



FOR LEASE

Iron Mountain Shopping Center

1860 S STEPHENSON AVE
IRON MOUNTAIN, MI 49801

Iron Mountain Shopping Center, conveniently located in Iron Mountain, MI is strategically located on Stephenson Ave. There is ample parking with 693 total parking spaces. Iron Mountain Shopping Center is located in a high traffic area (+30,000 Average Daily Traffic Count), surrounded by many national retail brands including Home Depot, Walmart and many others. The plaza has a tremendous mix of national and local tenants, including Tractor Supply and Dunham's Sports. Space available ranges from 2,000 square-foot suites up to 86,707 square feet of contiguous space.



Building SqFt	176,352 SqFt
Lot Size (acres)	20.98
Parcel ID	051-000-265-04
Zoning Type	Commercial
County	Dickinson
Frontage	875.00 Ft
Coordinates	45.808117,-88.046703

- ❖ Prime location on one of the most active retail corridors in Michigan upper-peninsula
- ❖ Excellent visibility from Stephenson Ave and surrounding businesses
- ❖ Ample parking available with over 693 parking spaces for shoppers and employees
- ❖ Below market rates
- ❖ Endcap anchor space (86,707 SF) available
- ❖ Easy access with three ingress & egress
- ❖ True trade area spans 50 square miles (Placer.ai)

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



LINDSEY NUSSLE
Asset Manager

Direct: 210-801-8517
lindsey@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1824	Retail	Negotiable	NNN	2,000 SF	Negotiable
#1826	Retail	Negotiable	NNN	2,000 SF	Negotiable
#1848	Retail	Negotiable	NNN	2,000 SF	Negotiable
#1822	Retail	Negotiable	NNN	2,500 SF	Negotiable
#1820	Retail	Negotiable	NNN	2,2800 SF	Negotiable
#1800A/1810A	Retail	Negotiable	NNN	4,400 SF	Negotiable
#1810	Retail	Negotiable	NNN	37,353 SF	Negotiable
Pad	Retail	Negotiable	Ground	1.11 AC	Negotiable



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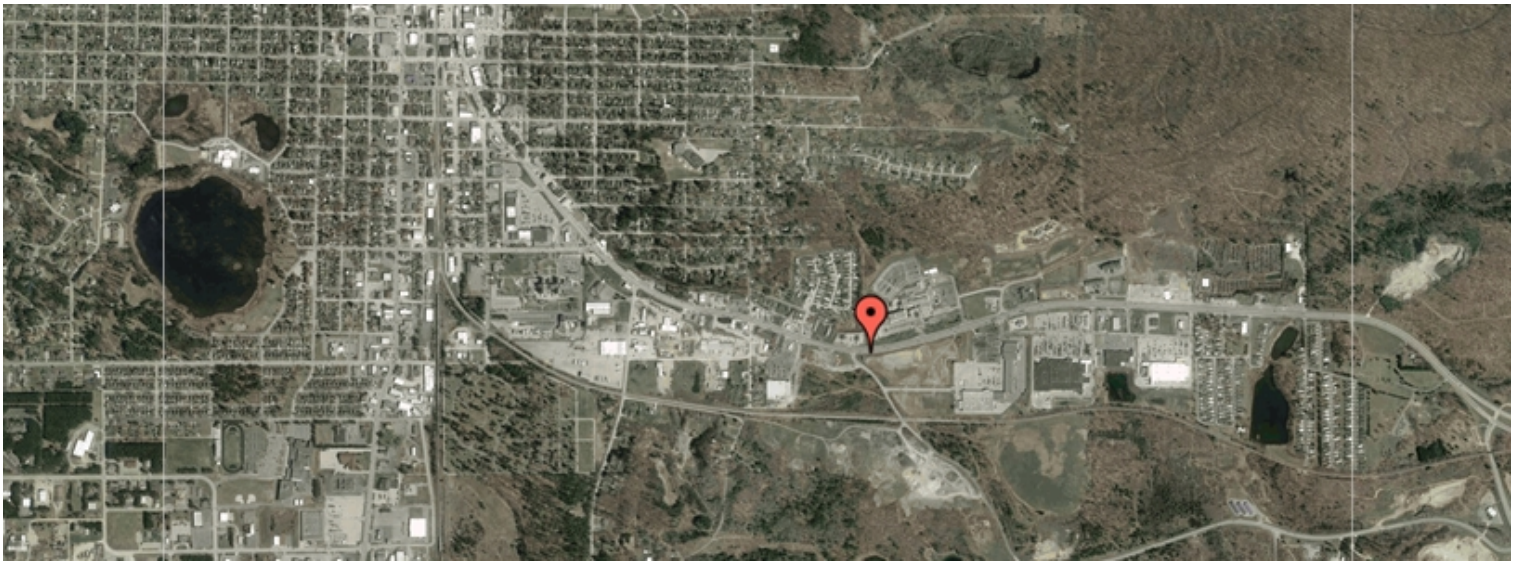
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2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	131	846	924
\$15000-24999	127	663	756
\$25000-34999	123	894	1,053
\$35000-49999	122	1,163	1,373
\$50000-74999	149	1,351	1,658
\$75000-99999	108	975	1,228
\$100000-149999	103	1,016	1,317
\$150000-199999	20	239	358
\$200000 or greater	15	218	300
Median HH Income	\$ 42,192	\$ 51,458	\$ 54,087
Average HH Income	\$ 60,722	\$ 71,208	\$ 74,901

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 Average Household Size	2.05	2.15	2.18
2022 Owner Occupied Housing	674	5,345	6,771
2027 Owner Occupied Housing	676	5,386	6,836
2022 Renter Occupied Housing	223	2,019	2,195
2027 Renter Occupied Housing	215	1,977	2,154
2022 Vacant Housing	100	743	945
2022 Total Housing	997	8,107	9,911



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ABOUT IRON MOUNTAIN

Iron Mountain is a city and the county seat of Dickinson County, Michigan. The population was 7,518 at the 2020 census. Logging, tourism, and winter sports (based at nearby ski resorts) are significant economic factors. Dickinson county is home to 6,400 square miles of lake and 645 miles, making Iron Mountain a coveted tourism destination for golf, skiing, fishing, canoeing and more. Manufactures include wood products, concrete, and machinery. Guided tours are given of the underground shafts of the Iron Mountain Iron Mine, which ceased production in 1945; the mine has since been designated a state historical landmark.



CITY OF IRON MOUNTAIN

COUNTY DICKINSON

AREA

CITY 8.2 SQ MI
LAND 7.5 SQ MI
WATER 0.7 SQ MI
ELEVATION 1138 FT

POPULATION

DICKINSON COUNTY 23,997
IRON MOUNTAIN 7,518

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