

2500 ASHMUN ST.

2500 ASHMUN ST., SAULT ST. MARIE, MI 49783

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available at 2500 ASHMUN ST in Sault St. Marie, MI. This well-managed retail or office space has strong visibility on the SW corner of Ashmun St & W 14th Ave with up to 5600 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 7,000 SF building is located near the heart of the Sault St. Marie business district and is ready for its next generation of retail. This property is a well-known retail staple of the Sault St. Marie community for years and offers landmark recognition & engaging signage. Give our Chippewa County commercial leasing experts a call at 847-904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your business' footprint on the SW corner of Ashmun St & W 14th Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,800 SF
Building Size:	6,826 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,146	6,365	7,303
Total Population	4,492	13,388	15,336
Average HH Income	\$53,277	\$48,761	\$53,534

Presented By:

Legacy Commercial Property

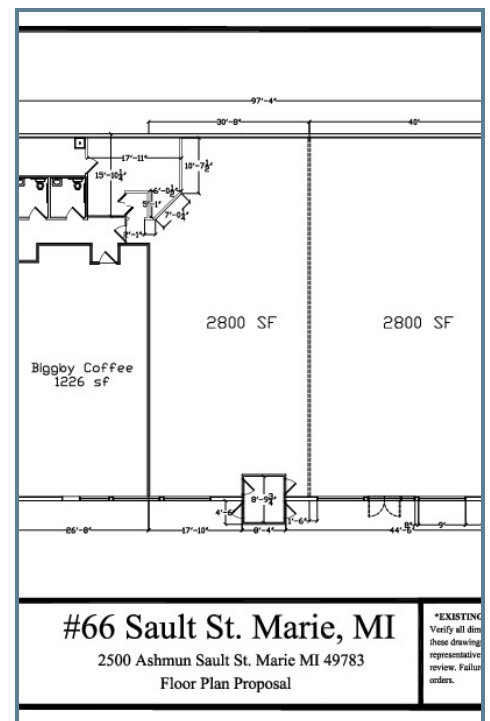
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	2,800 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2500 Ashmun St	Biggby Coffee	1,226 SF	NNN	-	-
2500 Ashmun St	Available	2,800 SF		Negotiable	-
2500 Ashmun St	Fire Station LLC	2,800 SF		-	-

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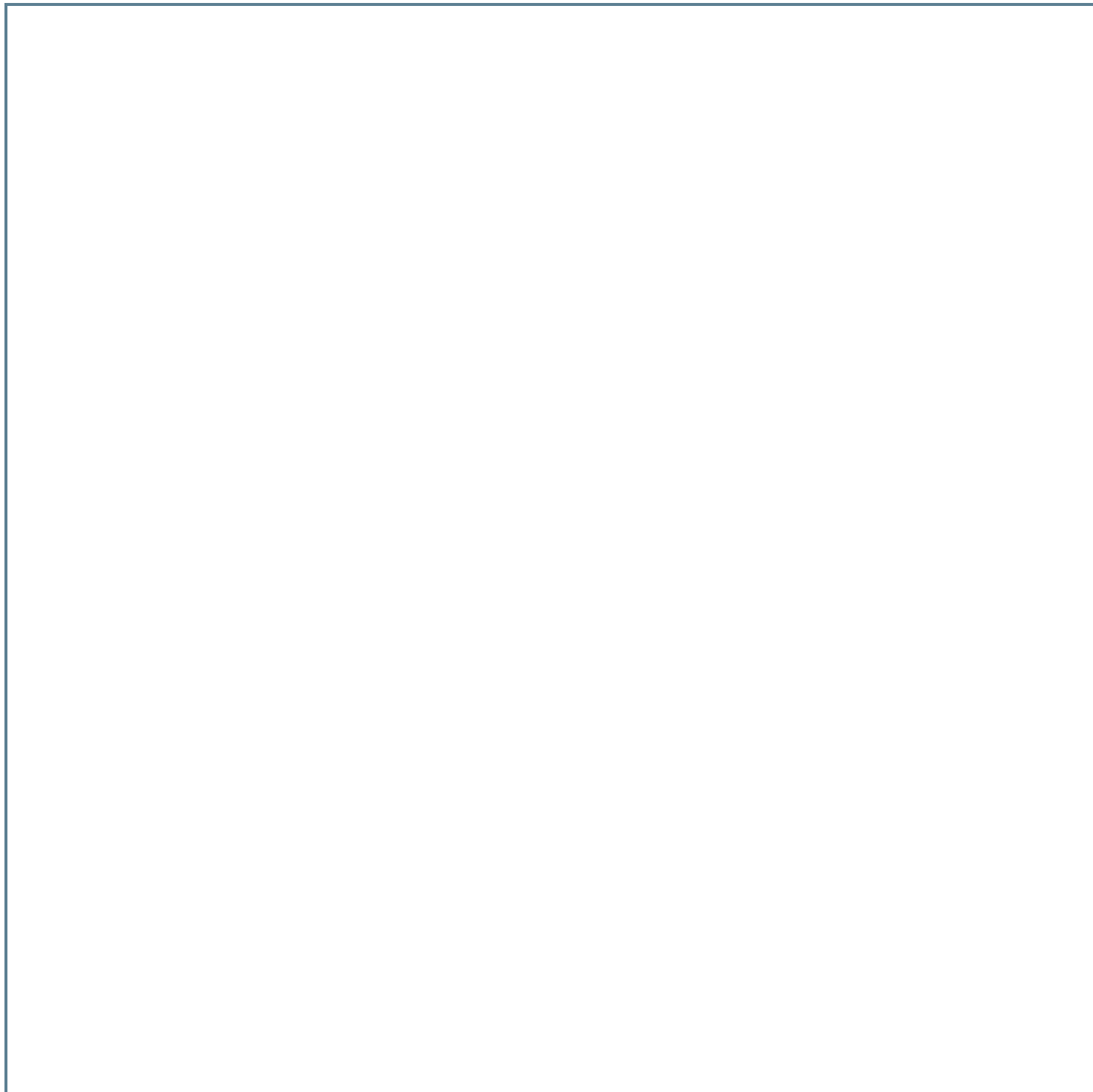
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RETAILER MAP



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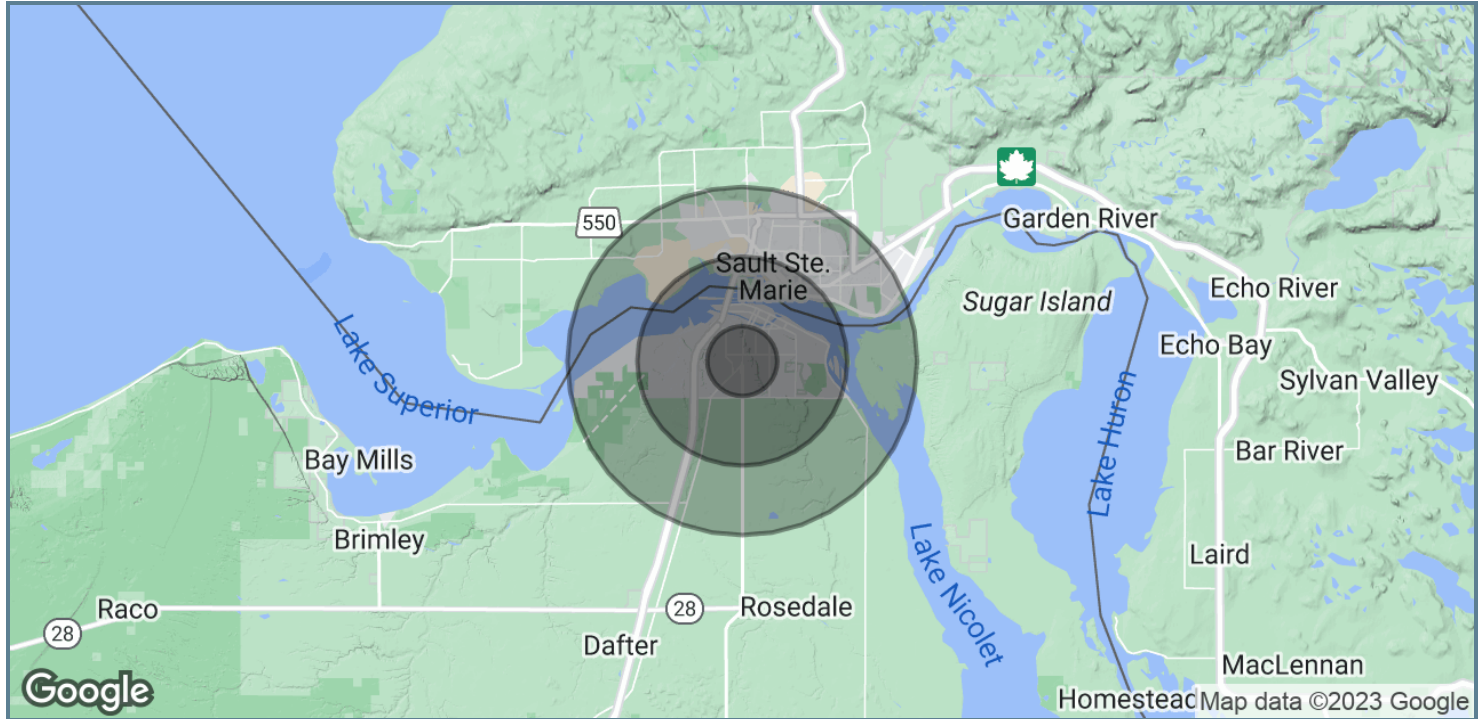
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,492	13,388	15,336
Average Age	36.3	36.3	37.5
Average Age (Male)	32.9	31.7	33.2
Average Age (Female)	39.8	39.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,146	6,365	7,303
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$53,277	\$48,761	\$53,534
Average House Value	\$111,433	\$97,251	\$103,273

* Demographic data derived from 2020 ACS - US Census

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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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