

FORMER RITE AID

117 N. Mission Street / Mt. Pleasant, MI



MID-AMERICA[®]
Real Estate-Michigan, Inc.

FOR LEASE



RETAIL OPPORTUNITY

FORMER RITE AID



Address

117 N. Misson Street
Mt. Pleasant, MI 48858

Availability

11,095 SF
1.17 Acres

Area Tenants



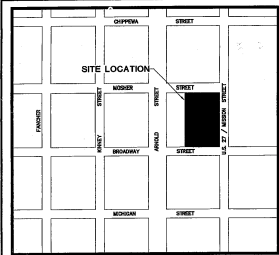
Features

Former Rite Aid with a drive-thru is available for lease in the heart of Mt. Pleasant, MI. It's located on the northwest corner of Mission Street and E. Broadway. The property is ideally situated just north of Central Michigan University, the state's 4th largest university with over 14,000 Students. The property is positioned at a traffic controlled intersection with ingress/egress to both main roads and provides ample parking.

Demographics (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	8,825	29,874	37,266
HOUSEHOLDS	4,073	12,312	15,361
AVG HOUSEHOLD INCOME	\$15,978	\$43,837	\$48,340
DAYTIME POPULATION	15,978	43,837	48,340

FORMER RITE AID



LOCATION MAP
NOT TO SCALE

LEGEND

- CATCH BASIN
- MANHOLE
- WATER SHUTOFF
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- MONITORING WELL
- DECIDUOUS TREE
- UNDERGROUND ELECTRICAL
- OVERHEAD ELECTRICAL
- GAS MAIN
- WATER MAIN
- STORM SEWER

ENCROACHMENTS

NO VISIBLE ENCROACHMENT

BULK AREA REQUIREMENTS

LOCATION: 117 N MISSION STREET
MT. PLEASANT, MICHIGAN

ZONE: C-3 COMMERCIAL DISTRICT

ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	N/A	1.17 ACRES
MINIMUM FRONT SETBACK	50'	77.4'
MINIMUM SIDE SETBACK	0'	83.8' (BROADWAY) 51.9' (MOSHER)
MINIMUM REAR SETBACK	0'	50'
MAXIMUM BUILDING HEIGHT	30'	10.54'
OFF-STREET PARKING	RITE AID 1 SPACE PER 150 S.F. VISIBLE FLOOR AREA 894 S.F. / 150 = 5.96 SPACES REQUIRED NAPA 1 SPACE PER 150 S.F. VISIBLE FLOOR AREA 877 S.F. HD.25 / 150 = 5.85 SPACES REQUIRED TOTAL REQUIRED 73 SPACES	70 SPACES REGULAR 4 HANDICAP 53 TOTAL

TITLE COMMITMENT INFORMATION

THERE ARE EXCEPTIONS THAT APPEAR IN FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 50362, DATED OCTOBER 14, 2005 @ 8:00 AM THAT CAN BE PLOTTED ON THIS SURVEY.

- ① LANDSCAPE EASEMENT AGREEMENT WITH THE CITY OF MT. PLEASANT DATED JULY 24, 1995 AND RECORDED JULY 27, 1995 AT LIBER 837, PAGE 190 - PLOTTED
- ② VACATION OF AN ALLEY SUBJECT TO RESTRICTIONS AND EASEMENTS RESERVED BY THE CITY OF MT. PLEASANT DATED MAY 7, 1962 AND RECORDED APRIL 23, 1962 AT LIBER 306, PAGE 130 AND ANOTHER DATED SEPTEMBER 1, 1956 AND RECORDED AT LIBER 561, PAGE 420 - PLOTTED
- ③ RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DECEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
- ④ HISTORICAL EASEMENT AGREEMENT THROUGH PART OF CAPTIONED LAND DATED JULY 2, 1999 AND RECORDED JULY 12, 1999 AT LIBER 854, PAGE 205 - PLOTTED

GENERAL NOTES

- 1. BEARINGS BASED ON FURNISHED LEGAL.
- 2. PARCEL IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED ON F.I.R.M. COMMUNITY PANEL 2601040307 C, JANUARY 7, 1998.

PROVIDED LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 50362
DATED OCTOBER 14, 2005 @ 8:00 AM

PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 15, KIRREBY ADDITION TO THE VILLAGE (NOW CITY) OF MOUNT PLEASANT, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 12, ISABELLA COUNTY, MICHIGAN REGISTER OF DEEDS RECORDS, BEING FURTHER DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 15, THENCE S 89°54'52" W, 112.20 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 15 TO THE POINT OF BEGINNING, THENCE CONTINUING S 89°54'52" W, 182.20 FEET; THENCE N 90°12'38" E, 265.08 FEET; THENCE N 89°54'52" E, 101.17 FEET; THENCE S 07°07'07" W, 255.98 FEET; THENCE S 41°57'25" W, 14.15 FEET, TO THE POINT OF BEGINNING.

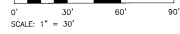
SURVEY CERTIFICATION

State No. 4505-2
Certification for Survey
In connection with the closing of a purchase by Agree Limited Partnership, a Delaware Limited Partnership, its successors and assigns ("Purchase"), the undersigned, understanding that Purchaser will rely upon the certifications contained herein in the acquisition of the property, hereby certifies to Purchaser, its successors and assigns, First American Title Insurance Company ("The Insurance Company"), and First Aid of Michigan, Inc., its successors and assigns ("Tenant") that:

- 1. The Survey is shown in this certificate is attached, prepared by the undersigned, a professional registered engineer or registered land surveyor of Michigan Professional Services, LLC (Survey Company) entitled the "As-Built" Land Title Survey, File No. 4505-2 known by the street address of 117 N. Mission St.
- 2. The Survey was prepared in accordance with the document entitled "Requirements for As-Built Survey and Form of Certification" and contains and shows all information required thereby, and constitutes an accurate "as-built" survey of the area shown, 4505-2 known by the street address of 117 N. Mission St.
- 3. The Survey and the information, courses and distances shown thereon, including setbacks and area lines of record or obtainable from the local planning department, are correct as shown and the boundary description on the survey forms a substantially correct plan.
- 4. The title lines described in Schedule A to the title commitment described below issued by Title Company, the legal description of the real property on the Survey, and as shown on the Survey, and the lines of actual possession are the same.
- 5. The size, location and types of buildings, visible structures and stone ground improvements are as shown.
- 6. Said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property.
- 7. There are no encroachments or easements with reference to the location of said buildings, including to height, frontage area, yard size and set back areas.
- 8. Based upon a careful physical inspection of the premises, there are no easements or rights of any kind, visible encroachments by improvements located on adjacent property onto or visible use affecting, this property or easement area existing for the benefit of land adjacent to the property, except as follows, none.
- 9. There are no encroachments by any of the visible improvements located on said premises onto adjacent property or onto easement areas of others, except as follows, none.
- 10. The property is serviced by these public utility services that are visible from a field inspection. Said utilities either enter the premises through existing public streets or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
- 11. The premises have access to Mosher Street, Mission Street, Broadway Street and Arnold Avenue and there are no streets abutting the property which are described in recorded documents, yet not physically shown.
- 12. The Survey shows the location and direction of visible storm drainage systems for the collection and disposal of surface drainage.
- 13. Any visible discharge into streams, rivers or other conveyance system is shown on the Survey.
- 14. This certain issuance of First American Title Insurance Company File No. 50362, Dated October 14, 2005 was reviewed by the undersigned and the Survey reflects all of the easements described in Schedule B of that commitment and if any such easements cannot be located, the same are indicated in the Notes appearing on this Survey as fully associated.
- 15. Record bearings, angles and distances do not differ from measured bearings, angles or distances unless clearly indicated on the survey.
- 16. The property surveyed is a separate and distinct parcel and is not part of an overall larger parcel of land and represents a separate parcel for real estate tax purposes.
- 17. There does not appear to be any use of the property other than by its occupants.
- 18. There are no visible covenants or building grants on the property.
- 19. The parcel(s) described on the survey does not lie within any 100 year flood hazard areas as defined by FEMA through its RFP or reflected on either the FEMA or FEMA maps, as amended from time to time.
- 20. The property has a total of 79 on-site parking spaces, of which 4 are reserved for the physically challenged.
- 21. This is to certify that this map or plat and the survey on which it is based was made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys" duly established and amended by ALTA, ACSM and NPS in 1998, and included items 2, 3, 4, 6, (D), (D)(1), (C), 8, 9, (A), (11), (1), 14, 15 and 16 of Table A thereof. Pursuant to the survey certification, the undersigned certifies that every field procedure, instrumentation and methods used during the survey were employed in order to achieve comparable results to those outlined in the "Minimum Standards Detail Requirements for Survey Measurements and Accuracy Control Land Boundaries for ALTA/ACSM Land Title Survey."

DATED: NOVEMBER 11, 2005

SIGNED: *B.P. Ferguson*
BRAND D. FERGUSON
MICHIGAN P.E. NO. 24644



BL Companies
PROFESSIONAL ENGINEERING
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LANDSCAPE ARCHITECTURE
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ENVIRONMENTAL SCIENCES
ANALYTICAL SERVICES

380 Research Parkway
Warren, CT 06898
603.880.1496
603.880.9939 Fax



ALTA/ACSM LAND TITLE SURVEY
RITE AID STORE NO. 4805-02
117 N MISSION ST.
MT. PLEASANT, MICHIGAN

PERSONS:
Name: _____
Date: _____
OTHER COMMENTS:

Surveyed: EG/JAD
Drawn: ZAA
Checked: _____
Approved: _____
Scale: 1"=30'
Project No: 22593.00007
Date: 11/06/05
CAD File: 22593.06201

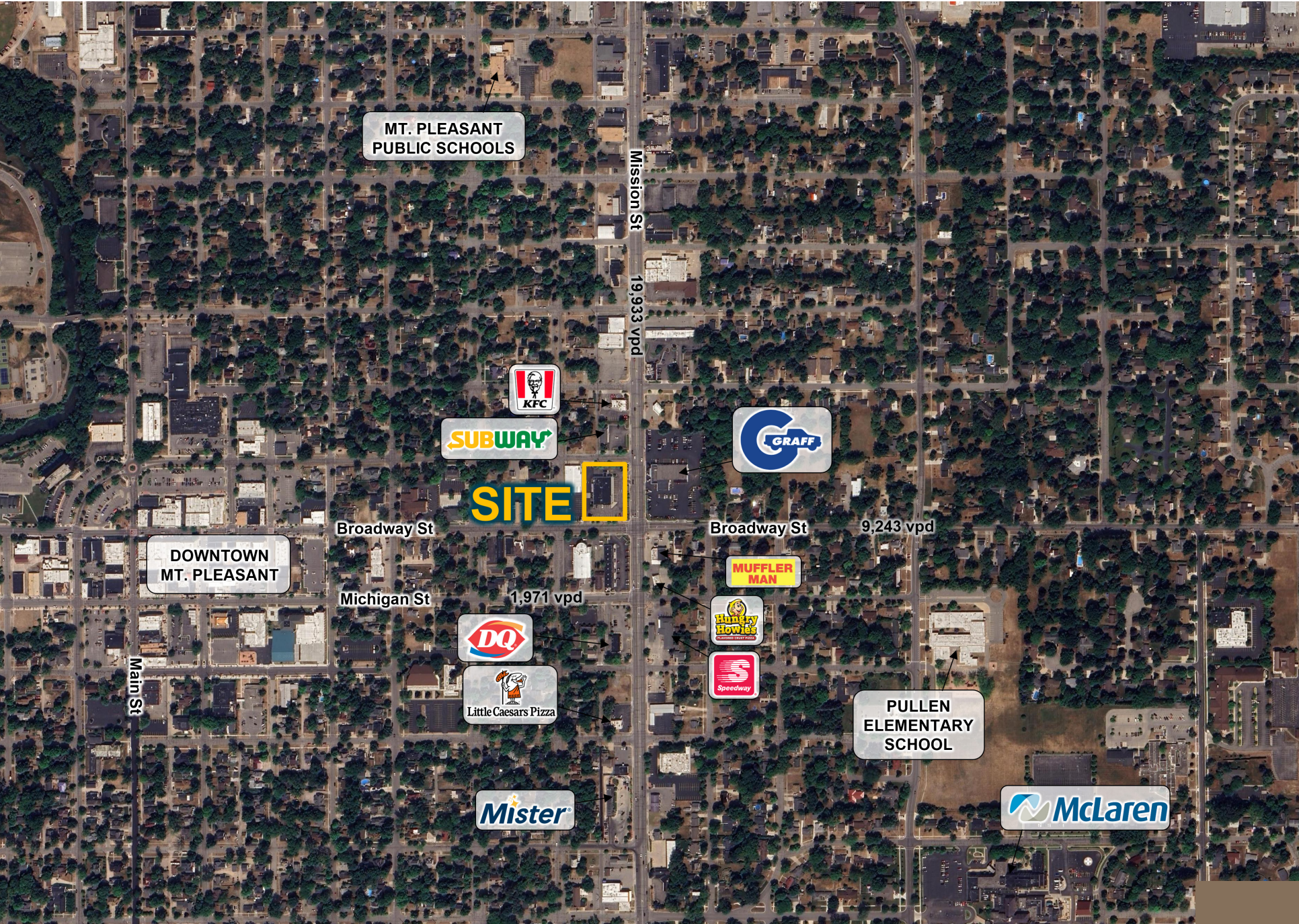
Sheet No. 1

FORMER RITE AID



HIGH LEVEL AERIAL

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LOW LEVEL AERIAL

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Eric
Unatin

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
EUnatin@MidAmericaGrp.com

Brad
Rosenberg

Mid-America Real Estate -
Michigan, Inc.
T: 248.855.6800
BRosenberg@MidAmericaGrp.com



38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800

MidAmericaGrp.com

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