

# FOR LEASE



117 N Mission St | Mount Pleasant, MI

## FORMER RITE AID

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	117 N Mission St
<b>City/Township</b>	Mount Pleasant, MI
<b>Building Size</b>	11,095 SF
<b>Min. Space Available</b>	1,600 SF
<b>Max. Space Available</b>	11,095 SF
<b>Land Size</b>	1.17 AC
<b>Parking</b>	50 Spaces
<b>Zoning</b>	CD-4
<b>Asking Rental Rate</b>	Contact Broker
<b>Estimated NNN's</b>	\$5.50

## DEMOGRAPHICS (5-MILE RADIUS)



51,561  
PEOPLE



\$69,182  
AVG. HOUSEHOLD INCOME



20,925  
HOUSEHOLDS



\$548.1M  
OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

### PRIME HARD-CORNER LOCATION

Situated on the hard corner of N Mission St and E Broadway St in Mount Pleasant, MI. This building offers unparalleled visibility and access with over 26,000 vehicles passing daily. The site features multiple curb cuts, prominent signage, and excellent frontage.

### STRONG AREA TENANTS & TRAFFIC DRIVERS

Surrounded by national anchor retailers and fueled by consistent high traffic from commuters, residents, and students. Prime high-demand location along Mission Road, which is Mount Pleasant's main commercial corridor.

### THRIVING MARKET

Mount Pleasant's expanding economic base is anchored by Central Michigan University, healthcare, retail, and the Soaring Eagle Casino & Resort. This generates consistent daytime population and solid consumer spending from students, residents, and visitors. Flagship retail and service operators with multi-decade occupancy further demonstrate this market strength.

### CENTRAL MICHIGAN UNIVERSITY

Central Michigan University serves as Mount Pleasant's primary economic driver with over 15,000 students, faculty, and staff. This generates consistent daytime and evening traffic along with solid consumer spending from the university community. Flagship retail and service operators benefit from this stable university presence.

### IMMEDIATE LEASING & REDEVELOPMENT UPSIDE

Benefits from strong site infrastructure and highly flexible ownership that is willing to demise the building into multiple units. Competitive TI packages, work letters, and turnkey buildout options are available to accommodate qualified tenants.

## AREA TENANTS



# PHOTOS



# AERIAL (1)



# AERIAL (2)



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	24,328	37,184	51,462
2024 Population	23,845	37,325	51,561
2029 Population Projection	24,264	38,129	52,597
Annual Growth 2020-2024	-0.4%	0.1%	0.0%
Annual Growth 2024-2029	0.4%	0.4%	0.4%
HOUSEHOLDS			
2020 Households	9,584	14,982	20,537
2024 Households	9,694	15,393	20,925
2029 Household Projection	9,896	15,764	21,384
Annual Growth 2020-2024	0.0%	0.3%	0.2%
Annual Growth 2024-2029	0.4%	0.5%	0.4%
Avg Household Size	2.10	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$60,758	\$63,738	\$69,182
Median Household Income	\$41,007	\$43,238	\$50,244

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$170,489	\$178,816	\$180,159
Median Year Built	1979	1986	1984
Owner Occupied Households	3,913	6,536	11,273
Renter Occupied Households	5,982	9,227	10,111
HOUSING COMPOSITION			
1-Person Households	3,878	5,664	6,939
2-Person Households	3,135	5,126	7,249
3-Person Households	1,353	2,245	3,082
4-Person Households	840	1,461	2,181
5-Person Households	328	586	934
6-Person Households	122	230	387
7-Person Households	37	82	153
EMPLOYMENT			
Civilian Employed	11,117	18,575	25,362
Civilian Unemployed	921	1,235	1,595
Civilian Non-Labor Force	7,473	10,616	15,126

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