

FOR LEASE

Algonac Shopping Center

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



Algonac Shopping Center
417 Michigan Street (M-29)
Algonac, MI 48001

EXCLUSIVELY LISTED BY:

Pete Brown
Vice President
C: (586) 703-7038
O: (248) 359-9000 x11
pbrown@insitecommercial.com

(248) 359-9000
www.insitecommercial.com



PROPERTY INFORMATION

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LOCATION INFORMATION

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PROPERTY OVERVIEW

This retail center is located in the heart of Algonac offering tremendous visibility from the main thoroughfare (M-29) which runs from Chesterfield to Port Huron.

OFFERING SUMMARY

| | |
|-------------------------|---|
| Lease Rate: | \$12.00 PSF NNN |
| NNN/CAM Est.: | \$2.50 PSF |
| Building Size: | 48,036 SF |
| Lot Size: | +/-3 Acres |
| Available Space: | 6,162 SF – Existing office layout with a large open area 6,900 SF – Wide open finished space |
| Co-Tenants: | Woodside Church, Pet Supply, Liquor Store, Colony Insulation, and more. |

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 12,472 people
- **Households:** 5,751 homes
- **Avg. HH Income:** \$100,200 USD
- **Traffic Counts:** 6,677 VPD





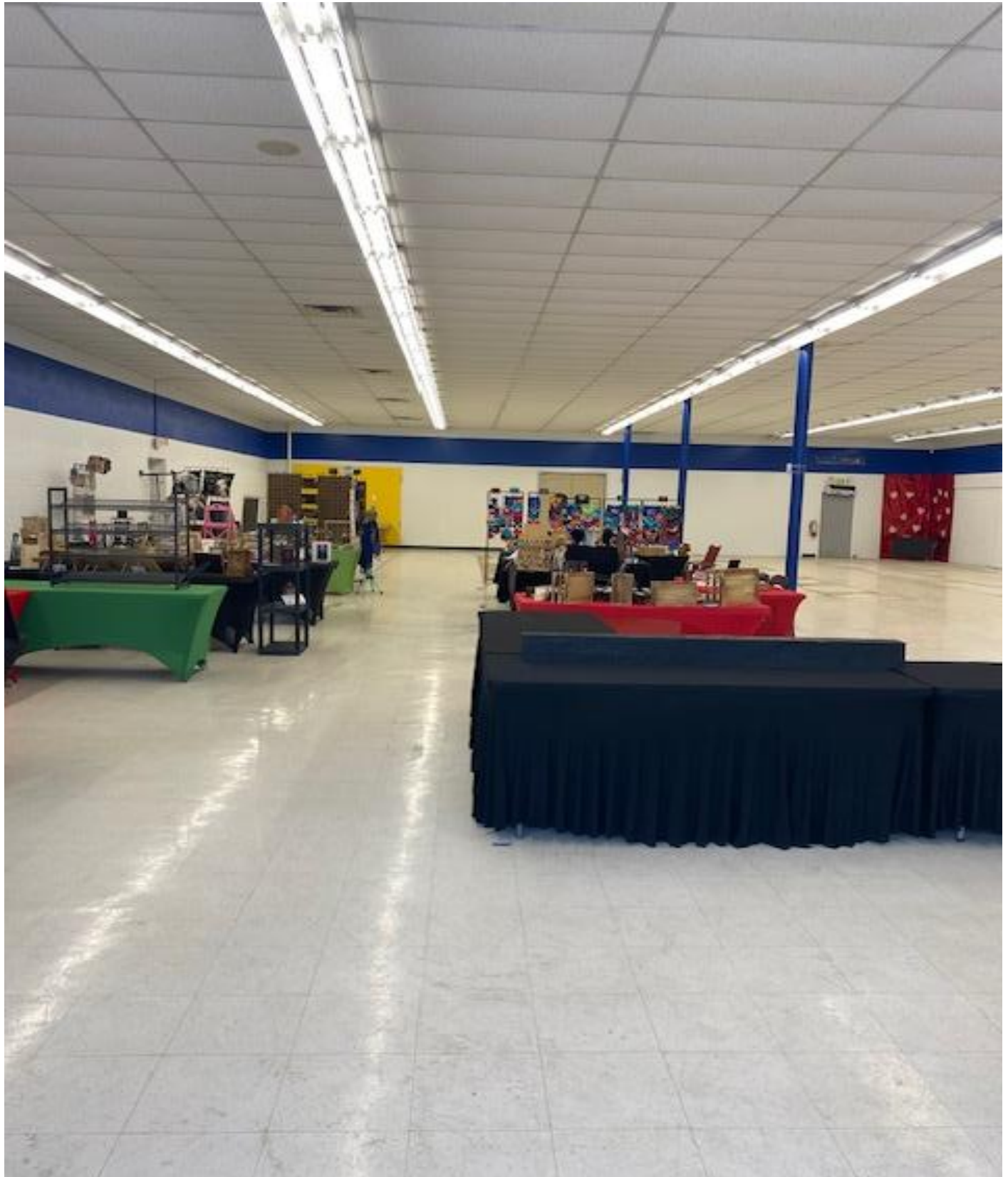




PROPERTY INFORMATION

Photographs – 6,900 SF Space





PROPERTY INFORMATION

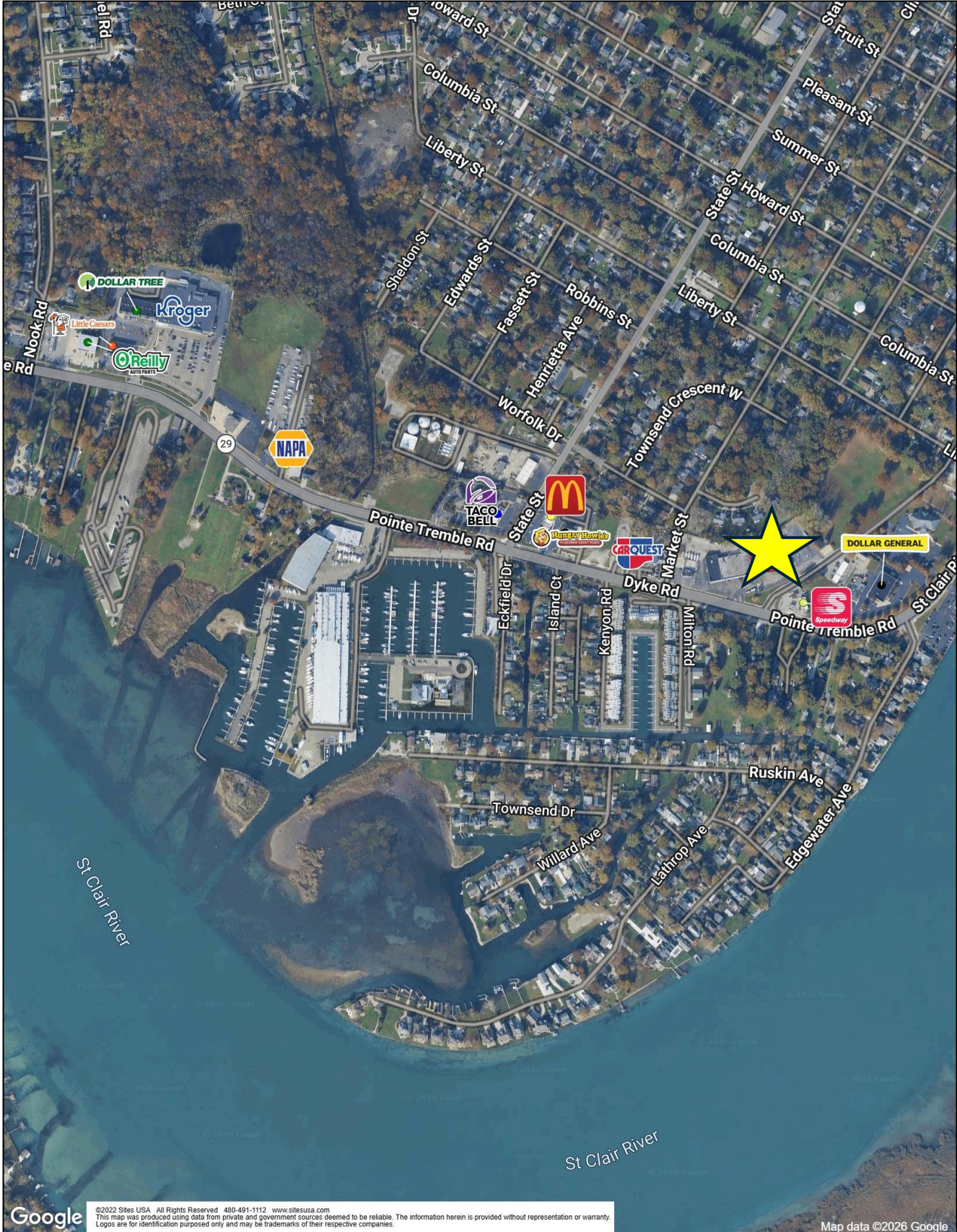
Photographs – 6,900 SF Space





LOCATION INFORMATION

Retailer Map

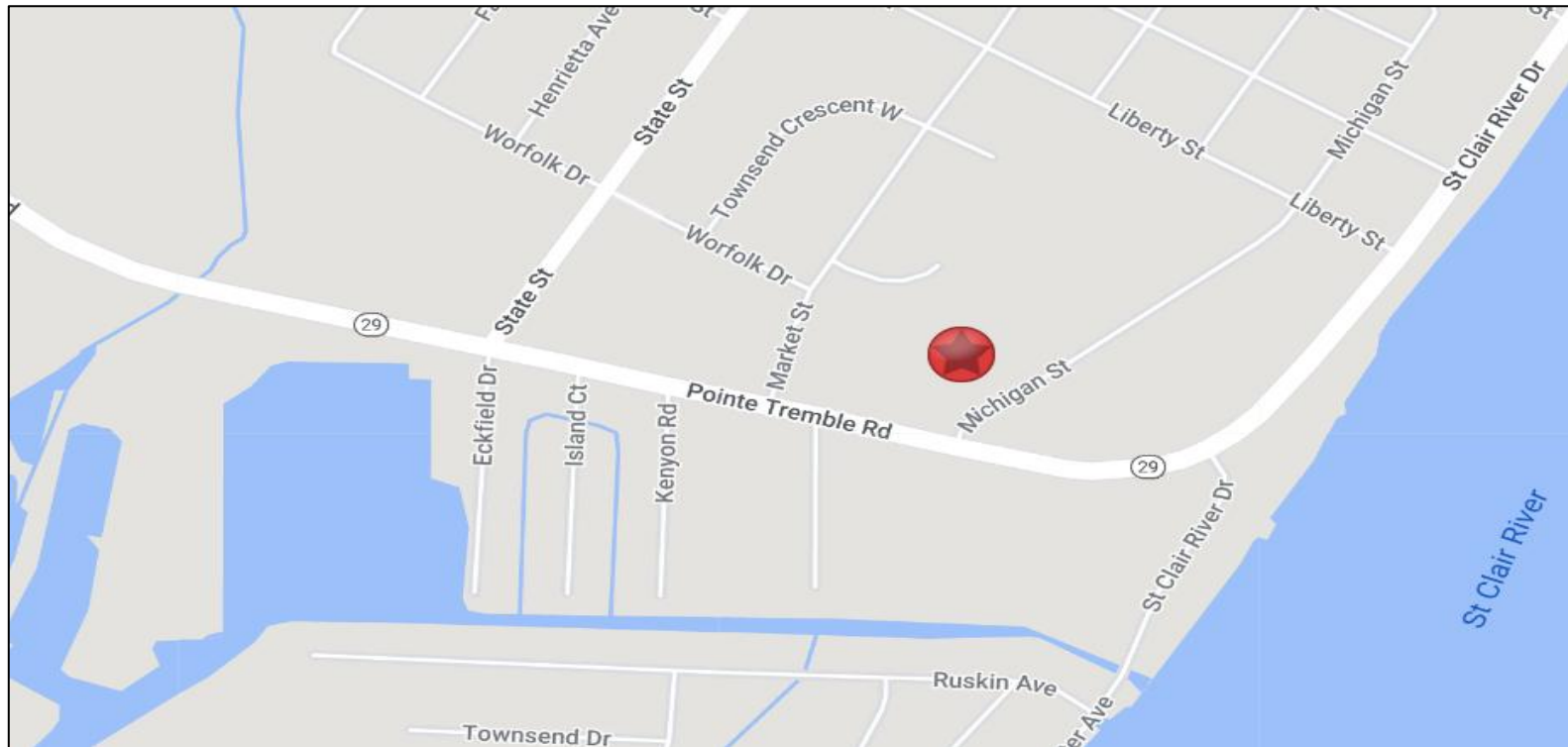


Google

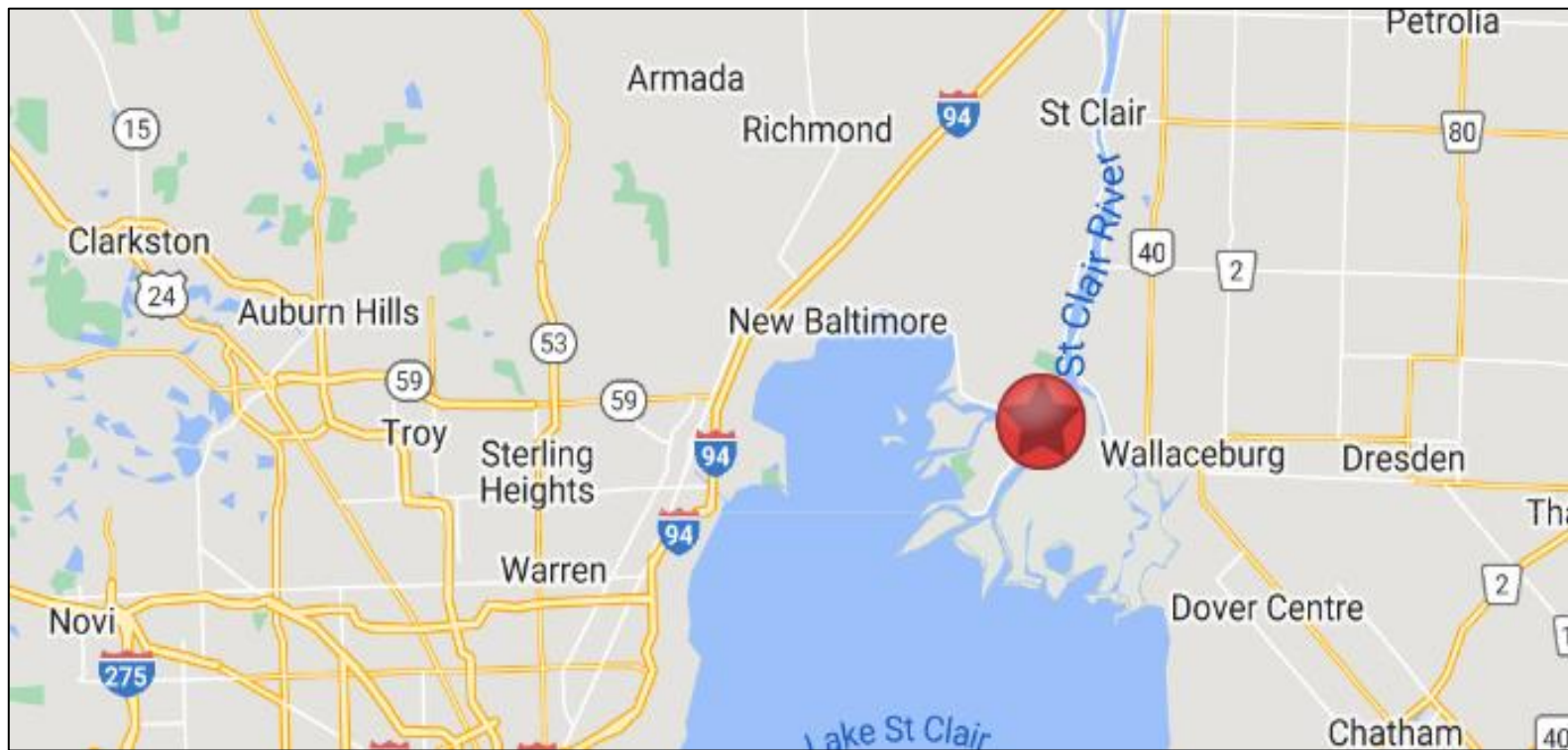
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LOCAL



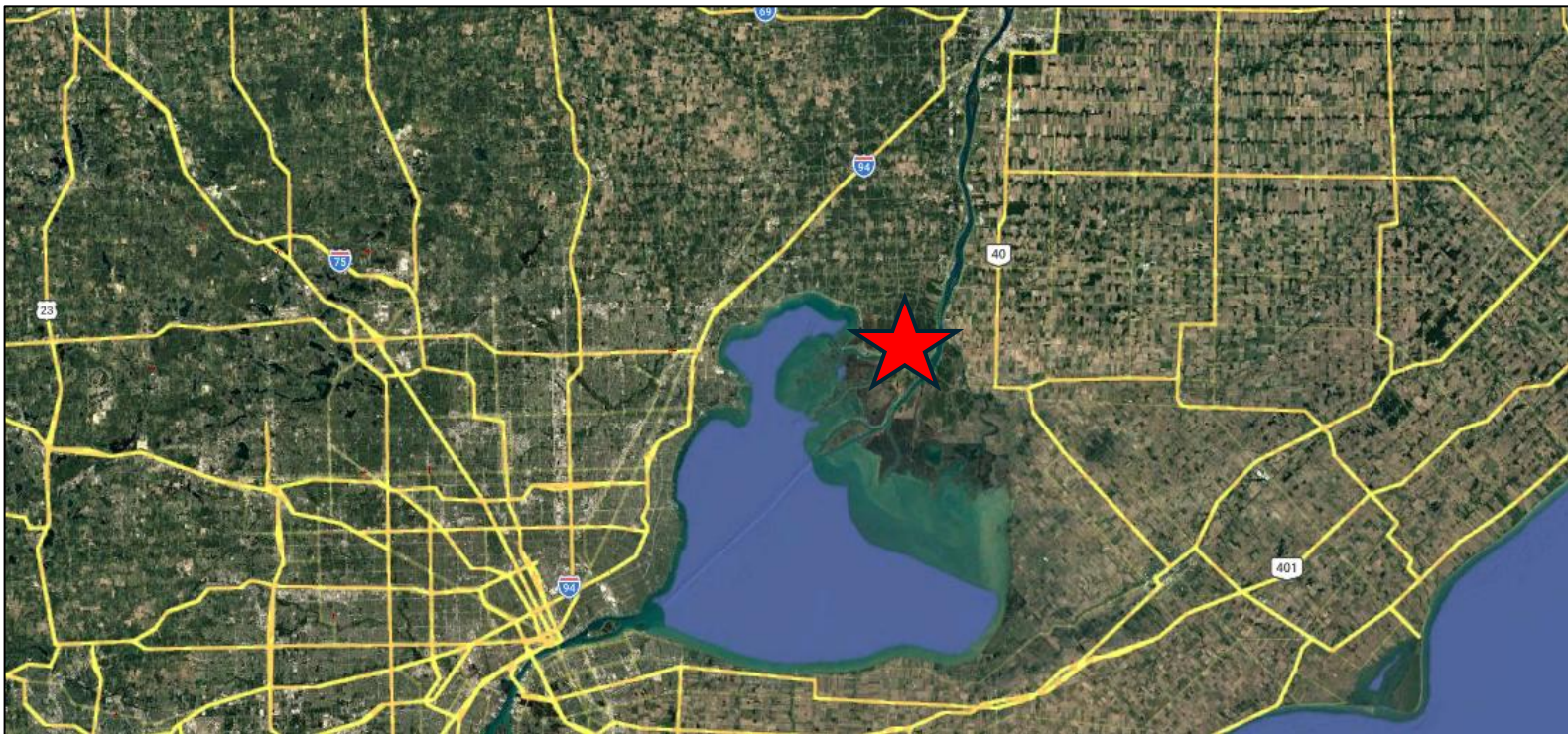
REGIONAL



LOCAL



REGIONAL



| 417 Michigan St Algonac, MI 48001 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Population | | | |
| 2025 Estimated Population | 3,756 | 9,245 | 12,472 |
| 2030 Projected Population | 3,704 | 9,183 | 12,401 |
| 2020 Census Population | 3,616 | 8,895 | 11,961 |
| 2010 Census Population | 3,575 | 9,004 | 12,180 |
| Projected Annual Growth 2025 to 2030 | -0.3% | -0.1% | -0.1% |
| Historical Annual Growth 2010 to 2025 | 0.3% | 0.2% | 0.2% |
| Households | | | |
| 2025 Estimated Households | 1,760 | 4,256 | 5,751 |
| 2030 Projected Households | 1,758 | 4,289 | 5,806 |
| 2020 Census Households | 1,649 | 3,941 | 5,311 |
| 2010 Census Households | 1,543 | 3,786 | 5,141 |
| Projected Annual Growth 2025 to 2030 | - | 0.2% | 0.2% |
| Historical Annual Growth 2010 to 2025 | 0.9% | 0.8% | 0.8% |
| Age | | | |
| 2025 Est. Population Under 10 Years | 10.4% | 9.9% | 9.2% |
| 2025 Est. Population 10 to 19 Years | 9.4% | 9.9% | 10.1% |
| 2025 Est. Population 20 to 29 Years | 12.1% | 10.7% | 9.9% |
| 2025 Est. Population 30 to 44 Years | 17.0% | 15.8% | 15.2% |
| 2025 Est. Population 45 to 59 Years | 18.8% | 19.6% | 19.8% |
| 2025 Est. Population 60 to 74 Years | 22.8% | 24.0% | 25.4% |
| 2025 Est. Population 75 Years or Over | 9.5% | 10.1% | 10.4% |
| 2025 Est. Median Age | 44.8 | 46.9 | 48.3 |
| Marital Status & Gender | | | |
| 2025 Est. Male Population | 50.0% | 50.6% | 50.7% |
| 2025 Est. Female Population | 50.0% | 49.4% | 49.3% |
| 2025 Est. Never Married | 30.2% | 28.0% | 26.0% |
| 2025 Est. Now Married | 44.3% | 47.6% | 50.4% |
| 2025 Est. Separated or Divorced | 19.8% | 16.9% | 16.2% |
| 2025 Est. Widowed | 5.7% | 7.5% | 7.4% |
| Income | | | |
| 2025 Est. HH Income \$200,000 or More | 4.4% | 6.7% | 8.1% |
| 2025 Est. HH Income \$150,000 to \$199,999 | 3.8% | 7.1% | 8.8% |
| 2025 Est. HH Income \$100,000 to \$149,999 | 15.9% | 19.0% | 19.5% |
| 2025 Est. HH Income \$75,000 to \$99,999 | 6.5% | 9.7% | 12.1% |
| 2025 Est. HH Income \$50,000 to \$74,999 | 22.6% | 18.8% | 16.5% |
| 2025 Est. HH Income \$35,000 to \$49,999 | 15.3% | 13.3% | 12.9% |
| 2025 Est. HH Income \$25,000 to \$34,999 | 13.1% | 9.0% | 7.6% |
| 2025 Est. HH Income \$15,000 to \$24,999 | 6.7% | 6.3% | 6.4% |
| 2025 Est. HH Income Under \$15,000 | 11.6% | 10.1% | 8.1% |
| 2025 Est. Average Household Income | \$72,921 | \$89,949 | \$100,200 |
| 2025 Est. Median Household Income | \$56,142 | \$70,753 | \$78,366 |
| 2025 Est. Per Capita Income | \$34,186 | \$41,428 | \$46,218 |
| 2025 Est. Total Businesses | 119 | 232 | 298 |
| 2025 Est. Total Employees | 707 | 1,507 | 2,203 |

| 417 Michigan St Algonac, MI 48001 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Race | | | |
| 2025 Est. White | 95.8% | 95.5% | 95.5% |
| 2025 Est. Black | 0.3% | 0.4% | 0.4% |
| 2025 Est. Asian or Pacific Islander | 0.1% | 0.2% | 0.3% |
| 2025 Est. American Indian or Alaska Native | 0.4% | 0.3% | 0.3% |
| 2025 Est. Other Races | 3.4% | 3.6% | 3.5% |
| Hispanic | | | |
| 2025 Est. Hispanic Population | 82 | 201 | 266 |
| 2025 Est. Hispanic Population | 2.2% | 2.2% | 2.1% |
| 2030 Proj. Hispanic Population | 3.4% | 3.9% | 4.0% |
| 2020 Hispanic Population | 1.6% | 1.5% | 1.5% |
| Education (Adults 25 & Older) | | | |
| 2025 Est. Adult Population (25 Years or Over) | 2,813 | 6,967 | 9,480 |
| 2025 Est. Elementary (Grade Level 0 to 8) | 1.3% | 1.0% | 1.1% |
| 2025 Est. Some High School (Grade Level 9 to 11) | 5.5% | 5.3% | 5.1% |
| 2025 Est. High School Graduate | 41.8% | 36.8% | 35.8% |
| 2025 Est. Some College | 26.7% | 28.0% | 26.1% |
| 2025 Est. Associate Degree Only | 8.7% | 11.5% | 12.2% |
| 2025 Est. Bachelor Degree Only | 11.6% | 10.9% | 12.6% |
| 2025 Est. Graduate Degree | 4.4% | 6.4% | 7.0% |
| Housing | | | |
| 2025 Est. Total Housing Units | 1,953 | 4,808 | 6,516 |
| 2025 Est. Owner-Occupied | 64.9% | 72.0% | 74.0% |
| 2025 Est. Renter-Occupied | 25.2% | 16.5% | 14.3% |
| 2025 Est. Vacant Housing | 9.9% | 11.5% | 11.7% |
| Homes Built by Year | | | |
| 2025 Homes Built 2010 or later | 4.0% | 5.3% | 5.2% |
| 2025 Homes Built 2000 to 2009 | 7.7% | 5.9% | 6.4% |
| 2025 Homes Built 1990 to 1999 | 7.7% | 12.5% | 13.3% |
| 2025 Homes Built 1980 to 1989 | 6.7% | 7.7% | 7.9% |
| 2025 Homes Built 1970 to 1979 | 17.0% | 16.2% | 16.7% |
| 2025 Homes Built 1960 to 1969 | 6.2% | 6.4% | 6.1% |
| 2025 Homes Built 1950 to 1959 | 14.4% | 12.1% | 11.3% |
| 2025 Homes Built Before 1949 | 26.3% | 22.3% | 21.4% |
| Home Values | | | |
| 2025 Home Value \$1,000,000 or More | 0.3% | 0.4% | 0.6% |
| 2025 Home Value \$500,000 to \$999,999 | 8.2% | 8.6% | 9.2% |
| 2025 Home Value \$400,000 to \$499,999 | 5.2% | 6.6% | 7.6% |
| 2025 Home Value \$300,000 to \$399,999 | 11.0% | 17.5% | 21.2% |
| 2025 Home Value \$200,000 to \$299,999 | 20.7% | 25.5% | 27.0% |
| 2025 Home Value \$150,000 to \$199,999 | 17.7% | 15.8% | 13.4% |
| 2025 Home Value \$100,000 to \$149,999 | 22.9% | 13.9% | 11.4% |
| 2025 Home Value \$50,000 to \$99,999 | 10.1% | 6.9% | 5.4% |
| 2025 Home Value \$25,000 to \$49,999 | 0.7% | 0.8% | 0.7% |
| 2025 Home Value Under \$25,000 | 3.1% | 3.8% | 3.6% |
| 2025 Median Home Value | \$191,476 | \$234,345 | \$253,399 |
| 2025 Median Rent | \$765 | \$773 | \$766 |

| 417 Michigan St Algonac, MI 48001 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2025 Est. Labor Population Age 16 Years or Over | 3,145 | 7,760 | 10,526 |
| 2025 Est. Civilian Employed | 55.5% | 55.5% | 55.5% |
| 2025 Est. Civilian Unemployed | 2.7% | 3.3% | 2.8% |
| 2025 Est. in Armed Forces | - | - | - |
| 2025 Est. not in Labor Force | 41.8% | 41.2% | 41.7% |
| 2025 Labor Force Males | 49.7% | 50.4% | 50.7% |
| 2025 Labor Force Females | 50.3% | 49.6% | 49.3% |
| Occupation | | | |
| 2025 Occupation: Population Age 16 Years or Over | 1,747 | 4,307 | 5,838 |
| 2025 Mgmt, Business, & Financial Operations | 13.7% | 14.5% | 16.2% |
| 2025 Professional, Related | 13.8% | 17.5% | 18.3% |
| 2025 Service | 24.7% | 19.8% | 18.0% |
| 2025 Sales, Office | 19.8% | 17.2% | 17.4% |
| 2025 Farming, Fishing, Forestry | - | - | - |
| 2025 Construction, Extraction, Maintenance | 11.3% | 12.0% | 11.7% |
| 2025 Production, Transport, Material Moving | 16.7% | 19.1% | 18.2% |
| 2025 White Collar Workers | 47.3% | 49.2% | 52.0% |
| 2025 Blue Collar Workers | 52.7% | 50.8% | 48.0% |
| Transportation to Work | | | |
| 2025 Drive to Work Alone | 77.8% | 82.9% | 82.1% |
| 2025 Drive to Work in Carpool | 8.9% | 7.4% | 7.9% |
| 2025 Travel to Work by Public Transportation | 2.5% | 1.3% | 1.1% |
| 2025 Drive to Work on Motorcycle | 0.5% | 0.2% | 0.2% |
| 2025 Walk or Bicycle to Work | 4.4% | 2.9% | 2.5% |
| 2025 Other Means | 0.4% | 0.3% | 0.3% |
| 2025 Work at Home | 5.5% | 5.0% | 6.0% |
| Travel Time | | | |
| 2025 Travel to Work in 14 Minutes or Less | 28.5% | 22.3% | 21.9% |
| 2025 Travel to Work in 15 to 29 Minutes | 19.5% | 20.4% | 20.2% |
| 2025 Travel to Work in 30 to 59 Minutes | 32.6% | 33.9% | 34.9% |
| 2025 Travel to Work in 60 Minutes or More | 19.4% | 23.4% | 23.0% |
| 2025 Average Travel Time to Work | 32.4 | 36.1 | 36.0 |
| Consumer Expenditure | | | |
| 2025 Est. Total Household Expenditure | \$139.31 M | \$381.19 M | \$546.31 M |
| 2025 Est. Apparel | \$2.59 M | \$7.03 M | \$10.02 M |
| 2025 Est. Contributions, Tax and Retirement | \$32.26 M | \$98.27 M | \$147.66 M |
| 2025 Est. Education | \$3.05 M | \$8.57 M | \$12.42 M |
| 2025 Est. Entertainment | \$8.05 M | \$21.8 M | \$31.04 M |
| 2025 Est. Food, Beverages, Tobacco | \$17.77 M | \$46.4 M | \$64.76 M |
| 2025 Est. Health Care | \$11.96 M | \$29.43 M | \$40.14 M |
| 2025 Est. Household Furnishings and Equipment | \$3.68 M | \$10.09 M | \$14.45 M |
| 2025 Est. Household Operations, Shelter, Utilities | \$32.22 M | \$83.4 M | \$116.57 M |
| 2025 Est. Miscellaneous Expenses | \$2.39 M | \$6.52 M | \$9.33 M |
| 2025 Est. Personal Care | \$1.91 M | \$4.96 M | \$6.89 M |
| 2025 Est. Transportation | \$23.43 M | \$64.71 M | \$93.01 M |

LOCATION INFORMATION

Traffic Counts

