

317 N. MISSION ST.

317 N. MISSION ST., MT. PLEASANT, MI 48858

PROPERTY SUMMARY



LOCATION DESCRIPTION

Prime retail space available for lease at 317 N. Mission St. in Mt. Pleasant, MI. This well-managed retail or office space has strong visibility on the SW corner of Mission Street & E Lincoln Street. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 8,368 SF building is located near the center of the Mt. Pleasant business district and is ready for its next generation of retail. This property is a well-known retail staple of the Mt. Pleasant community for 20+ years and offers landmark recognition & engaging signage. This is the perfect opportunity to expand your business on the SW corner of Mission St & E Lincoln St. Give our team of Isabella County leasing experts a call at 847-904-9200 to get more info about this leasing or purchase opportunity.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,868 SF
Building Size:	8,368 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,709	13,318	17,096
Total Population	8,884	34,224	42,696
Average HH Income	\$47,938	\$47,815	\$50,964

Presented By:

Legacy Commercial Property

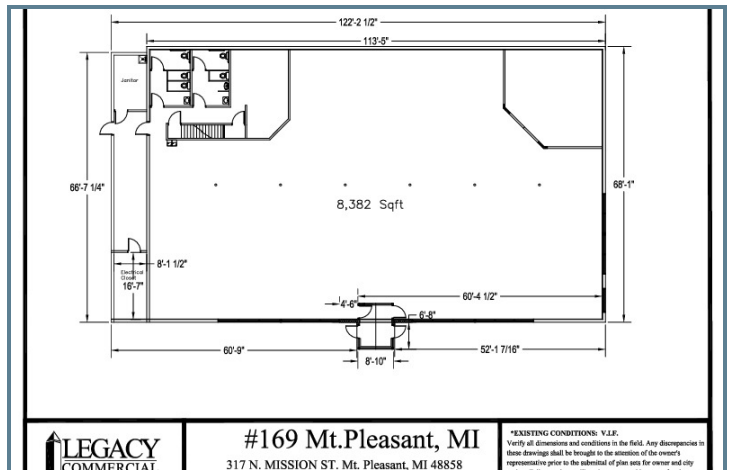
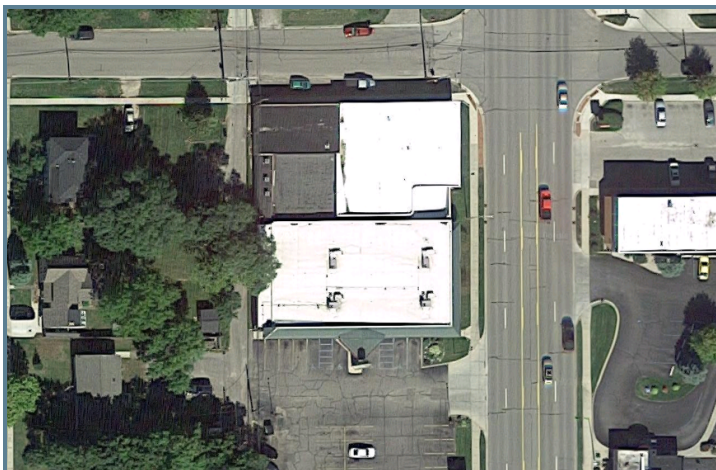
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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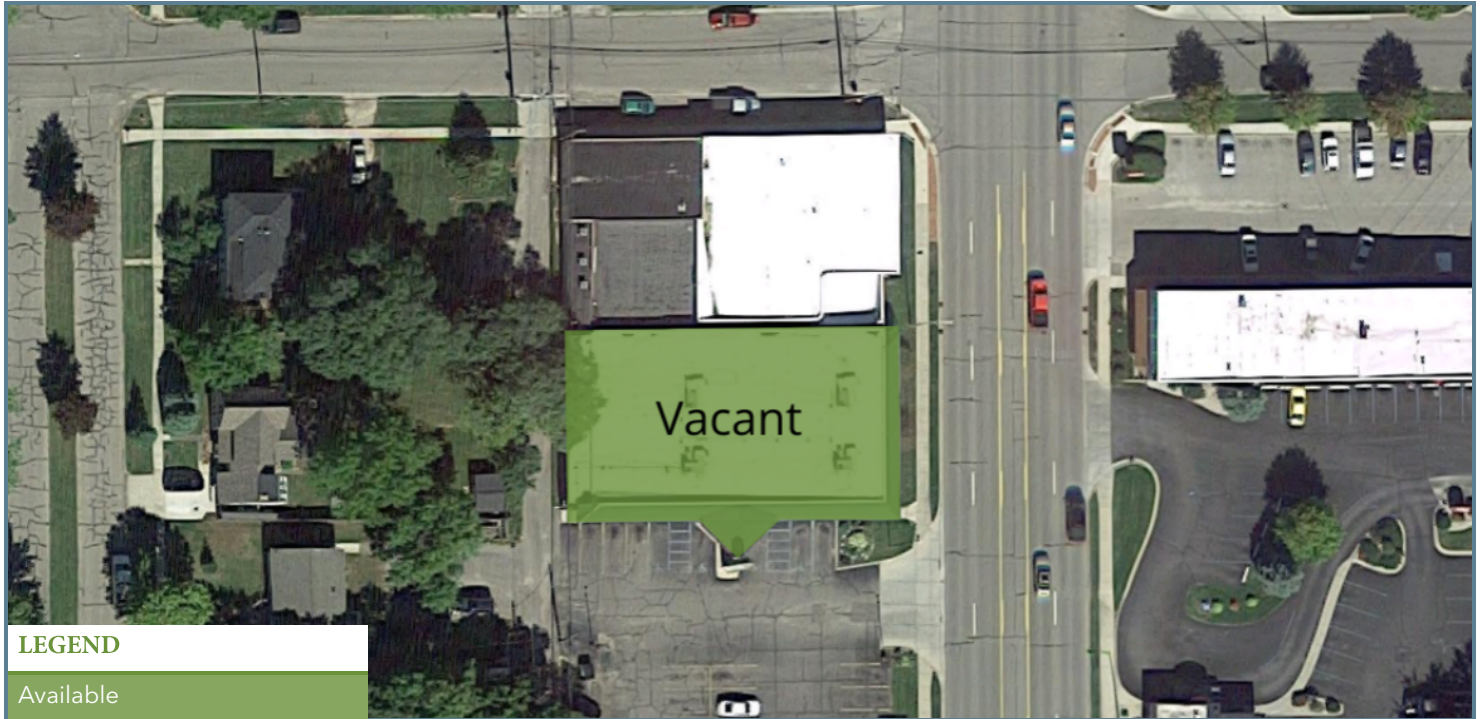
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,868 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
317 N Mission St	Available	5,868 SF	NNN	Negotiable	-

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RETAILER MAP



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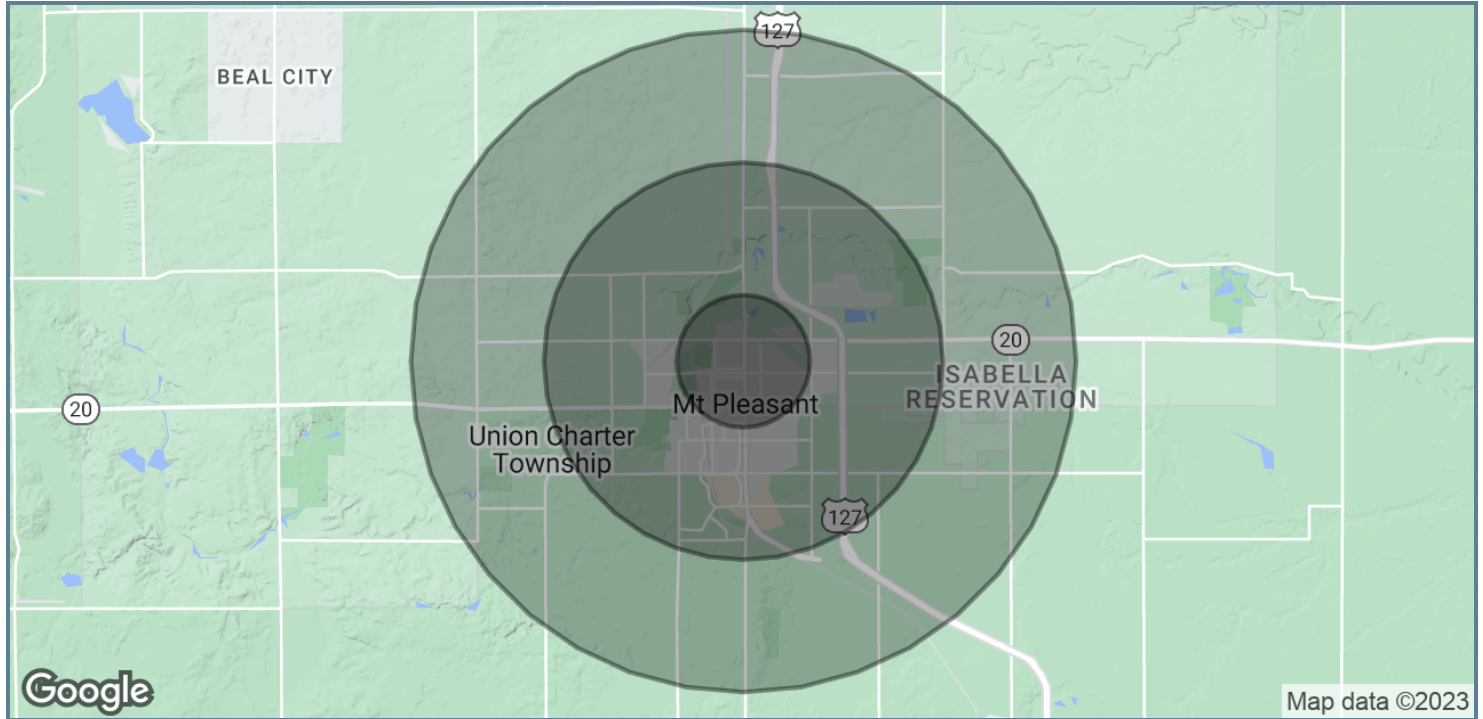
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,884	34,224	42,696
Average Age	30.9	28.7	29.9
Average Age (Male)	30.3	28.4	29.5
Average Age (Female)	33.2	30.0	31.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,709	13,318	17,096
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$47,938	\$47,815	\$50,964
Average House Value	\$117,168	\$113,668	\$120,465

* Demographic data derived from 2020 ACS - US Census

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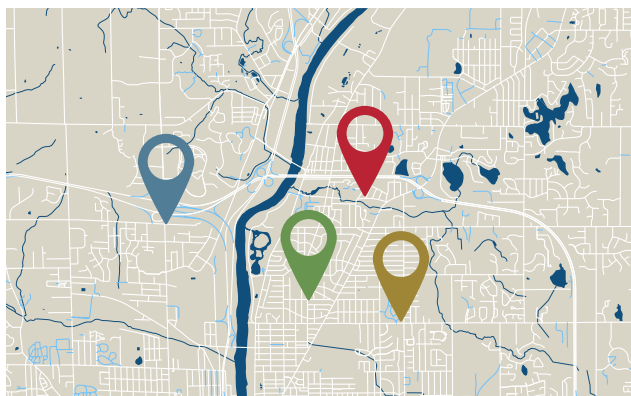
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ACQUISITIONS & DEVELOPMENT

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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