FOR LEASE

CMP

1620 S Main St | **Chelsea, MI**

STOREFRONT RETAIL

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	1620 S Main Street
City/Township	Chelsea
Building Size	8,140 SF
Land Size	3.21 (AC)
Minimum Available	1,800 SF
Maximum Available	2,300 SF
Asking Rental Rate	Contact Broker

DEMOGRAPHICS *(5-MILE RADIUS)*

12,324
PEOPLE

$123,667
AVG. HOUSEHOLD INCOME

4,919
HOUSEHOLDS

$178 M
OF CONSUMER SPENDING

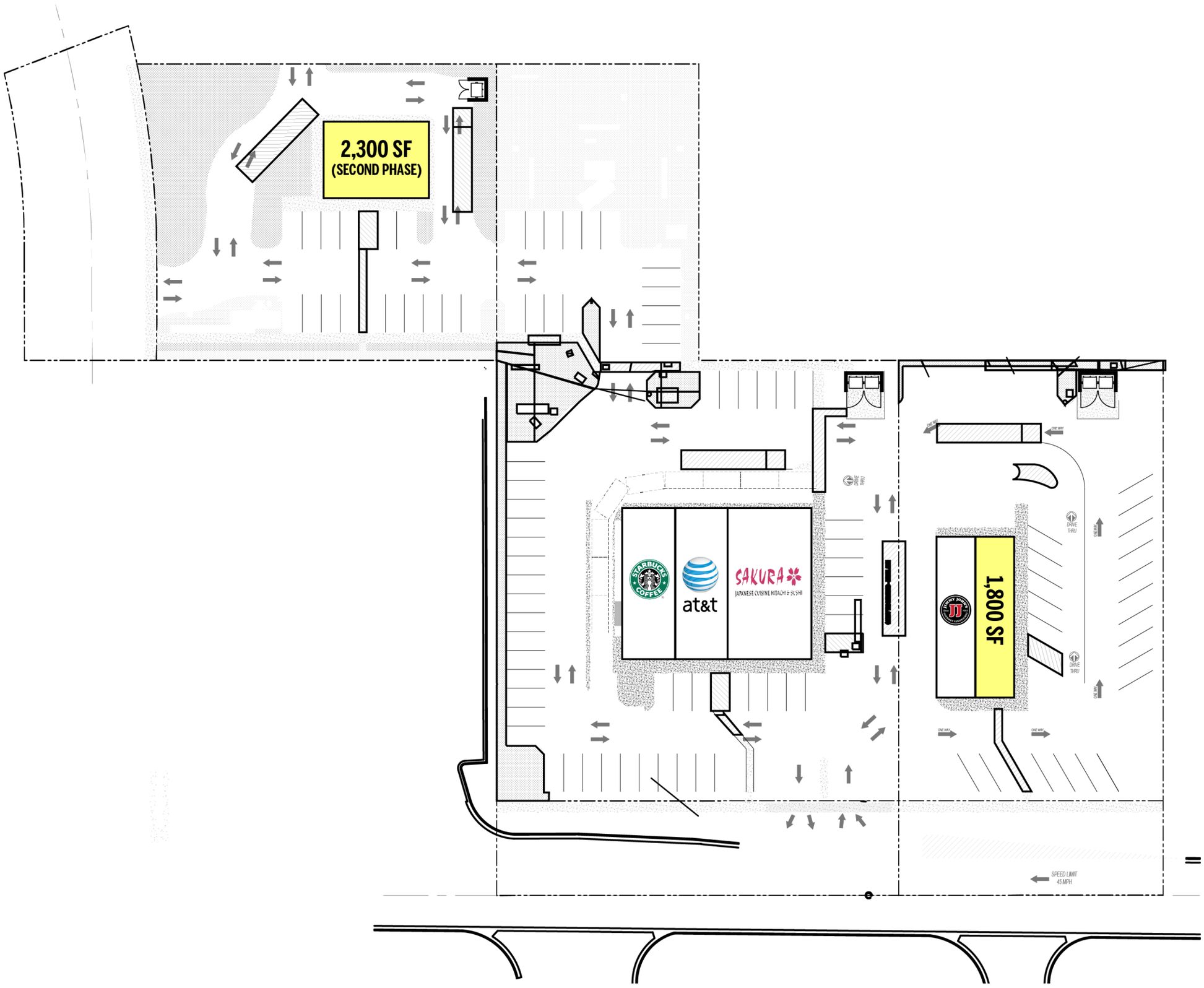
PROPERTY HIGHLIGHTS

- Join Starbucks and AT&T in this new retail development located in Chelsea Michigan.
- Situated between Ann Arbor and Jackson, Chelsea is one of Michigan's fastest growing communities making this an excellent opportunity for any retail or medical user to take advantage of.
- Situated immediately off of I-94 on the morning drive side of M-52 (main street), this site offers extraordinary visibility and accessibility along Chelsea's main retail thoroughfare.
- 2,300 SF pad site available for ground lease and/or build-to-suit

JOIN

AREA TENANTS

SITE PLAN


2,300 SF
(SECOND PHASE)
STARBUCKS COFFEE
at&t
SAKURA
JAPANESE CUISINE HIBACHI & SUSHI
1,800 SF
DRIVE THRU
ONE WAY
SPEED LIMIT
45 MPH

PHOTOS







AERIAL


Flagstar Bank
Auto Zone
17,437 VPD
S Main Street
BIGGBY COFFEE
JIMMY JOHN'S SANDWICHES
ACE Hardware
CHELSEA LUMBER COMPANY
Arctic Coliseum
Kelly's Country Market
BAYMONT BY WYNDHAM
KeyBank
TACO BELL
KinderCare LEARNING CENTERS
GOLLING CHELSEA
Pierce Lake Golf Course
Comfort INN
Culver's
SITE
Wendy's
CAMPING WORLD
MUGG & BOPPS
DUNKIN' DONUTS
17,803 VPD
INTERSTATE 94
INTERSTATE 94
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,251	8,202	12,192
2025 Population	2,433	8,431	12,324
2030 Population Projection	2,520	8,639	12,583
Annual Growth 2020-2025	1.6%	0.6%	0.2%
Annual Growth 2025-2030	0.7%	0.5%	0.4%

HOUSEHOLDS			
2020 Households	995	3,396	4,818
2025 Households	1,088	3,523	4,919
2029 Household Projection	1,129	3,618	5,034
Annual Growth 2020-2025	2.6%	1.3%	0.8%
Annual Growth 2025-2030	0.8%	0.5%	0.5%
Avg Household Size	2.10	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$94,770	$114,640	$123,667
Median Household Income	$69,548	$83,050	$95,128

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$310,932	$333,767	$355,443
Median Year Built	1993	1985	1985
Owner Occupied Households	836	2,838	4,175
Renter Occupied Households	293	779	859

HOUSING COMPOSITION			
1-Person Households	440	1,165	1,406
2-Person Households	349	1,177	1,730
3-Person Households	134	470	702
4-Person Households	94	438	658
5-Person Households	54	197	297
6-Person Households	11	56	95
7-Person Households	6	21	32

EMPLOYMENT			
Civilian Employed	1,140	4,020	5,978
Civilian Unemployed	27	93	135
Civilian Non-Labor Force	950	3,064	4,346

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