

1357 S MAIN ST, ADRIAN, MI 49221



PROPERTY DETAILS

LOCATION:	Redevelopment of Adrian Mall 1357 S. Main St., Adrian, MI 49221
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
AVAILABLE SPACE:	10,000-125,000 SF Pad Opportunities: .05 – 2.0 AC
TRAFFIC COUNTS:	S. Main St. (14,403 CPD) W US HWY 223 (20,314 CPD)

EXCLUSIVELY LISTED BY:



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ANCHORS



HIGHLIGHTS

- The former Adrian Mall is being repositioned to accommodate junior anchor tenants, featuring premier pad site opportunities with direct visibility along US-223.
- Capitalize on a rare opportunity to establish a presence at the heart of Lenawee County's dominant retail corridor and primary shopping destination.
- Rare pad opportunities off US-223 for BTS/ground lease.
- New, motivated ownership prepared to BTS/Turnkey work for interested tenants.

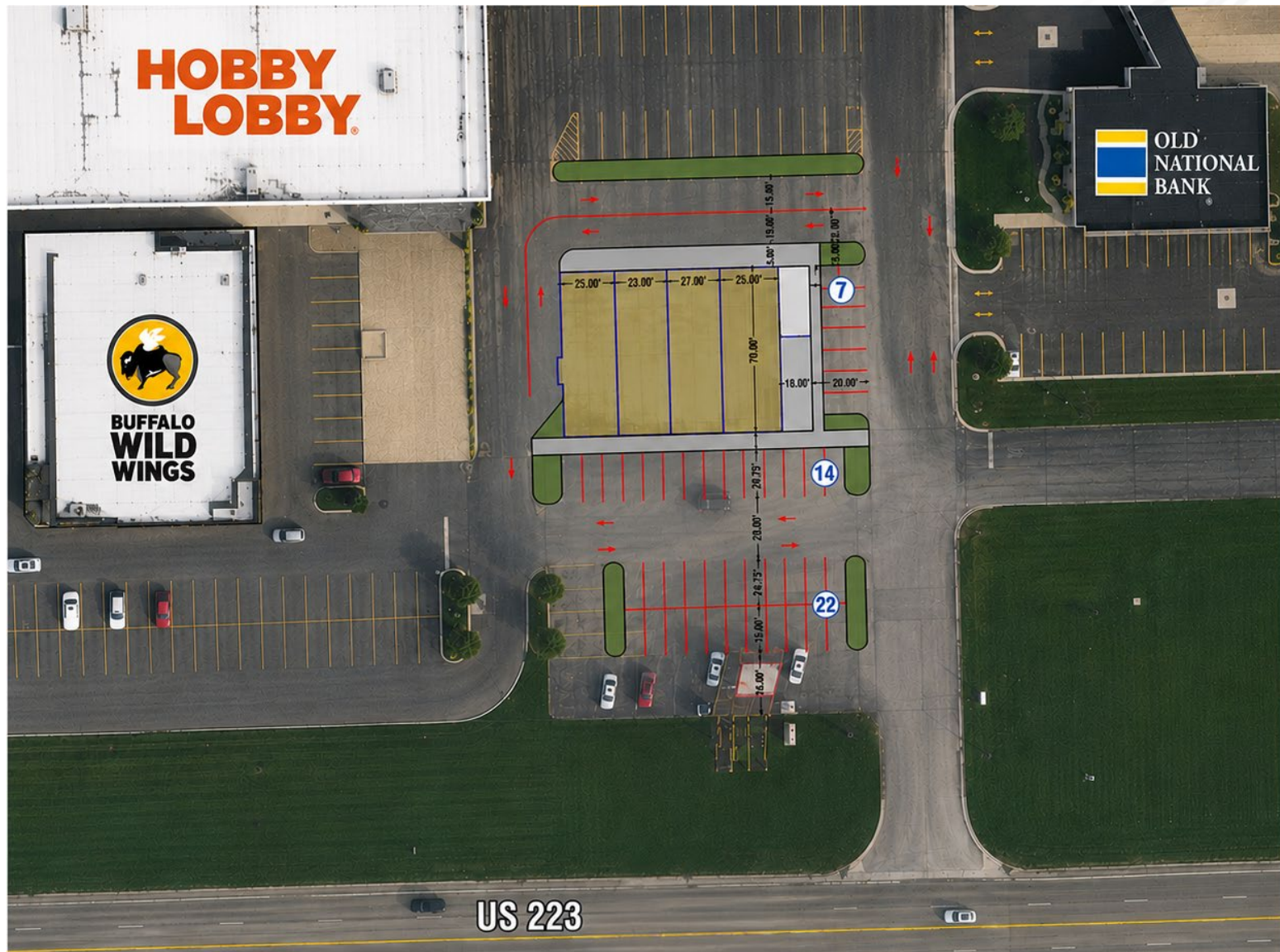
MICRO AERIAL



MACRO AERIAL



PLAT



RENDERING



SITE PHOTOS



SITE PHOTOS



DEMOGRAPHICS



REDEVELOPMENT OF ADRIAN MALL

1357 S. Main St., Adrian, MI 49221

DEMOGRAPHICS

POPULATION

	5 MILE	10 MILE	15 MILE
2026 Estimated Population	34,927	56,402	92,201
2031 Projected Population	34,271	55,576	91,312
2020 Census Population	36,658	58,801	93,766
2010 Census Population	36,985	59,070	94,088
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-0.3%	-0.3%	-0.1%

HOUSEHOLDS

2026 Estimated Households	13,332	22,016	37,095
2031 Projected Households	13,069	21,685	36,786
2020 Census Households	13,305	22,106	36,194
2010 Census Households	13,017	21,499	35,136
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.3%

RACE

2026 Est. White	83.1%	86.5%	89.2%
2026 Est. Black	6.3%	4.2%	2.9%
2026 Est. Asian or Pacific Islander	0.7%	0.6%	0.5%
2026 Est. American Indian or Alaska Native	0.5%	0.4%	0.3%
2026 Est. Other Races	9.5%	8.2%	7.0%

INCOME

2026 Est. Average Household Income	\$80,295	\$87,099	\$95,102
2026 Est. Median Household Income	\$64,938	\$70,750	\$75,789
2026 Est. Per Capita Income	\$31,372	\$34,471	\$38,564

BUSINESS

2026 Est. Total Businesses	1,045	1,560	2,356
2026 Est. Total Employees	13,297	18,278	25,270

CONTACT US



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