

Available Space

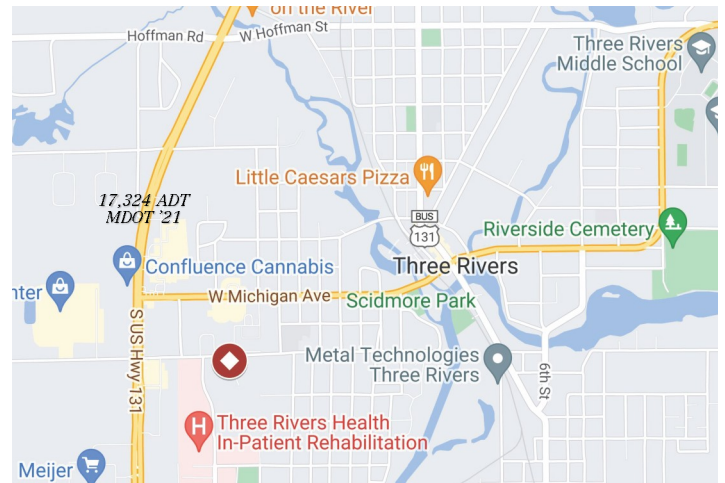


## 1104 N. Main Street

Three Rivers, Michigan 49093

### Property Features

- Neighborhood shopping center
- Abundant surface parking
- Pylon signage
- Minutes to US-131
- Build-out allowance available
- For Lease—3,800 SF \$15.00/SF NNN (NNN's \$1.80/SF)



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# Asset Overview

The Metro @ Maple Lane  
Three Rivers, Michigan

## More Than An Address

Come join an exciting tenant mix at the Metro at Maple Lane neighborhood shopping center. This two-building center was recently transformed by the developer into an attractive retail property. Tenants include the Three Rivers Area of Commerce, Independent School District, James Sherman Salon, and a dog grooming salon. There is prominent pylon signage along N. Main Street, as well as on-building signage. Metro at Maple offers abundant surface parking and quick access to US-131. Drive-through potential for this retail suite that is located right on N. Main Street. The space has a unique interior and would be a great spot for a coffee shop, restaurant, professional office or clothing store.

## The Offering

Availability 3,800 SF

Rate \$15.00/SF NNN

NNN's \$1.80/SF



# Lease Overview

The Metro @ Maple Lane  
Three Rivers, Michigan

## The Building

Location	City of Three Rivers
Total Building SF	+/- 38,300 SF
Acreage	+/- 0.468 Acres
HVAC	Gas/Forced Air
Air Conditioning	100%
Signage	Pylon & Building
Parking	Ample, on-site surface
Zoning	B-1
Year Built	Estimated 1970's— Renovated in 2022

## Lease Information

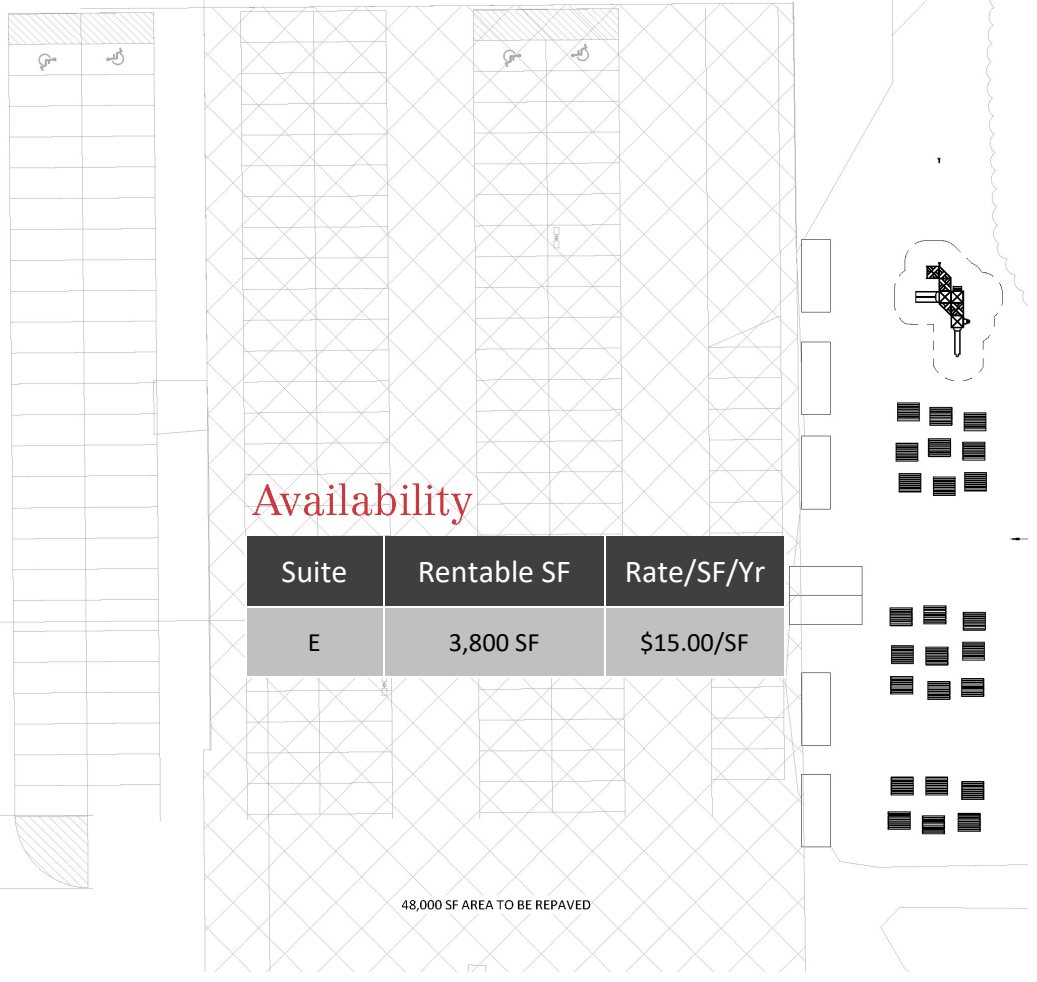
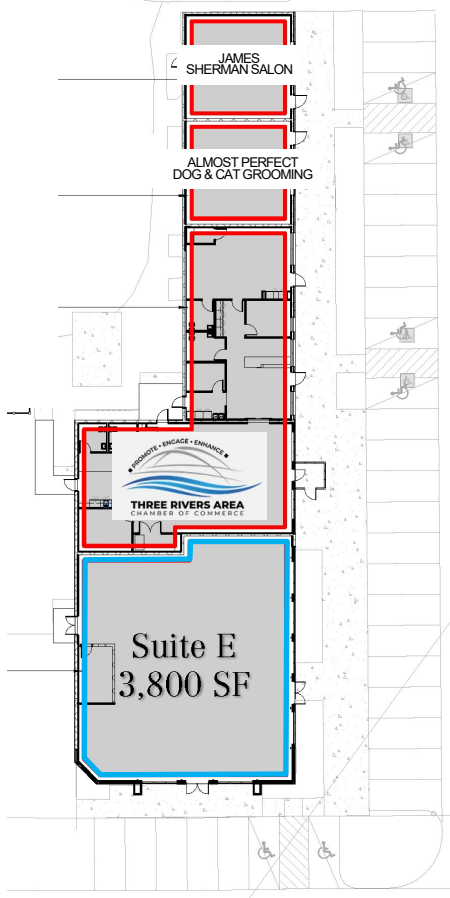
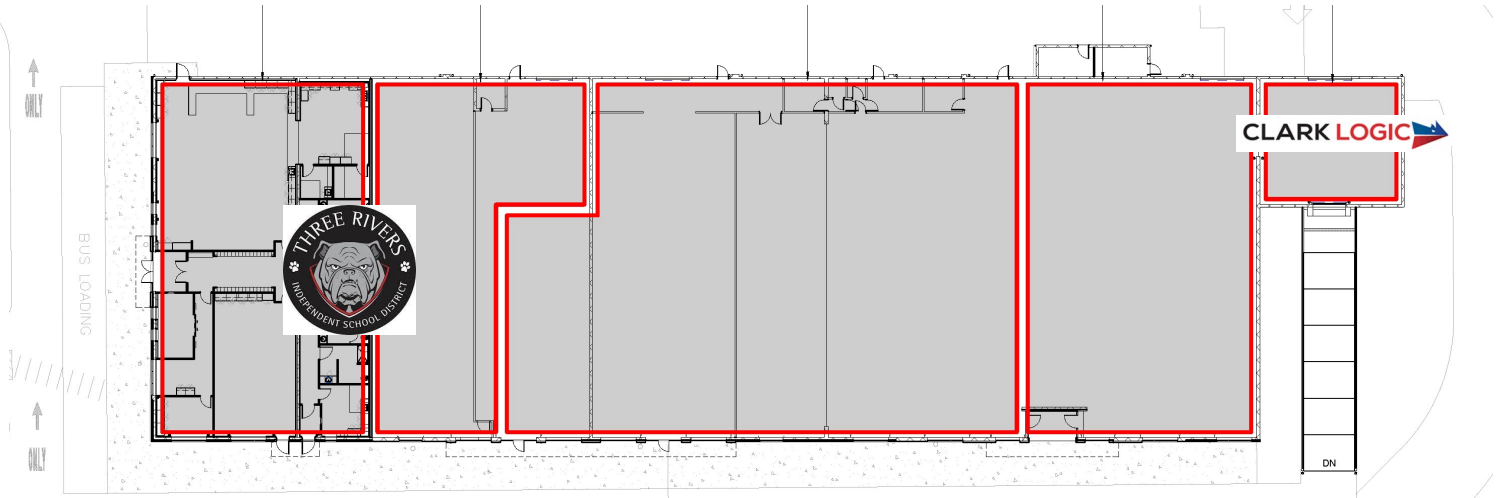
Lease Type	NNN
NNN's	\$1.80/SF
Terms	Up to 120 months
Tenant Provides	Phone & Internet, Gas/ Heat, Electric, Janitorial, Refuse Removal, Water, Sewer, Air Conditioning
NNN Expenses Include	Taxes, Insurance, Roof & Structural, Common Area Maintenance
Possession	Immediate occupancy available

## Availability

Suite	Rentable SF	Rate/SF/Year	Type	NNN's	Base Monthly Rent	Base Rent + NNN's
E	3,800 SF (Drive-thru potential)	\$15.00/SF	NNN	\$1.80/SF	\$4,750.00/ Month	\$5,320.00/Month

# Site Plan

The Metro @ Maple Lane  
Three Rivers, Michigan



## Availability

Suite	Rentable SF	Rate/SF/Yr
E	3,800 SF	\$15.00/SF

48,000 SF AREA TO BE REPAVED

# Property Photography

The Metro @ Maple Lane  
Three Rivers, Michigan



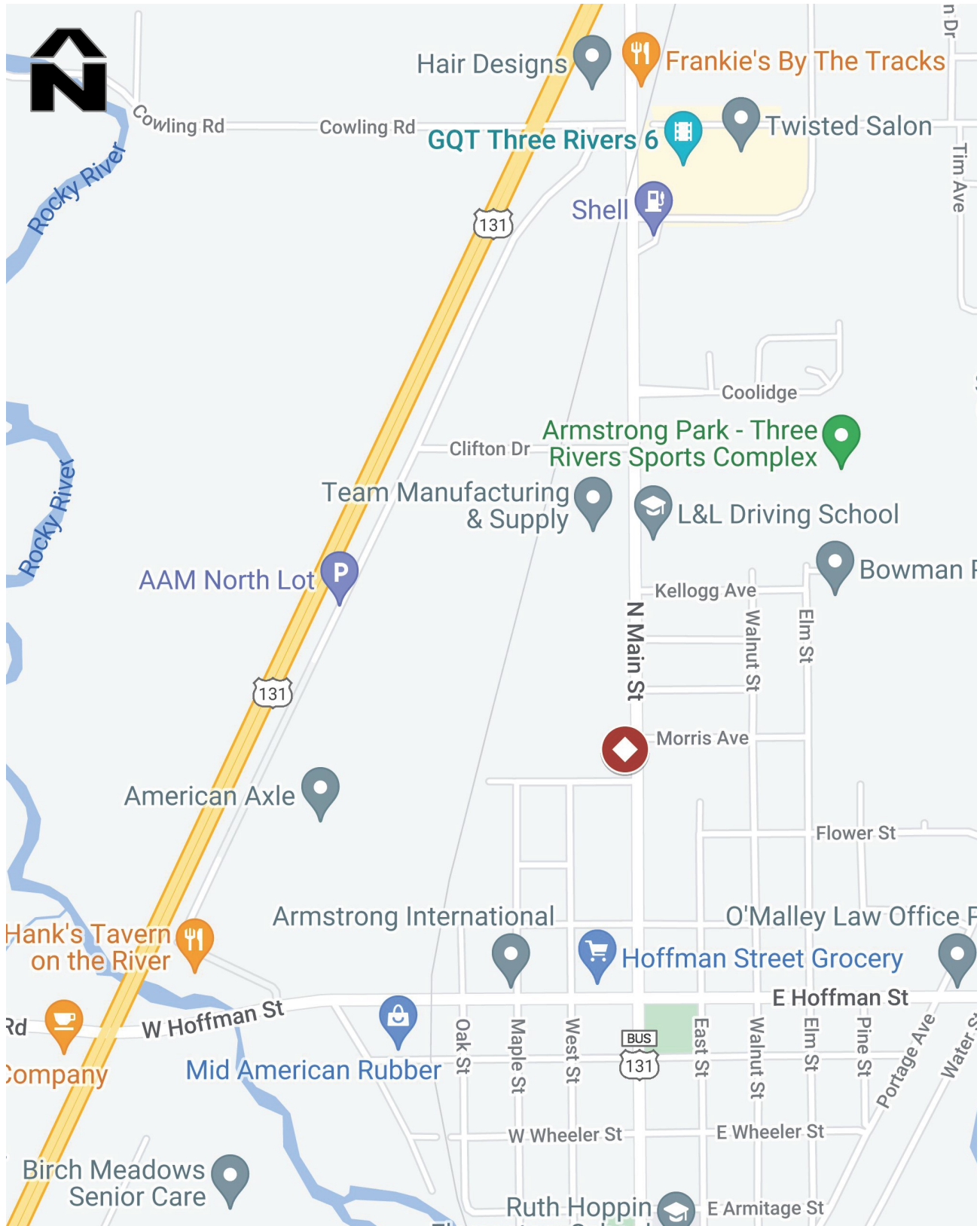
# Aerial Map

The Metro @ Maple Lane  
Three Rivers, Michigan



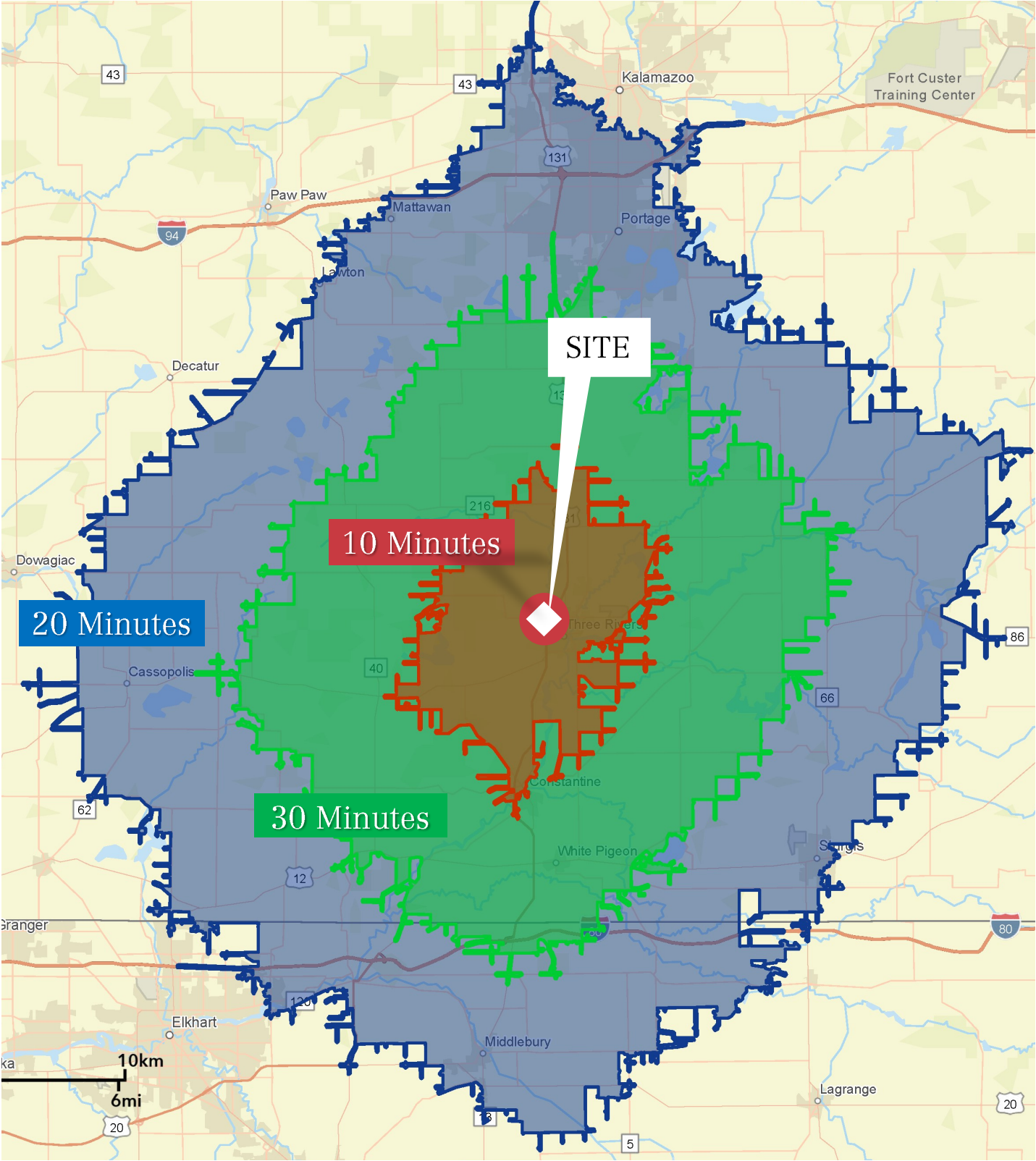
# Location Map

The Metro @ Maple Lane  
Three Rivers, Michigan



# Drive Time Map

The Metro @ Maple Lane  
Three Rivers, Michigan



# Demographic Information

The Metro @ Maple Lane  
Three Rivers, Michigan

<b>Census 2010 Summary</b>		
Population		61,295
Households		23,244
Families		16,275
Average Household Size		2.60
Owner Occupied Housing Units		17,523
Renter Occupied Housing Units		5,721
Median Age		38.6
<b>2021 Summary</b>		
Population		62,149
Households		23,785
Families		16,303
Average Household Size		2.58
Owner Occupied Housing Units		17,148
Renter Occupied Housing Units		6,637
Median Age		40.7
Median Household Income		\$52,072
Average Household Income		\$66,686
<b>2026 Summary</b>		
Population		61,654
Households		23,653
Families		16,112
Average Household Size		2.57
Owner Occupied Housing Units		17,175
Renter Occupied Housing Units		6,478
Median Age		41.9
Median Household Income		\$54,705
Average Household Income		\$73,351
<b>Trends: 2021-2026 Annual Rate</b>		
Population		-0.16%
Households		-0.11%
Families		-0.24%
Owner Households		0.03%
Median Household Income		0.99%
<b>2021 Households by Income</b>		
	<b>Number</b>	<b>Percent</b>
<\$15,000	2,182	9.2%
\$15,000 - \$24,999	2,215	9.3%
\$25,000 - \$34,999	2,871	12.1%
\$35,000 - \$49,999	3,972	16.7%
\$50,000 - \$74,999	5,185	21.8%
\$75,000 - \$99,999	3,142	13.2%
\$100,000 - \$149,999	2,730	11.5%
\$150,000 - \$199,999	913	3.8%
\$200,000+	575	2.4%
Median Household Income	\$52,072	
Average Household Income	\$66,686	
Per Capita Income	\$25,536	
<b>2026 Households by Income</b>		
	<b>Number</b>	<b>Percent</b>
<\$15,000	1,903	8.0%
\$15,000 - \$24,999	1,969	8.3%
\$25,000 - \$34,999	2,760	11.7%
\$35,000 - \$49,999	3,834	16.2%
\$50,000 - \$74,999	5,116	21.6%
\$75,000 - \$99,999	3,236	13.7%
\$100,000 - \$149,999	3,062	12.9%
\$150,000 - \$199,999	1,132	4.8%
\$200,000+	641	2.7%
Median Household Income	\$54,705	
Average Household Income	\$73,351	
Per Capita Income	\$28,155	