



LOCATION DESCRIPTION

Corner of N Main Street and E Sienna Heights Drive. Half mile to the west of Sienna Heights University.

PROPERTY HIGHLIGHTS

- Centrally located near the University and Hospital
- High traffic count
- Well constructed building
- Professionally managed
- Ample paved parking
- Renovated interior in 2023
- Good Investment opportunity

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

KYLE JURGENSON

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OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	4
Lot Size:	1.18 Acres
Building Size:	7,596 SF
Occupancy:	100%
Zoning:	Commercial
NOI:	\$54,704.00
Cap Rate:	7.29%



Sale Price	\$750,000
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LOCATION INFORMATION	
Street Address	905 N. MAIN ST. ADRIAN, MI 49221
City, State, Zip	Adrian, MI 49221
County	Lenawee

PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Strip Center
Zoning	Commercial
Lot Size	1.18 Acres
Corner Property	Yes
Traffic Count	14000
Traffic Count Street	North Main St
Parking Type	Surface

BUILDING INFORMATION	
Building Size	7,596 SF
NOI	\$54,704.00
Cap Rate	7.29
Occupancy %	100.0%
Number of Floors	1
Year Built	1998
Year Last Renovated	2023
Construction Status	Existing
Framing	Masonry
Condition	Good
Roof	Shingle
Free Standing	Yes
Foundation	Concrete Slab

UTILITIES & AMENITIES	
Handicap Access	Yes
Central HVAC	Yes
Broadband	Cable

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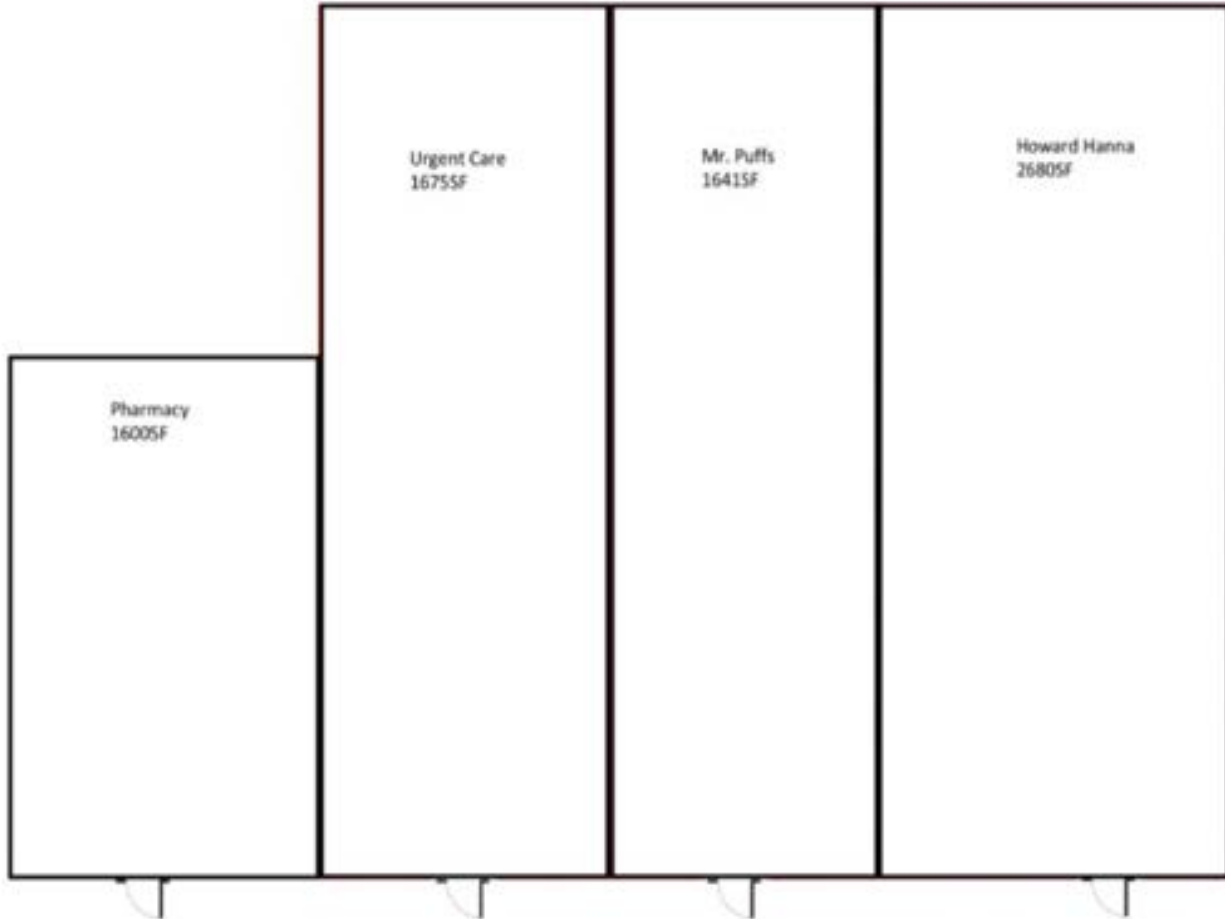


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905 N. Main Street
Total: 7596 SF

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Although all efforts have been made to ensure its accuracy, no warranty is expressed either warranted or implied and all interested parties should not rely on the information contained herein.

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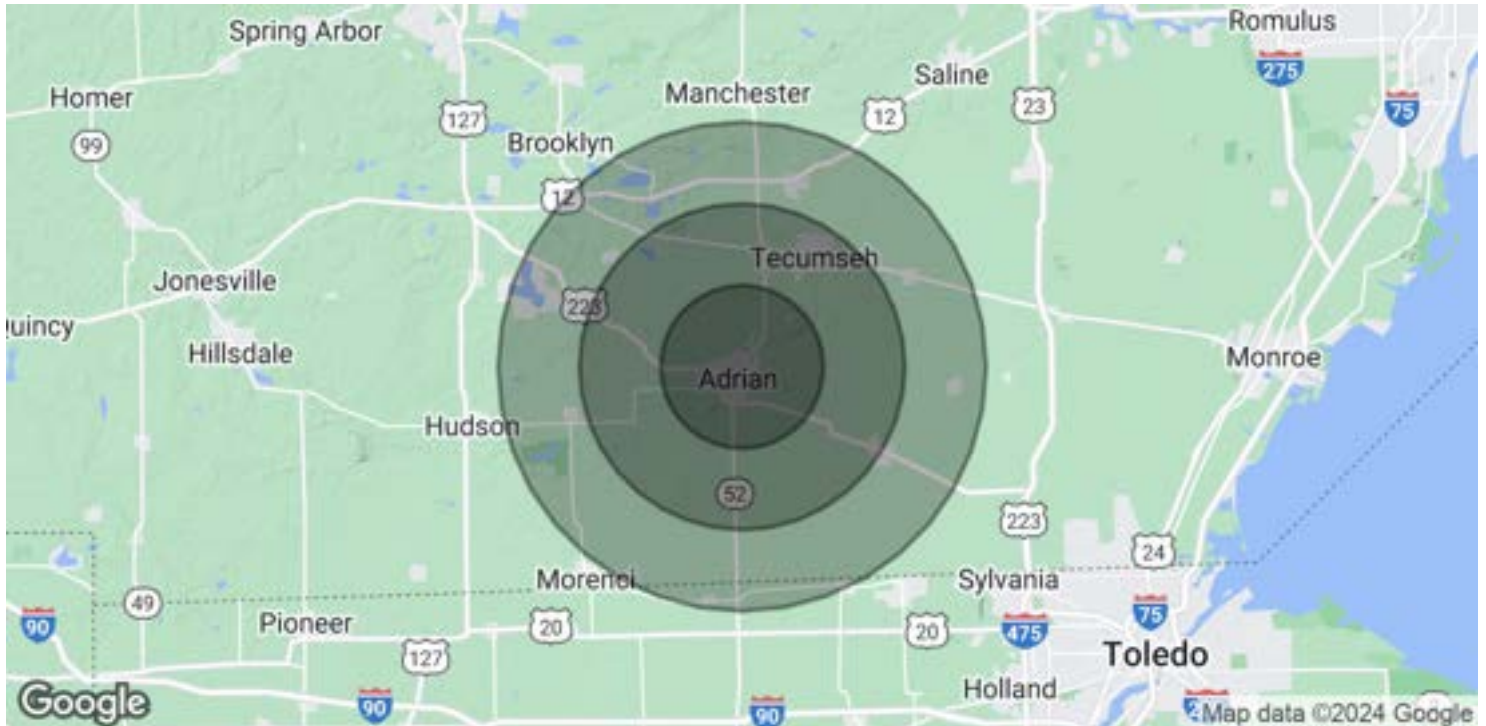


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	37,664	68,136	93,309
Average Age	41	42	43
Average Age (Male)	39	41	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	13,822	25,797	35,376
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$69,057	\$81,150	\$85,312
Average House Value	\$172,796	\$209,039	\$227,212

* Demographic data derived from 2020 ACS - US Census

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