



618 S Mitchell St  
Cadillac, Michigan 49601

### Property Highlights

- 5,080 SF versatile end-cap space
- High visibility and large windows
- Ample parking for clients and employees
- Open layout with potential for custom configuration
- Prime location for retail or office use
- Located on a signaled corner for maximum exposure
- Suitable for various business requirements



For More Information

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# Property Overview

602 S. Mitchell St.  
Cadillac, Michigan 49601

## Property Overview

Introducing 618 S. Mitchell St., Cadillac, MI 49601  
An exceptional end-cap in the centrally located Cadillac Square now available for lease. This prime location is within walking distance to Lake Cadillac and less than 2 miles from US-131. 5,080 square feet of versatile space, ideal for retail or office use. With more than 250 parking spaces, high visibility on a signaled corner. The interior boasts an open layout featuring large windows, and a separate restrooms. This suite is well-equipped to meet your requirements.

## Property Information

### Location:

On the West side of S. Mitchell St., with a second access from the North side of S. Lake St. at South St.; South of W. Chapin St. and North of Cobb St.

### Total Building Size:

63,517 SF

### Acreage:

3.42 Acres

### Signage:

Pylon and building

### Parking:

250+ spaces



# Lease Overview

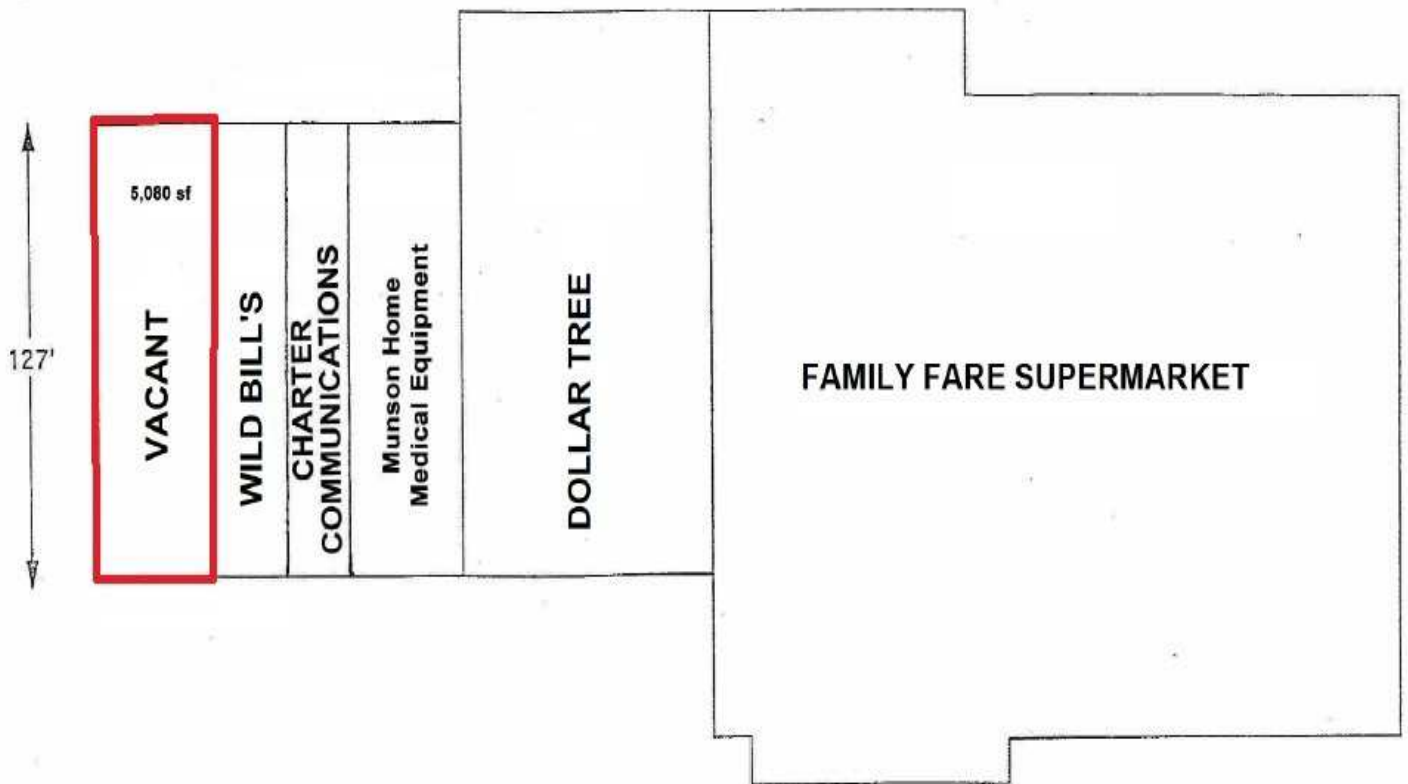
602 S. Mitchell St.  
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## Lease Information

Lease Type:	NNN
Terms:	36-60 months
Municipality:	City of Cadillac
PPN:	10-086-00-519-00

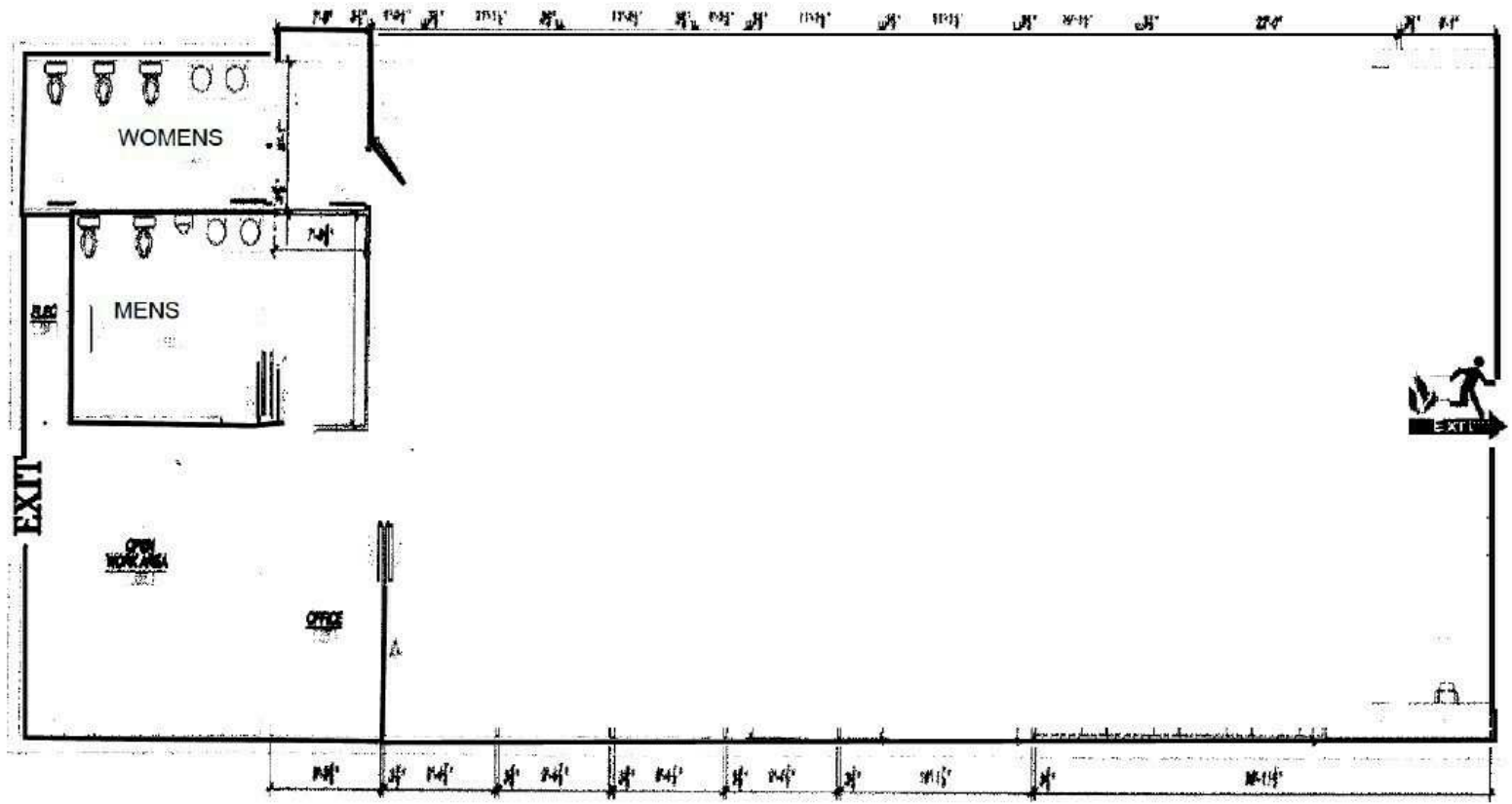
## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
618 S. Mitchell St.	5,080 SF	\$10.00	\$4,233.33	\$889.00	\$5,122.33



# Floor Plans

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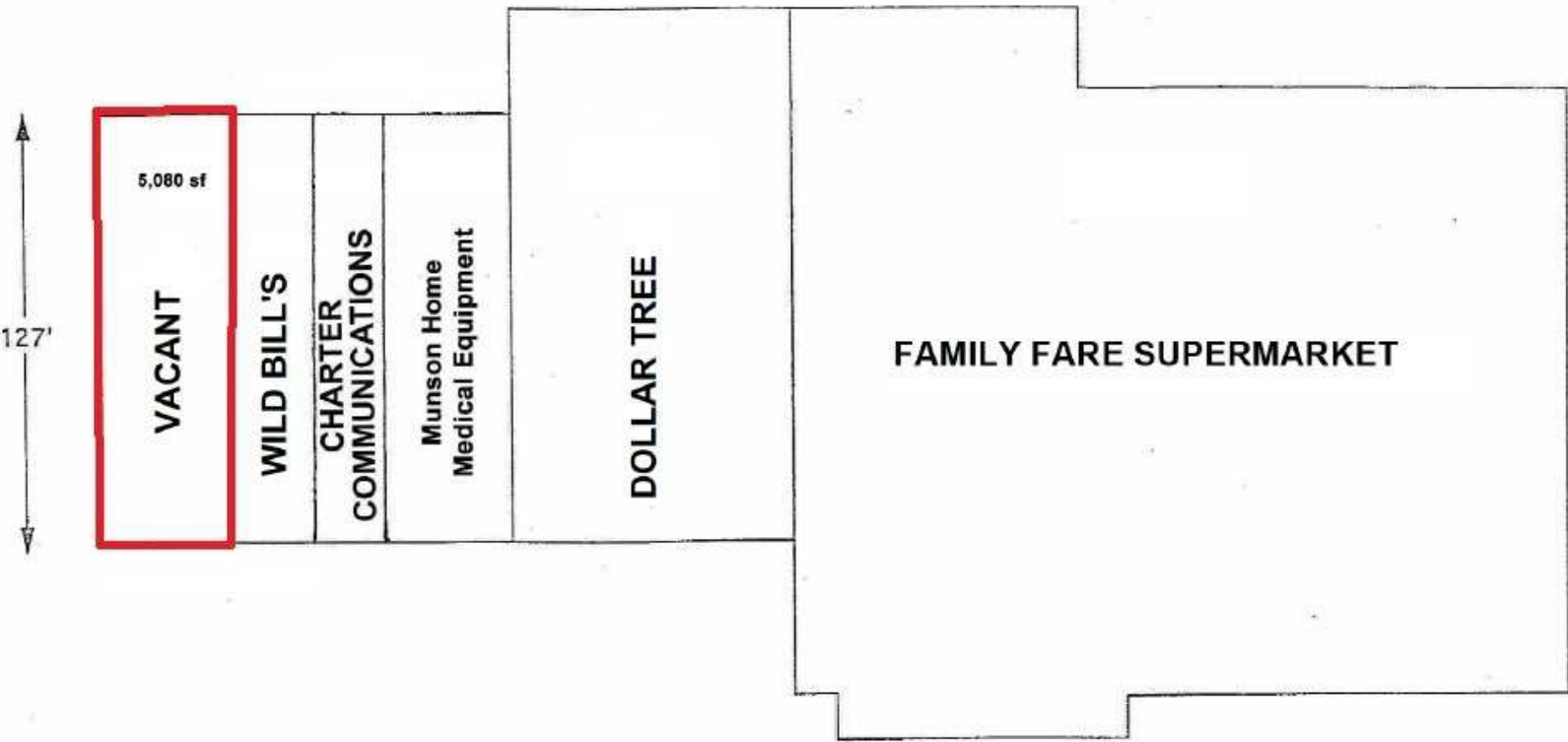
# Additional Photos

602 S. Mitchell St.  
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# Site Plans

602 S. Mitchell St.  
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# Retailer Map

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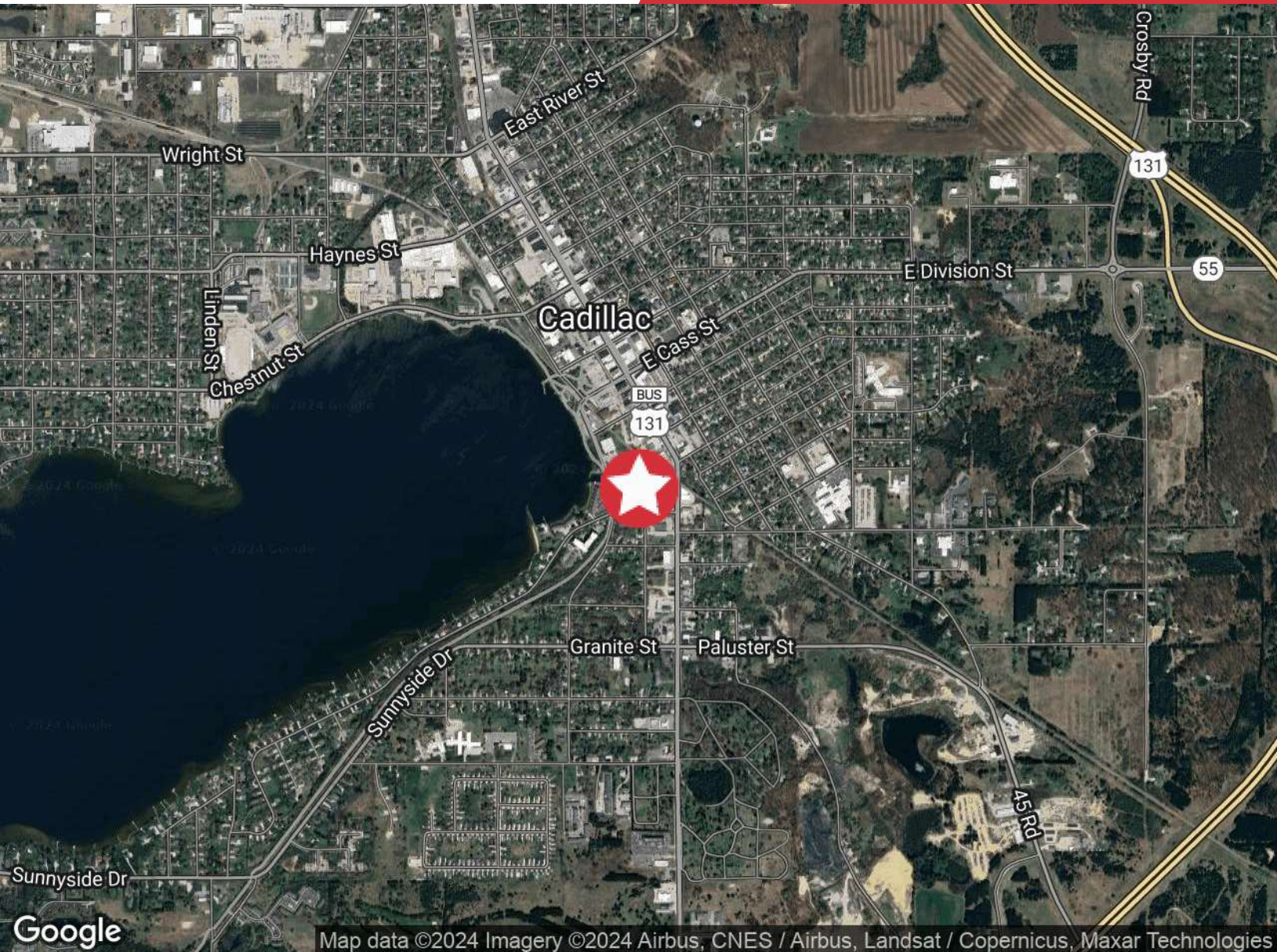
# Parcel

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# Location Map

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## Proximity

US-131 Hwy

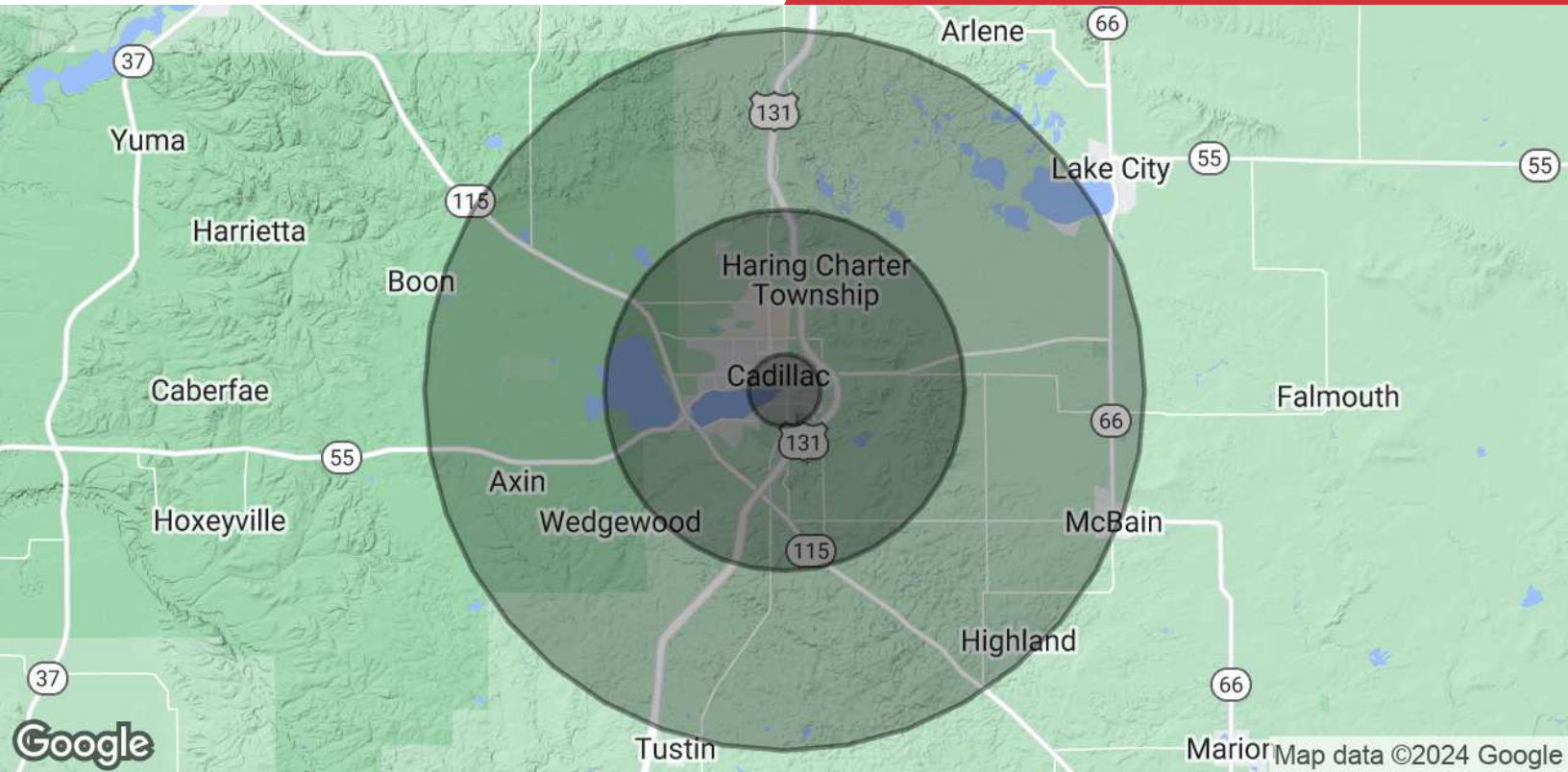
1.5 Miles

Wexford County Airport

2.9 Miles

# Demographics Map & Report

602 S. Mitchell St.  
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	5,765	18,262	30,537
<b>Average Age</b>	41	42	43
<b>Average Age (Male)</b>	39	41	42
<b>Average Age (Female)</b>	42	44	43
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,479	7,650	12,163
<b># of Persons per HH</b>	2.3	2.4	2.5
<b>Average HH Income</b>	\$74,237	\$83,512	\$85,119
<b>Average House Value</b>	\$162,754	\$192,861	\$207,723

Demographics data derived from AlphaMap