



COMING SOON  
**HOBBY LOBBY**

FOR LEASE

# Iron Mountain Shopping Center

1860 S STEPHENSON AVE  
IRON MOUNTAIN, MI 49801

2,000 - 37,353 SF  
AVAILABLE

\$12.00 - \$14.00  
SF/YR

9  
SPACES

## Lindsey Nussle

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## Spigel Properties

70 N.E. Loop 410  
Suite 185, San Antonio, TX 78216  
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**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

## Property Overview

|                             |                                  |                       |                       |                                     |
|-----------------------------|----------------------------------|-----------------------|-----------------------|-------------------------------------|
| 57,133 SF<br>AVAILABLE SF   | \$12 - \$14<br>ASKING RATE SF/YR | 9<br>SPACES AVAILABLE | 20.98<br>LOT SIZE     | 176,352 SqFt<br>BUILDING SQFT       |
| 051-000-265-04<br>PARCEL ID | Commercial<br>ZONING TYPE        | Dickinson<br>COUNTY   | 875.00 Ft<br>FRONTAGE | 45.808117,-88.046703<br>COORDINATES |

### EXECUTIVE SUMMARY

- Strategically positioned on Stephenson Avenue in Iron Mountain, MI, Iron Mountain Shopping Center sits at the heart of one of the area's most active retail corridors, drawing over 30,000 vehicles per day. The center offers 693 parking spaces, ensuring a convenient experience for shoppers and a steady stream of foot traffic for tenants.
- The plaza benefits from exceptional co-tenancy, with national brands including Home Depot, Walmart, Tractor Supply, and Dunham's Sports — creating a powerful retail destination that attracts a broad and loyal customer base. Available spaces range from 2,000 square feet up to 86,707 square feet of contiguous space, offering flexible options for a wide variety of retail concepts

### PROPERTY HIGHLIGHTS

- 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
- Easy access with three Ingress & Egress
- True trade area spans 50 sq mi's (Placer.ai)

## ACCESSIBILITY

| TRANSIT             | AIRPORTS                      | HIGHWAYS                      |
|---------------------|-------------------------------|-------------------------------|
| Iron Mountain1.1 mi | Jackpine Knob Airport15.5 mi  | South Stephenson Avenue404 ft |
|                     | Ford Airport3.5 mi            | US-2/US-1410.9 mi             |
|                     | Shangrila Airport WS2518.4 mi | US-1411.4 mi                  |
|                     |                               | North Stephenson Avenue1.7 mi |

## Space Available

#1800A/1810A

\$14 SF/Yr

SF AVAILABLE

**4,400 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1820

\$14 SF/Yr

SF AVAILABLE

**2,880 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1824

\$14 SF/Yr

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1826

\$14 SF/Yr

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1848

\$14 SF/Yr

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1822

\$12 – \$14 SF/Yr

SF AVAILABLE

**2,500 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1800-1810

NEGOTIABLE

SF AVAILABLE

**37,353 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1836

NEGOTIABLE

SF AVAILABLE

**2,000 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#1838-1840

NEGOTIABLE

SF AVAILABLE

**2,000 SF**

TERM

—

TYPE

NNN

USE

Retail



## Photo Gallery



# Market Overview



## Market Overview: Iron Mountain, MI

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.

### DEMOGRAPHIC SNAPSHOT

| 1-MILE RADIUS    |          | 3-MILE RADIUS    |          | 5-MILE RADIUS    |          |
|------------------|----------|------------------|----------|------------------|----------|
| Population       | 1,849    | Population       | 16,113   | Population       | 20,133   |
| Median HH Income | \$48,485 | Median HH Income | \$60,618 | Median HH Income | \$62,388 |
| Households       | 915      | Households       | 7,532    | Households       | 9,342    |

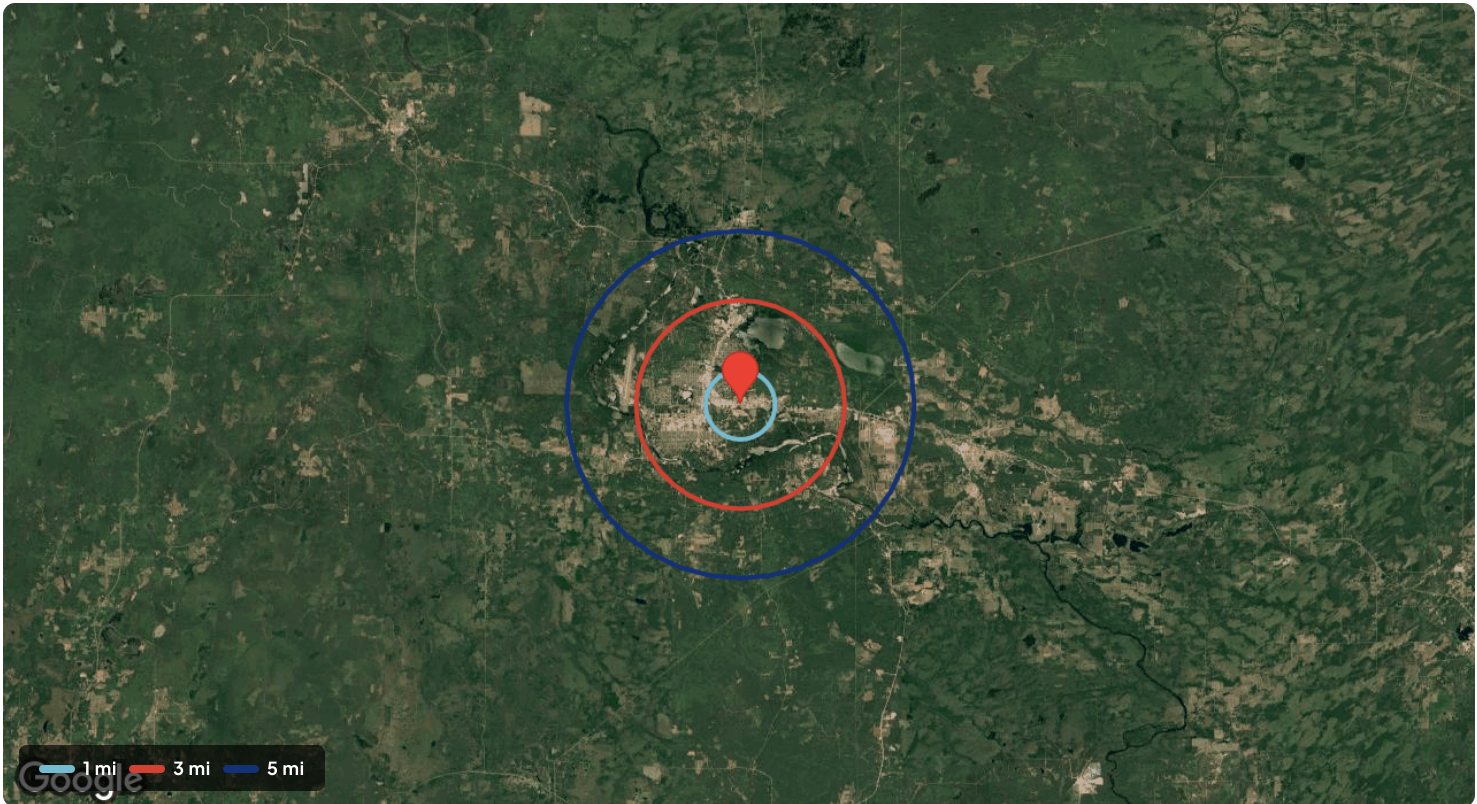
Source: ESRI / ArcGIS Business Analyst



# Demographics (Detail)

| POPULATION              | 1 MILE  | 3 MILE  | 5 MILE  |
|-------------------------|---------|---------|---------|
| 2000 Population         | 2,067   | 17,684  | 21,806  |
| 2010 Population         | 1,940   | 16,463  | 20,423  |
| 2026 Population         | 1,849   | 16,113  | 20,133  |
| 2031 Population         | 1,834   | 16,014  | 20,040  |
| 2026–2031 Growth Rate   | –0.16 % | –0.12 % | –0.09 % |
| 2026 Daytime Population | 3,949   | 20,210  | 23,737  |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE | 2026 HOUSEHOLD INCOME | 1 MILE          | 3 MILE          | 5 MILE          |
|------------------------------|--------|--------|--------|-----------------------|-----------------|-----------------|-----------------|
| 2000 Total Households        | 907    | 7,451  | 9,091  | less than \$15,000    | 92              | 599             | 670             |
| 2010 Total Households        | 886    | 7,252  | 8,897  | \$15,000–\$24,999     | 118             | 743             | 872             |
| 2026 Total Households        | 915    | 7,532  | 9,342  | \$25,000–\$34,999     | 104             | 576             | 674             |
| 2031 Total Households        | 923    | 7,619  | 9,465  | \$35,000–\$49,999     | 153             | 982             | 1,264           |
| 2026 Avg. Household Size     | 2      | 2.09   | 2.11   | \$50,000–\$74,999     | 174             | 1,847           | 2,186           |
| 2026 Owner Occupied Housing  | 663    | 5,651  | 7,234  | \$75,000–\$99,999     | 121             | 1,058           | 1,297           |
| 2031 Owner Occupied Housing  | 675    | 5,766  | 7,385  | \$100,000–\$149,999   | 105             | 990             | 1,304           |
| 2026 Renter Occupied Housing | 252    | 1,881  | 2,108  | \$150,000–\$199,999   | 28              | 450             | 656             |
| 2031 Renter Occupied Housing | 248    | 1,853  | 2,080  | \$200,000 or greater  | 19              | 288             | 420             |
| 2026 Vacant Housing          | 87     | 657    | 875    | Median HH Income      | <b>\$48,485</b> | <b>\$60,618</b> | <b>\$62,388</b> |
| 2026 Total Housing           | 1,002  | 8,189  | 10,217 | Average HH Income     | <b>\$62,598</b> | <b>\$75,782</b> | <b>\$79,989</b> |



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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