
Projected Annual Growth 2025 to 2030	1.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2025	1.3%	0.6%	0.6%
Age			
2025 Est. Population Under 10 Years	13.7%	12.3%	12.2%
2025 Est. Population 10 to 19 Years	13.4%	12.9%	12.7%
2025 Est. Population 20 to 29 Years	14.4%	13.7%	12.6%
2025 Est. Population 30 to 44 Years	19.4%	20.6%	19.4%
2025 Est. Population 45 to 59 Years	14.9%	16.9%	17.2%
2025 Est. Population 60 to 74 Years	15.8%	16.3%	18.1%
2025 Est. Population 75 Years or Over	8.5%	7.4%	7.7%
2025 Est. Median Age	36.0	37.1	39.0
Marital Status & Gender			
2025 Est. Male Population	51.4%	55.2%	53.9%
2025 Est. Female Population	48.6%	44.8%	46.1%
2025 Est. Never Married	29.6%	33.3%	31.0%
2025 Est. Now Married	40.9%	35.6%	40.2%
2025 Est. Separated or Divorced	26.2%	25.8%	23.3%
2025 Est. Widowed	3.4%	5.2%	5.4%
Income			
2025 Est. HH Income \$200,000 or More	3.0%	3.9%	4.2%
2025 Est. HH Income \$150,000 to \$199,999	4.3%	4.7%	5.2%
2025 Est. HH Income \$100,000 to \$149,999	13.2%	12.8%	15.4%
2025 Est. HH Income \$75,000 to \$99,999	11.3%	12.5%	12.5%
2025 Est. HH Income \$50,000 to \$74,999	15.4%	19.8%	20.8%
2025 Est. HH Income \$35,000 to \$49,999	15.8%	16.1%	14.8%
2025 Est. HH Income \$25,000 to \$34,999	5.2%	6.3%	6.4%
2025 Est. HH Income \$15,000 to \$24,999	17.5%	13.3%	11.2%
2025 Est. HH Income Under \$15,000	14.5%	10.6%	9.4%
2025 Est. Average Household Income	\$65,175	\$73,978	\$79,667
2025 Est. Median Household Income	\$49,589	\$55,899	\$61,581
2025 Est. Per Capita Income	\$24,472	\$26,298	\$29,671
2025 Est. Total Businesses	209	726	904
2025 Est. Total Employees	2,835	8,099	9,882

525 E Chicago St Coldwater, MI 49036	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	84.8%	81.1%	84.3%
2025 Est. Black	2.3%	7.2%	5.5%
2025 Est. Asian or Pacific Islander	1.3%	1.2%	1.1%
2025 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2025 Est. Other Races	11.3%	10.2%	8.9%
Hispanic			
2025 Est. Hispanic Population	600	1,749	2,109
2025 Est. Hispanic Population	12.3%	10.9%	9.6%
2030 Proj. Hispanic Population	13.4%	12.0%	10.7%
2020 Hispanic Population	9.5%	7.6%	6.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	3,186	10,935	15,161
2025 Est. Elementary (Grade Level 0 to 8)	6.7%	6.4%	5.4%
2025 Est. Some High School (Grade Level 9 to 11)	6.2%	5.7%	5.0%
2025 Est. High School Graduate	39.1%	38.3%	37.8%
2025 Est. Some College	20.2%	24.2%	23.9%
2025 Est. Associate Degree Only	11.9%	8.9%	9.1%
2025 Est. Bachelor Degree Only	11.5%	12.0%	13.4%
2025 Est. Graduate Degree	4.4%	4.6%	5.5%
Housing			
2025 Est. Total Housing Units	2,071	6,518	9,597
2025 Est. Owner-Occupied	47.9%	49.8%	54.4%
2025 Est. Renter-Occupied	39.4%	37.0%	30.6%
2025 Est. Vacant Housing	12.8%	13.2%	15.1%
Homes Built by Year			
2025 Homes Built 2010 or later	6.7%	5.3%	5.0%
2025 Homes Built 2000 to 2009	7.1%	6.3%	6.9%
2025 Homes Built 1990 to 1999	11.3%	8.8%	9.7%
2025 Homes Built 1980 to 1989	6.5%	7.0%	6.7%
2025 Homes Built 1970 to 1979	14.2%	12.5%	12.8%
2025 Homes Built 1960 to 1969	10.1%	12.6%	12.2%
2025 Homes Built 1950 to 1959	7.3%	9.3%	9.2%
2025 Homes Built Before 1949	24.0%	25.0%	22.5%
Home Values			
2025 Home Value \$1,000,000 or More	0.2%	0.2%	0.2%
2025 Home Value \$500,000 to \$999,999	0.2%	1.0%	2.0%
2025 Home Value \$400,000 to \$499,999	0.9%	1.8%	3.7%
2025 Home Value \$300,000 to \$399,999	5.0%	5.9%	6.9%
2025 Home Value \$200,000 to \$299,999	8.7%	12.0%	15.8%
2025 Home Value \$150,000 to \$199,999	24.2%	19.9%	17.9%
2025 Home Value \$100,000 to \$149,999	30.5%	27.2%	24.1%
2025 Home Value \$50,000 to \$99,999	15.5%	16.5%	16.2%
2025 Home Value \$25,000 to \$49,999	5.1%	4.8%	4.6%
2025 Home Value Under \$25,000	9.6%	10.8%	8.7%
2025 Median Home Value	\$136,584	\$133,867	\$147,935
2025 Median Rent	\$765	\$771	\$763

525 E Chicago St Coldwater, MI 49036	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	3,839	12,889	17,712
2025 Est. Civilian Employed	42.0%	45.0%	48.8%
2025 Est. Civilian Unemployed	3.5%	3.8%	3.5%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	54.5%	51.2%	47.7%
2025 Labor Force Males	51.7%	56.5%	54.9%
2025 Labor Force Females	48.3%	43.5%	45.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	1,613	5,803	8,641
2025 Mgmt, Business, & Financial Operations	6.4%	7.1%	9.0%
2025 Professional, Related	13.8%	14.9%	14.9%
2025 Service	20.7%	18.6%	16.3%
2025 Sales, Office	22.1%	19.3%	19.3%
2025 Farming, Fishing, Forestry	0.7%	1.7%	1.5%
2025 Construction, Extraction, Maintenance	3.1%	4.3%	6.4%
2025 Production, Transport, Material Moving	33.3%	34.1%	32.7%
2025 White Collar Workers	42.2%	41.3%	43.1%
2025 Blue Collar Workers	57.8%	58.7%	56.9%
Transportation to Work			
2025 Drive to Work Alone	74.1%	78.9%	78.9%
2025 Drive to Work in Carpool	13.2%	12.2%	12.6%
2025 Travel to Work by Public Transportation	0.5%	0.3%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	4.4%	3.3%	2.7%
2025 Other Means	0.8%	1.1%	0.9%
2025 Work at Home	7.0%	4.2%	4.6%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	68.3%	63.0%	56.6%
2025 Travel to Work in 15 to 29 Minutes	15.6%	18.0%	22.5%
2025 Travel to Work in 30 to 59 Minutes	11.3%	15.0%	16.1%
2025 Travel to Work in 60 Minutes or More	4.8%	4.0%	4.8%
2025 Average Travel Time to Work	9.4	11.1	12.6
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$141.63 M	\$460.62 M	\$686.94 M
2025 Est. Apparel	\$2.69 M	\$8.72 M	\$12.94 M
2025 Est. Contributions, Tax and Retirement	\$28.6 M	\$100.59 M	\$156.55 M
2025 Est. Education	\$2.98 M	\$9.96 M	\$15.04 M
2025 Est. Entertainment	\$8.39 M	\$27.15 M	\$40.24 M
2025 Est. Food, Beverages, Tobacco	\$19.64 M	\$61.88 M	\$90.11 M
2025 Est. Health Care	\$11.69 M	\$36.59 M	\$53.76 M
2025 Est. Household Furnishings and Equipment	\$3.76 M	\$12.29 M	\$18.33 M
2025 Est. Household Operations, Shelter, Utilities	\$36.4 M	\$114.88 M	\$165.73 M
2025 Est. Miscellaneous Expenses	\$2.44 M	\$7.96 M	\$11.88 M
2025 Est. Personal Care	\$2.14 M	\$6.7 M	\$9.73 M
2025 Est. Transportation	\$22.91 M	\$73.89 M	\$112.62 M

LOCATION INFORMATION

Traffic Counts

