

2305 10TH ST.

2305 10TH ST., MENOMINEE, MI 49858

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 2305 10TH ST. in Menominee, MI. This well-managed retail or office space has incredible visibility on the corner of 10th Street & 23rd Avenue. The building is in a well-established area with great on-site parking, over 60 spaces. The 6,691 SF building is located near the heart of the Menominee business district and is ready for its next generation of retail. This property is a well-known retail staple of the Menominee community for years and offers landmark recognition & engaging signage. Give our Menominee County commercial leasing agents a call at 847-904-9200 to learn more about leasing options. This is the perfect opportunity to grow your business' footprint in Menominee, Michigan.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	6,691 SF
Building Size:	6,691 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,542	8,371	10,916
Total Population	4,653	15,410	20,072
Average HH Income	\$50,947	\$52,774	\$53,883

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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209 Powell Place
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<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,691 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2305 10th St	Available	6,691 SF	NNN	Negotiable	-

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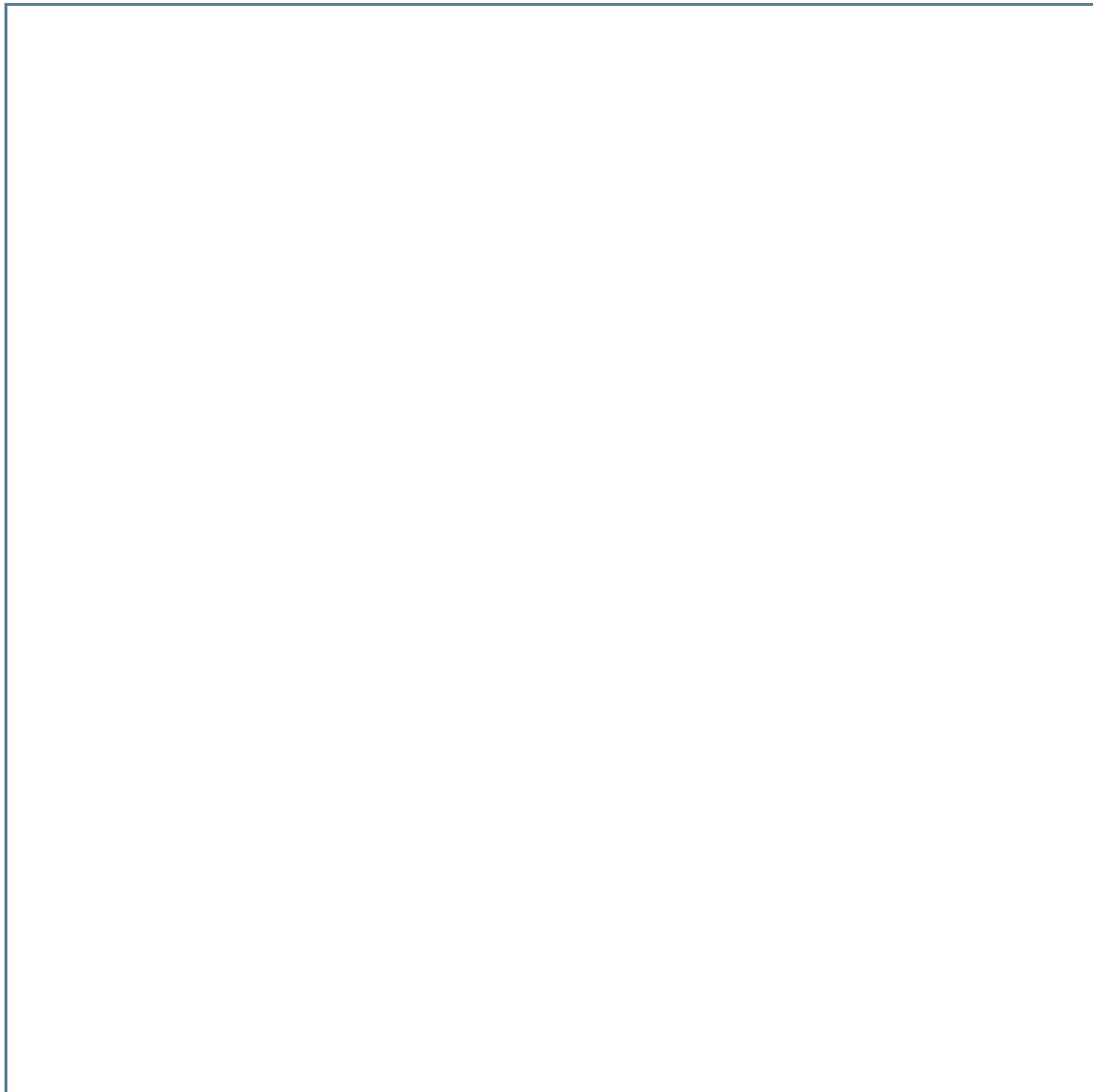
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RETAILER MAP



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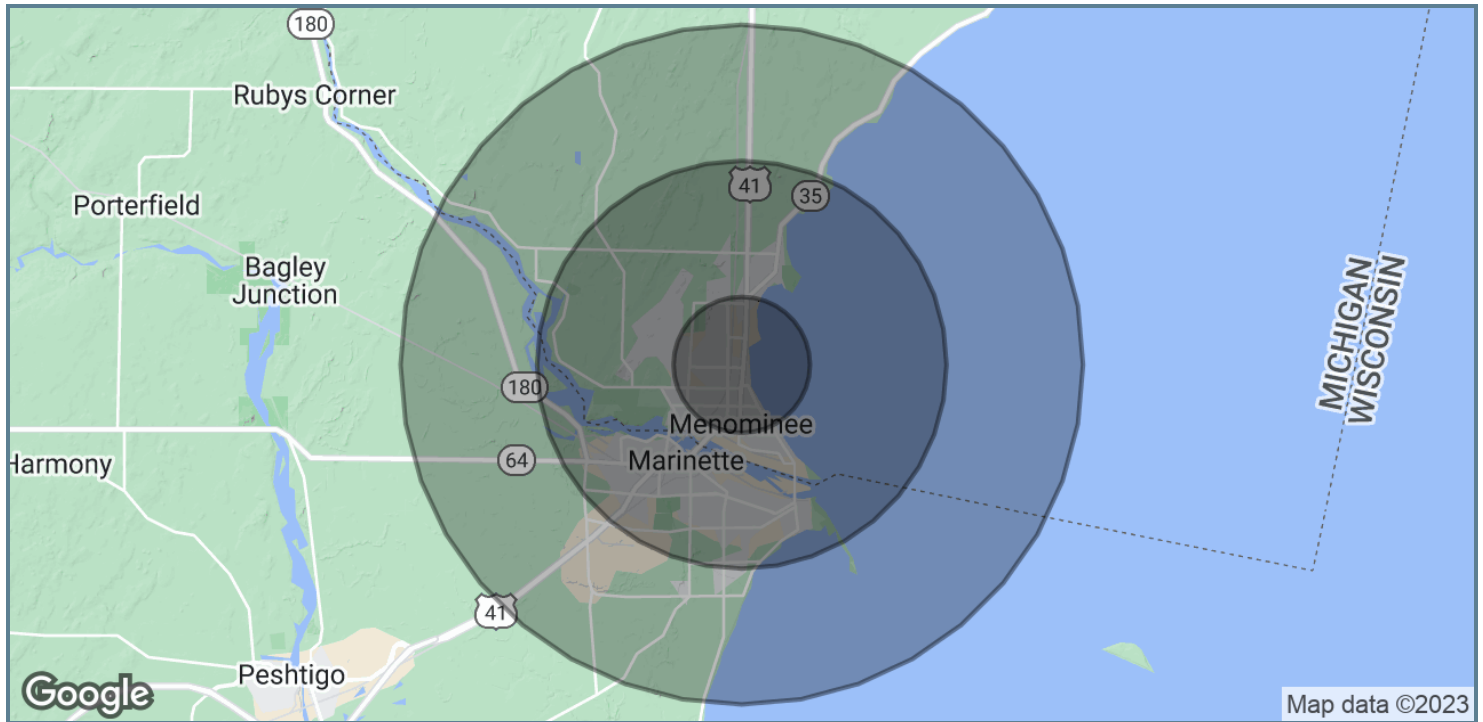
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,653	15,410	20,072
Average Age	47.1	45.3	46.2
Average Age (Male)	44.5	42.1	44.1
Average Age (Female)	48.4	46.2	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,542	8,371	10,916
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$50,947	\$52,774	\$53,883
Average House Value	\$86,305	\$91,125	\$101,148

* Demographic data derived from 2020 ACS - US Census

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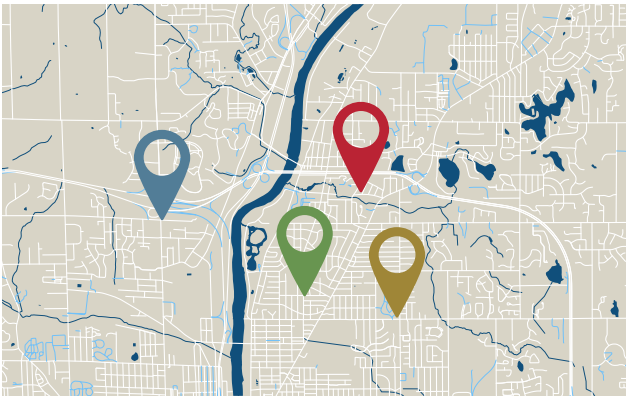


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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