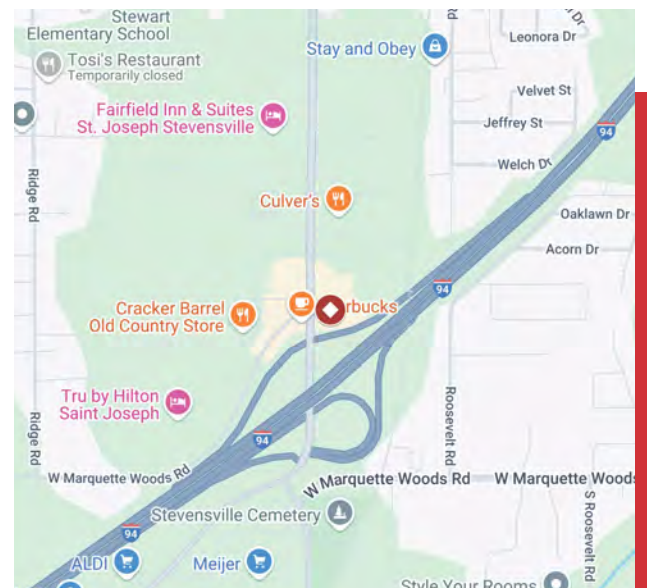




4661 RED ARROW HIGHWAY STEVENSVILLE, MICHIGAN 49127

- +/- 3,857 SF on 1.55 Acres Former McDonald's For Lease
- Located right off of I-94 on Exit 23
- Join notable businesses along this highly traveled retail corridor: Meijer, Aldi, Dunkin Donuts, Tractor Supply, AutoZone, Starbucks, Cracker Barrel and Culver's
- Offered at \$25.00/SF NNN (\$8,035.42/month)



LISTING AGENT

JOSH JACOBS

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STAY CONNECTED



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PROPERTY INFORMATION

The Red Arrow Highway corridor in Stevensville, Michigan, presents significant retail and economic potential, particularly in the sectors of shopping and dining, bolstered by substantial vehicular traffic. The Village of Stevensville has demonstrated a proactive stance toward economic growth. In 2023, it achieved the Redevelopment Ready Community (RRC) designation from the Michigan Economic Development Corporation (MEDC). This recognition highlights the Stevensville's commitment to fostering a development-friendly environment through strategic policies. The 2024-2025 Economic Development Plan emphasizes the downtown area and the Red Arrow Highway corridor, implementing marketing strategies, and encouraging redevelopment opportunities. The combination of high traffic volumes, strategic economic development initiatives, infrastructure improvements position the Red Arrow Highway corridor in Stevensville as a promising area for retail, restaurant and hospitality. Stevensville, Michigan, features a variety of national and regional retail establishments catering to the needs of residents and visitors. Notable businesses along this corridor include: Miejer, ALDI, Dunkin, Tractor Supply, AutoZone, Starbucks, Cracker Barrel and Culver's.



Total Building Size	+/- 3,857 SF
Year Built	1981
Parking	On-site, surface
Security System	Yes
Signage	Pylon & Building
Acres	+/- 1.55
Zoning	Commercial
Municipality	Lincoln Charter Township
Parcel Numbers	12-0015-0024-09-7

LEASE INFORMATION

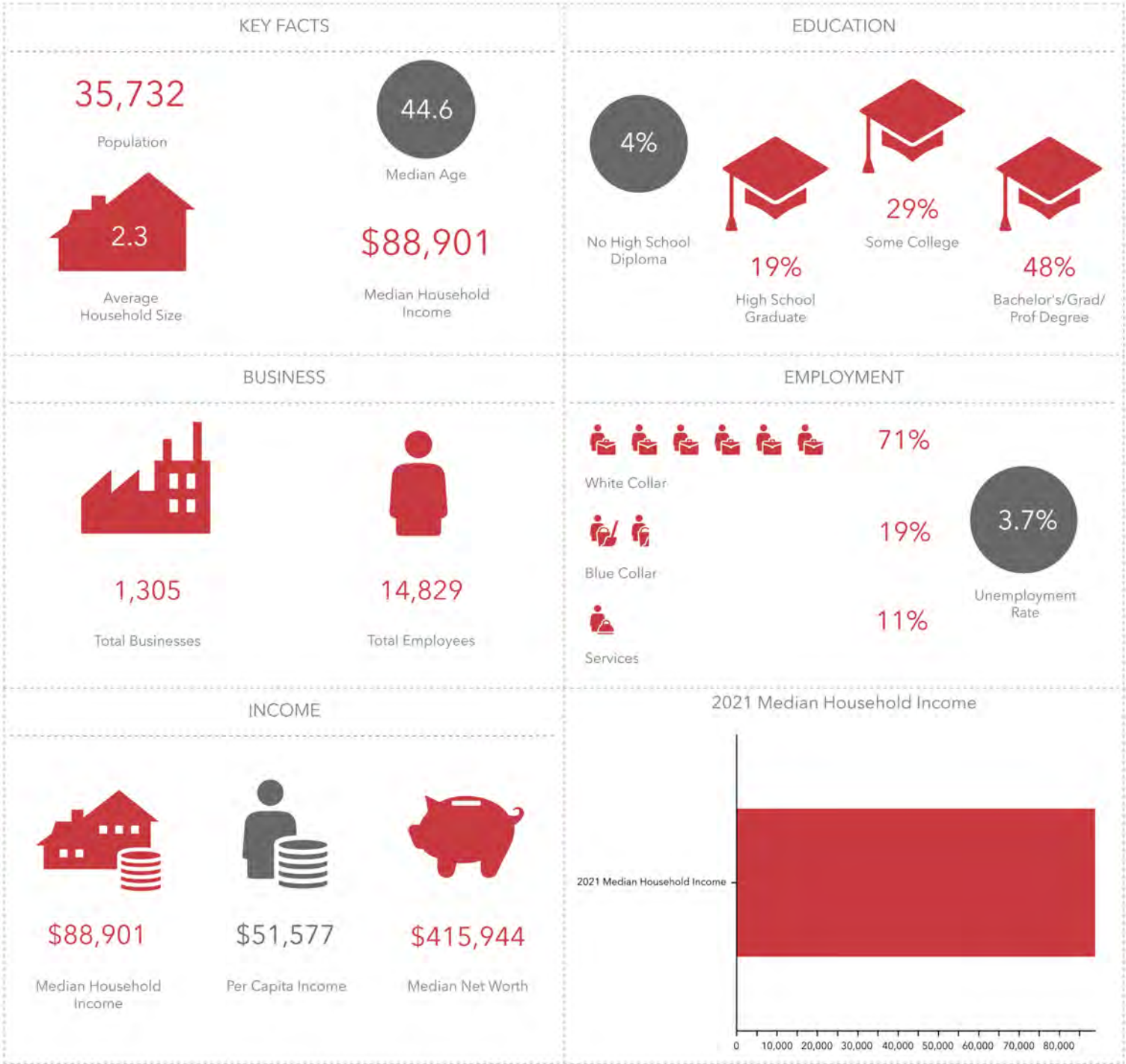
Lease Rate	\$25.00/SF
Lease Type	NNN
Tenant Provides	Phone & Internet, Janitorial, Casualty & Liability Insurance, Water, Sewer, Gas / Heat, Electric, Air Conditioning, Refuse Removal, Taxes, Insurance, Property Maintenance including Snow Removal & Landscaping
Landlord Provides	Roof & Structural
Possession	Negotiable



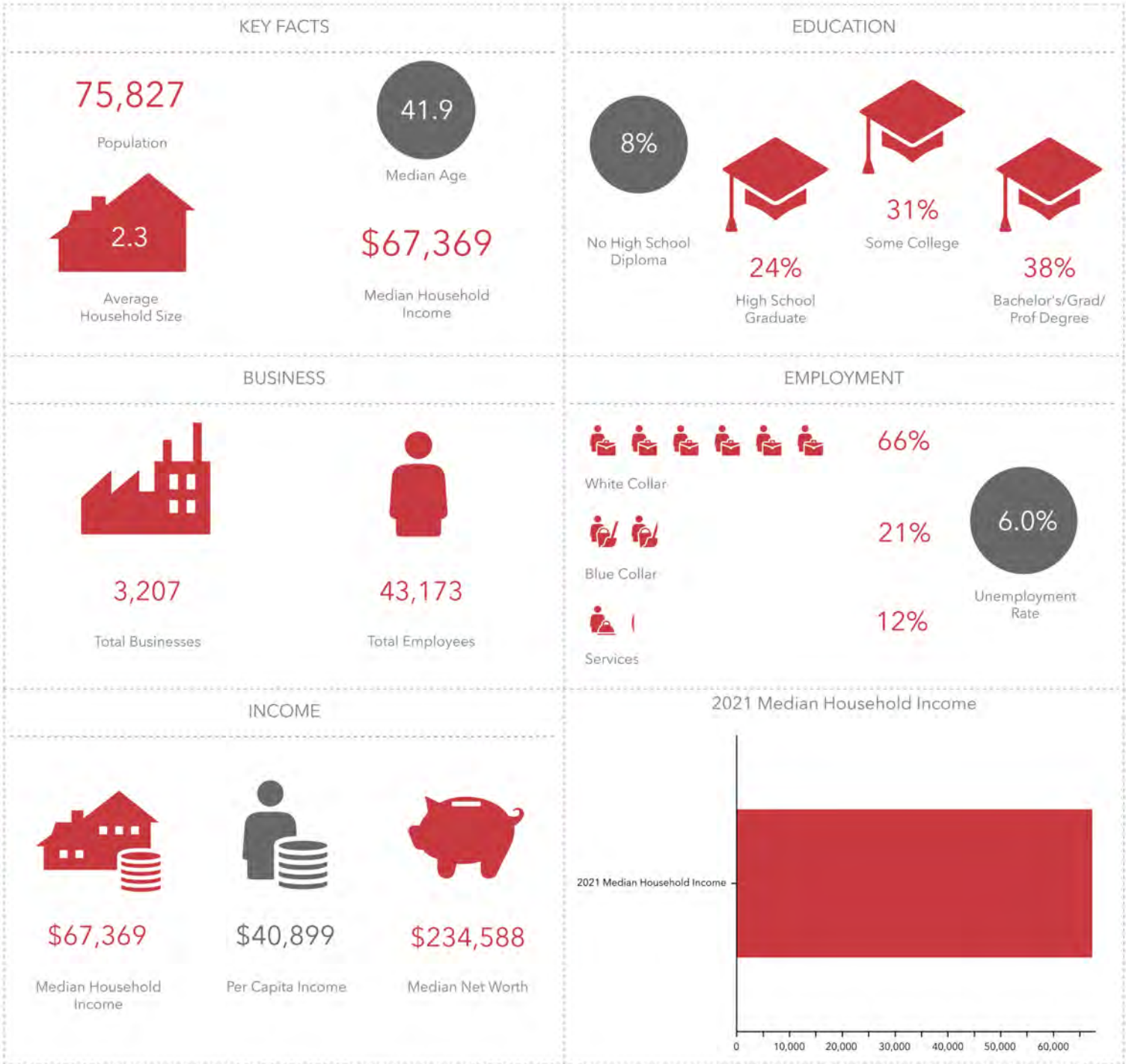




DEMOGRAPHICS - 5 MILES



DEMOGRAPHICS - 10 MILES

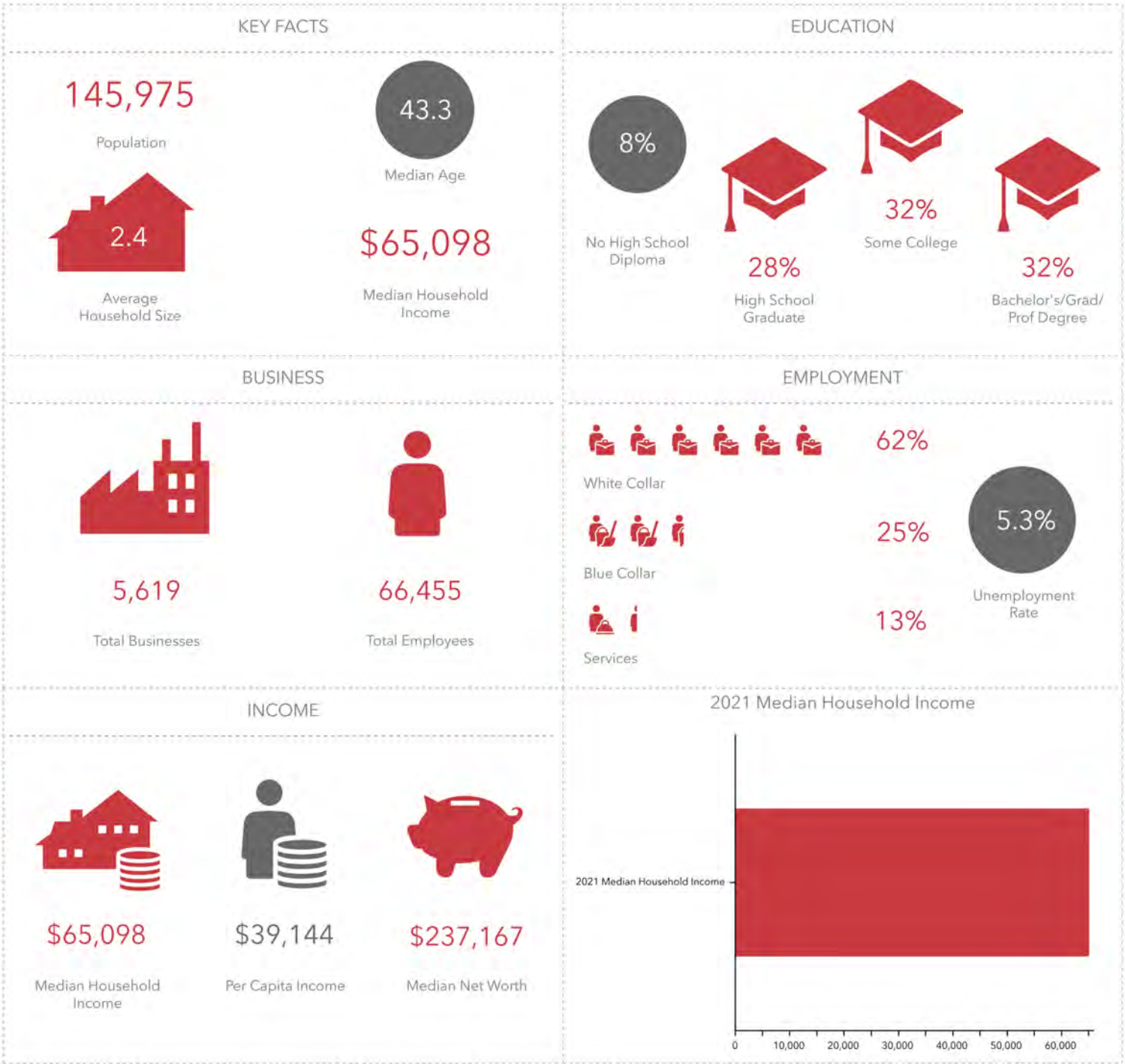


This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

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Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

DEMOGRAPHICS - 20 MILES



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

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