UNION SHOPPES - FOR LEASE

4445-4493 E. BLUE GRASS ROAD | MT. PLEASANT, MI









MID-AMERICA®
Real Estate-Michigan, Inc.

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AVAILABILITY

3,600 SF (Divisible)

AREA TENANTS

Walmart
sam's club
ALDI
goodwill
KOHL'S
MENARDS®

PROPERTY OVERVIEW

Union Shoppes is a multi-tenant strip center located on E. Blue Grass Road. The property benefits from a traffic-controlled intersection at E. Blue Grass Road and Encore Drive, shared with national retailers including Walmart, Aldi, Menards, Sam's Club, and Kohl's. An additional point of access is located west along E. Blue Grass Road.

Union Shoppes features a large pylon sign and approximately 650 feet of frontage along E. Blue Grass Road. The property is zoned B-5, allowing for a wide range of permitted and special land uses. Permitted uses include day care centers, medical and dental offices, automobile washes, automobile repair shops, financial institutions, and drive-through restaurants, among many others.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,210	30,679	37,598
TOTAL HOUSEHOLDS	3,391	13,155	15,885
AVERAGE HH INCOME	$50,657	$64,658	$70,679
DAYTIME POPULATION	8,918	38,133	48,514

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LOCATION DESCRIPTION

Great Co-Market Tenancy

Subject property is well positioned near major big box retailers in the market including Walmart, Sam's Club and Menards. In addition to the big box retail, the property is near Aldi, Goodwill and the Indian Hills Plaza Shopping Center which features tenants such as Petsmart, T.J. Maxx, Dollar Tree and many more.

Excellent Accessibility & Visibility

The subject property offers two points of ingress/egress along E. Blue Grass Road, as well as a traffic-light controlled intersection. The property is also located near the major retail corridor of Mt. Pleasant, Mission Street, and has strong visibility and a pylon sign along E. Blue Grass Road. Less than a half-mile west, there is direct access to US-127, which is the major thoroughfare in Mt. Pleasant.

Mt. Pleasant Highlights

The city features a number of entertainment hot spots, including Soaring Eagle Casino & Resort, the Broadway Theatre, Mt. Pleasant Speedway, Hunter's Ale House, as well as Central Michigan University's number of sporting events. Soaring Eagle Casino & Resort is a major entertainment hot spot, offering slot machines & gaming tables, multiple dining locations, and variety of outdoor concerts and indoor shows year-round. The casino features the largest gaming floor in Michigan, bringing in 2.6 million annual visitors.

Central Michigan University

The university is situated in the heart of Mt. Pleasant, only half a mile from the subject property, and is home to more than 14,000 students. Central Michigan University's Kelly/Shorts Stadium is the largest on-campus stadium in the Mid-American Conference bringing together students, alumni, family, and fans of CMU from around the United States.

BUILDING INFORMATION

Occupancy:	88%
Size:	29,799 SF
Tenancy:	Multi-Tenant Strip
Year Built:	2006/2018
County:	Isabella County
Zoning:	B-5 - Highway Business District (Union Township)

PROPERTY HIGHLIGHTS

- Easy access to major retailers such as Walmart, Sam's Club and Menards.
- Central Michigan University is a major driver of retail activity in the market, with an enrollment of more than 14,000 students providing a strong and consistent customer base for area retail centers.
- Site has great visibility and frontage along E. Blue Grass Road, as well as a traffic-controlled intersection.
- Newer build with attractive brick facade helps attract tenants to the center.
- Walmart is ranked #5 out of the 93 in Michigan in per Placer.ai



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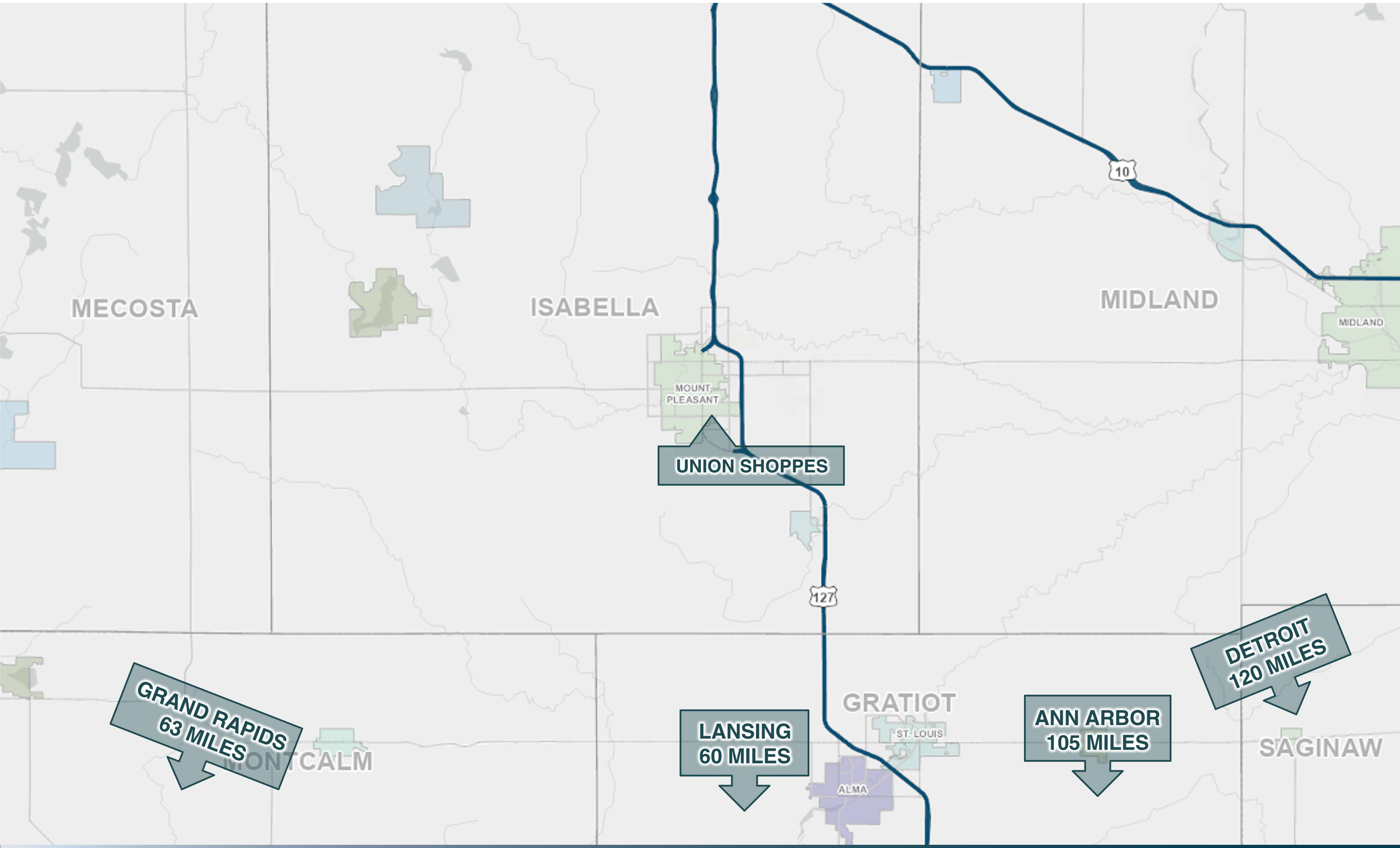
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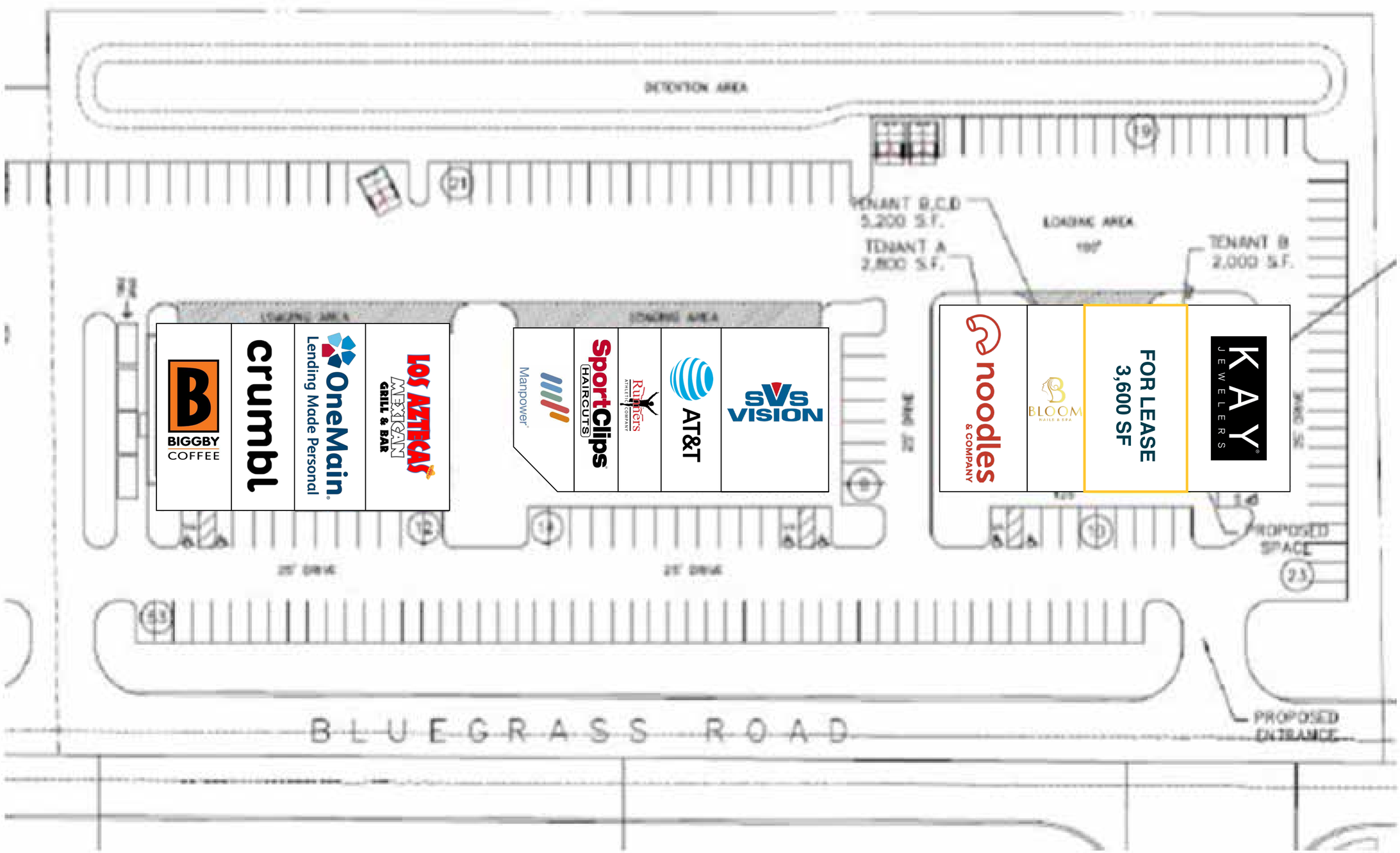
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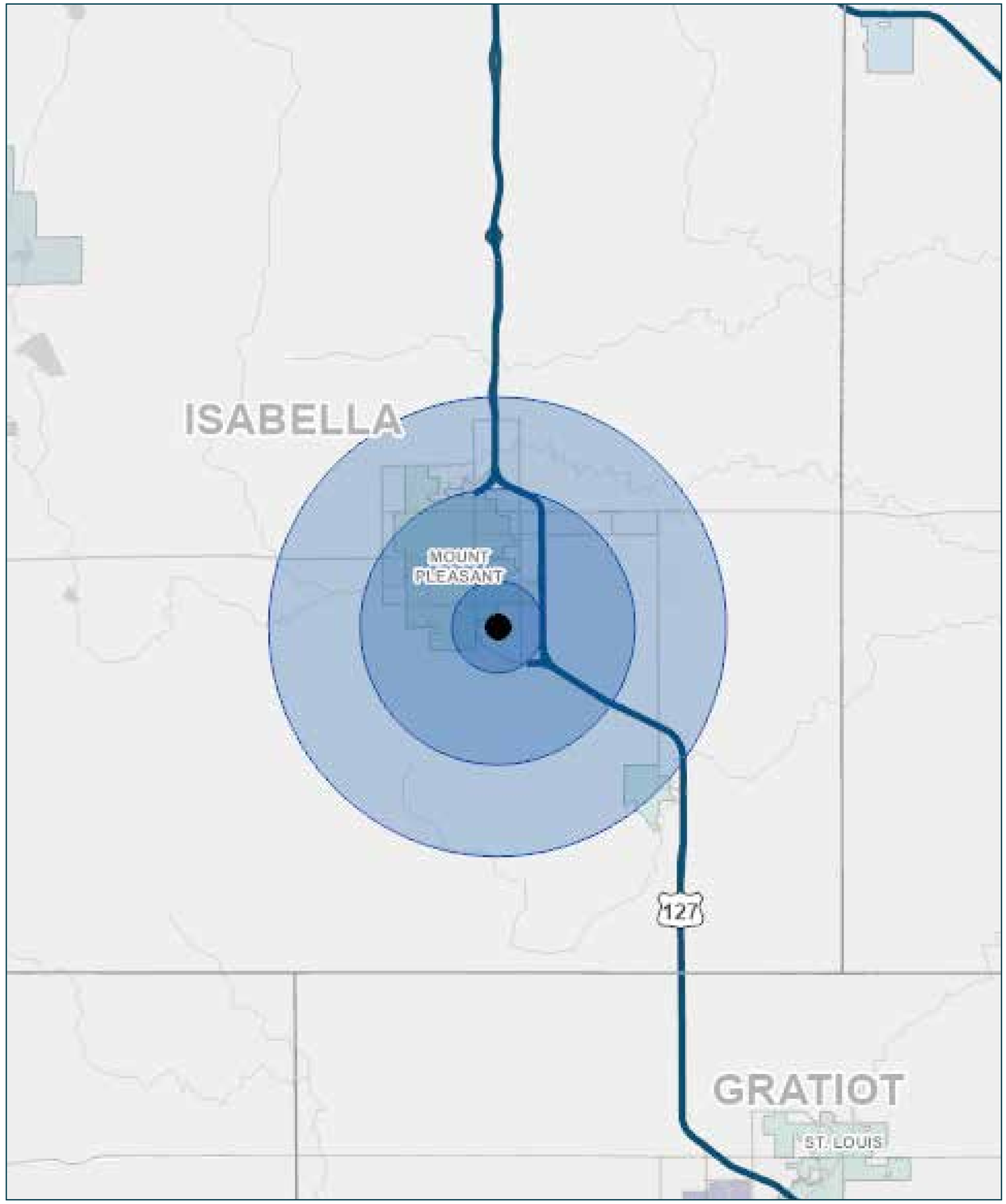
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POPULATION	1 MILE	3 MILES	5 MILES
2026 Population	7,210	30,679	37,598
Forecasted 2031 Population	7,270	30,696	37,603
Daytime Demographics	8,918	38,133	48,514
Median Age	23.5	25.8	27.9

HOUSEHOLDS & HOME VALUE	1 MILE	3 MILES	5 MILES
2026 Households	3,391	13,155	15,885
Forecasted 2031 Households	3,517	13,484	16,269
Median Home Value	$271,934	$174,817	$182,500

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2026 Average Household Income	$50,657	$64,658	$70,679
2026 Median Household Income	$33,553	$50,529	$53,528
2026 Per Capita Income	$24,393	$27,986	$30,322

POP. BY RACE/ETHNICITY	1 MILE	3 MILES	5 MILES
White	73%	77%	78%
Black	9%	7%	6%
Hispanic	7%	7%	6%
Asian	5%	3%	3%
Other	4%	5%	6%
Mixed	8%	8%	7%



For further information contact owner's exclusive representatives.

MID-AMERICA®

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