

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

2070 E US-223

2070 E US-223, Adrian, MI 49221



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 2070 E US-223 | Adrian, MI 49221



PROPERTY OVERVIEW

76,368 SF retail center with a 1,800 SF space available for lease.

OFFERING SUMMARY

Lease Rate: \$20.00 SF/yr (NNN)
Building Size: 76,368 SF
Available SF: 1,800 SF
Year Built: 2006
Zoning: C-2

PROPERTY HIGHLIGHTS

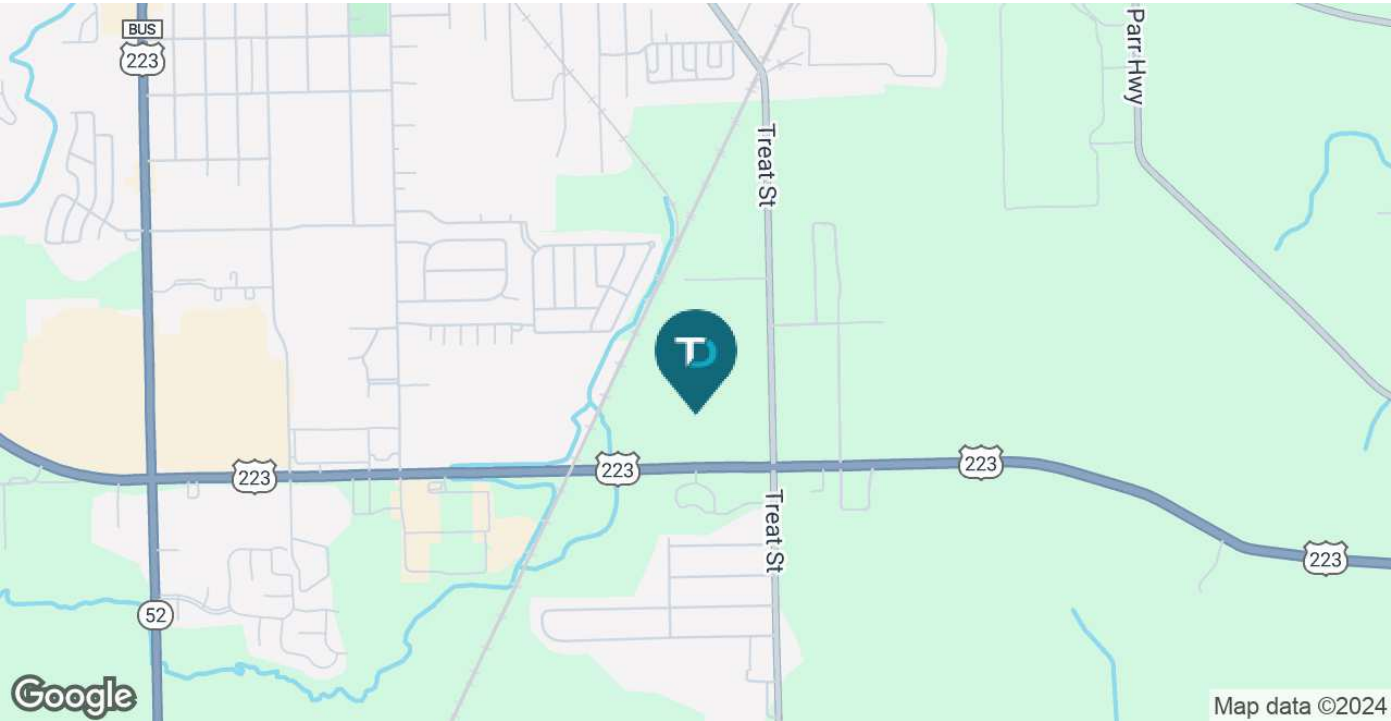
- Former Dave's Cosmic Subs space
- Full restaurant buildout
- Liquor license available
- Ample parking
- Building and pylon signage available

BUILDING/PROPERTY INFORMATION: 2070 E US-223 | Adrian, MI 49221

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$20.00/SF + NNN	Property Type:	Retail
Building Size:	76,368 SF	Property Subtype:	Neighborhood Center
Year Built:	2006	Zoning	C-2
Number of Floors:	1	Traffic Count:	14,538 Vehicles/Day (Costar, 2020)
Utilities:	City water and sewer	Legal Description:	Available upon request
Parking Ratio:	6.25	APN:	MD0-112-3725-00

LOCATION INFORMATION

Located on E US-223 just west of Treat Hwy in Adrian, MI.



LEASE SPACES: 2070 E US-223 | Adrian, MI 49221



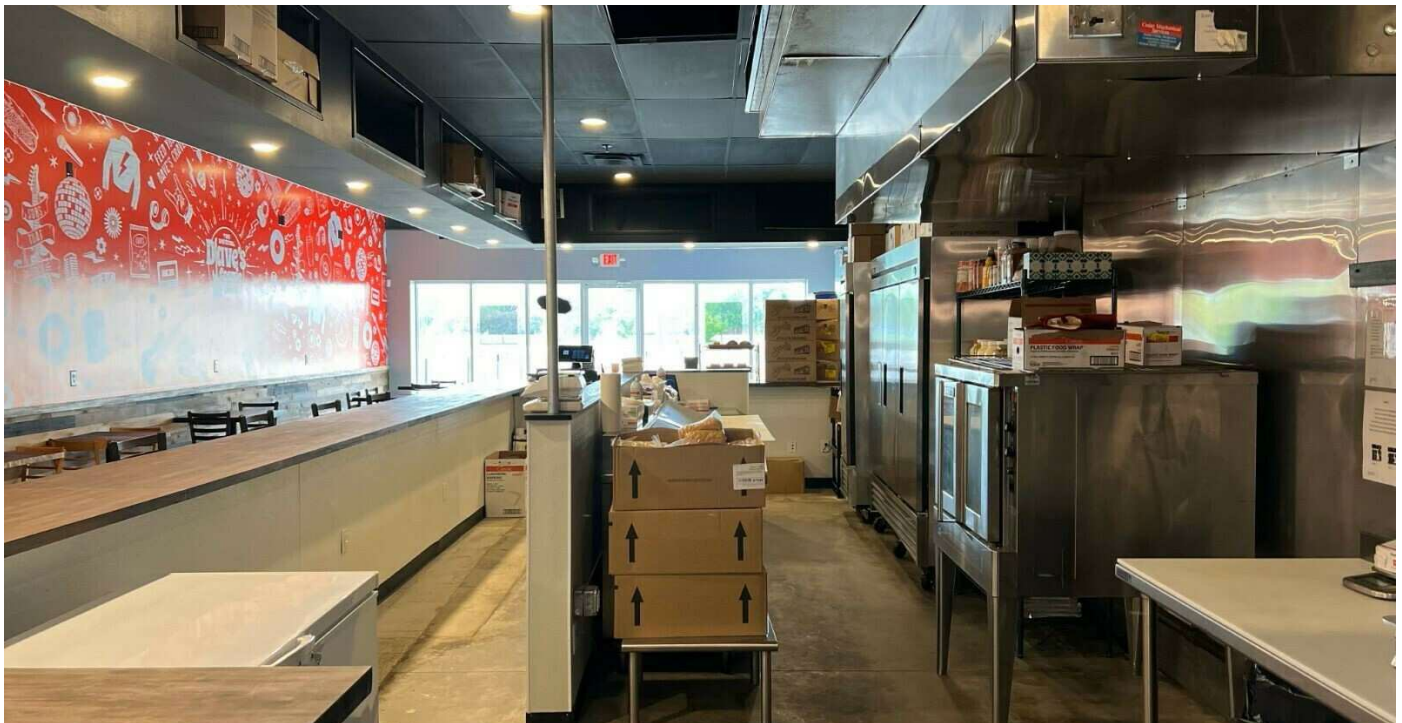
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2070	Available	1,800 SF	NNN	\$20.00 SF/yr

ADDITIONAL PHOTOS: 2070 E US-223 | Adrian, MI 49221

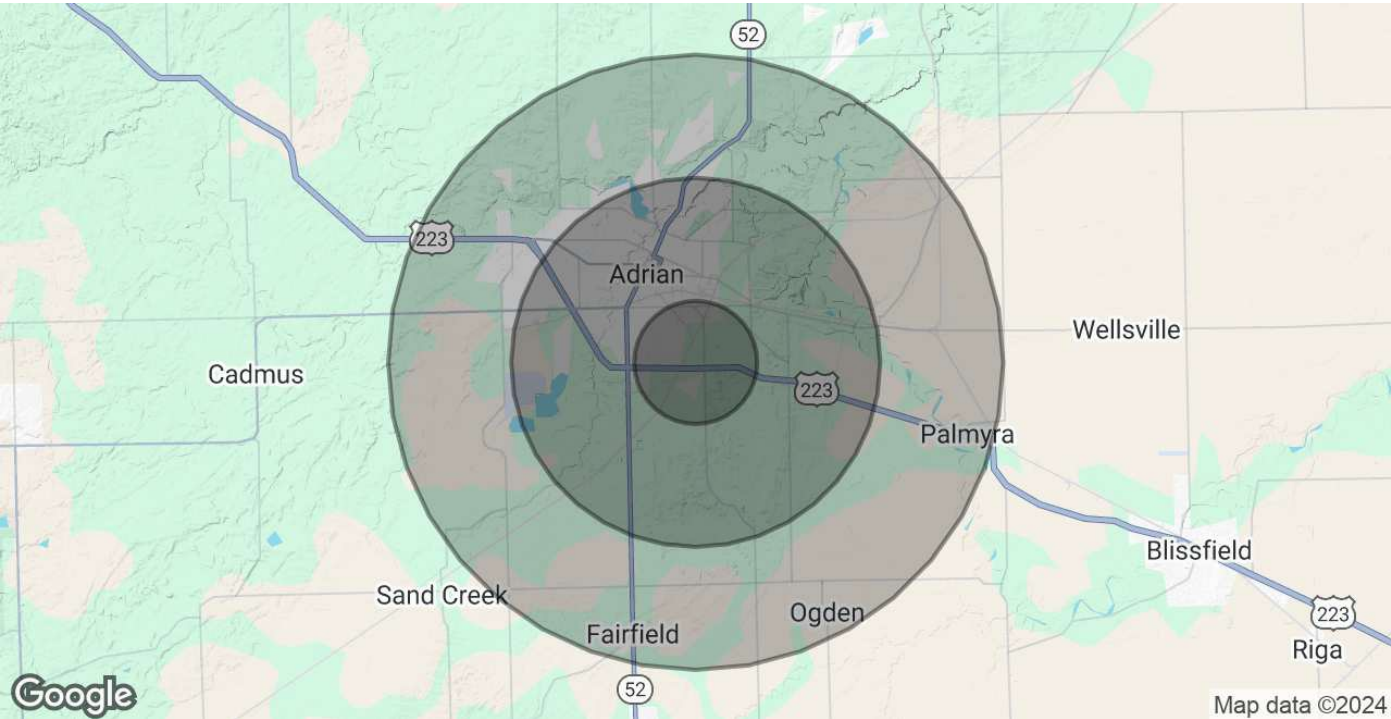


RETAILER MAP: 2070 E US-223 | Adrian, MI 49221



DEMOGRAPHICS MAP & REPORT:

2070 E US-223 | Adrian, MI 49221



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,129	26,306	35,400
Average Age	39	39	41
Average Age (Male)	38	38	39
Average Age (Female)	39	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,018	9,451	12,971
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$66,160	\$61,472	\$67,968
Average House Value	\$130,734	\$144,476	\$165,868
Demographics data derived from AlphaMap			