



FOR LEASE

CASCADE CROSSING

3 MILE RD (I-75 SPUR) & I-75, SAULT STE. MARIE, MI 49783

**FOR
LEASE**



LANDMARK
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FOR LEASE

PROPERTY DETAILS

Location:	3 Mile Rd (I-75 SPUR) & I-75 Sault Ste. Marie, MI 49786
Property Type:	Shopping Center
Rent:	Negotiable
NNN:	\$3.54/SF
Available Space:	16,898 SF (71' x 238')
Zoning:	Commercial
GLA:	277,061 SF
Traffic Count:	I-75 (15,000 CPD) 3 Mile Rd (16,000 CPD)
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TENANT ROSTER

Kohl's, T.J. Maxx, Hobby Lobby, Joann Etc., Harbor Freight Tools, Dunham's Sporting Goods, Dollar Tree, Bath & Body Works, Maurice's, Shoe Show, Buffalo Wild Wings, Arby's, Superior Styling

DESCRIPTION

Cascade Crossing is the dominant Power Center in the Upper Peninsula of Michigan. Anchored by Kohl's, Hobby Lobby (opening Spring 2020), T.J. Maxx, Harbor Freight Tools, Dunham's and Jo-Ann, Cascade Crossing offers an excellent tenant mix and great location in Sault Ste. Marie, Michigan. Cascade Crossing is located on the main retail corridor which captures shoppers from Sault Ste. Marie, Michigan and Sault Ste. Marie, Canada with a combined population of over 80,000 people. Join Kohl's, Hobby Lobby, T.J. Maxx, Joann Etc., Harbor Freight Tools, Dunham's Sporting Goods, Dollar Tree, Bath & Body Works, Maurice's, Shoe Show, Buffalo Wild Wings, and Arby's in this high volume anchored center. **Sault Ste. Marie is in the midst of a major economic expansion. The federal government just approved an expansion of the Soo Locks which will bring 15,000 jobs to the trade area over the next ten years!**

Please call us to discuss your specific requirements.



**16,898 SF
AVAILABLE
(71'x238')**

SITE PLAN

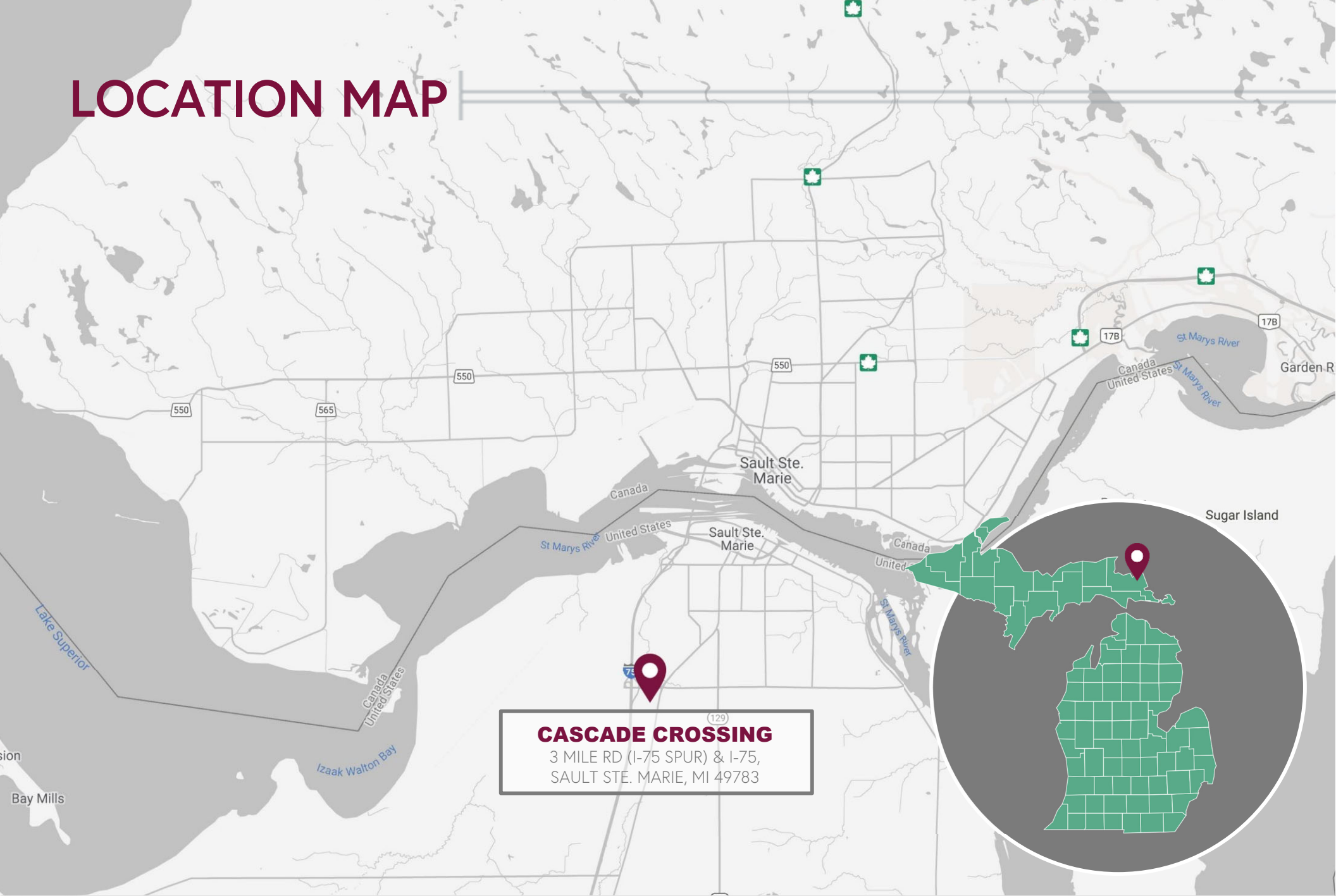


TENANT INDEX		
1	KOHL'S	66,548
1A	T.J. MAXX	23,127
1B	JO-ANN	16,500
4	ANYTIME FITNESS	4,000
6	DOLLAR TREE	10,800
8	BATH & BODY WORKS	3,200
10	SHOE DEPT.	4,000
12	MAURICES	6,000
14	HARBOR FREIGHT TOOLS	16,898
16	DUNHAM'S	23,494
18	SUPERIOR STYLING	2,240
20	GLEN'S MARKET	60,714
22	AVAILABLE	2,000
24	DOMINO'S PIZZA	1,900
26	CHECK N GO	1,260
28	PAK N SHIP XPRESS	1,260
OP001	BUFFALO WILD WINGS	5,600
U1	ARBY'S	2,781
U2	USA PETROLEUM	3,602

MICRO



LOCATION MAP



CASCADE CROSSING
3 MILE RD (I-75 SPUR) & I-75,
SAULT STE. MARIE, MI 49783





CASCADE  CROSSINGS

JO-ANN

TJ-maxx

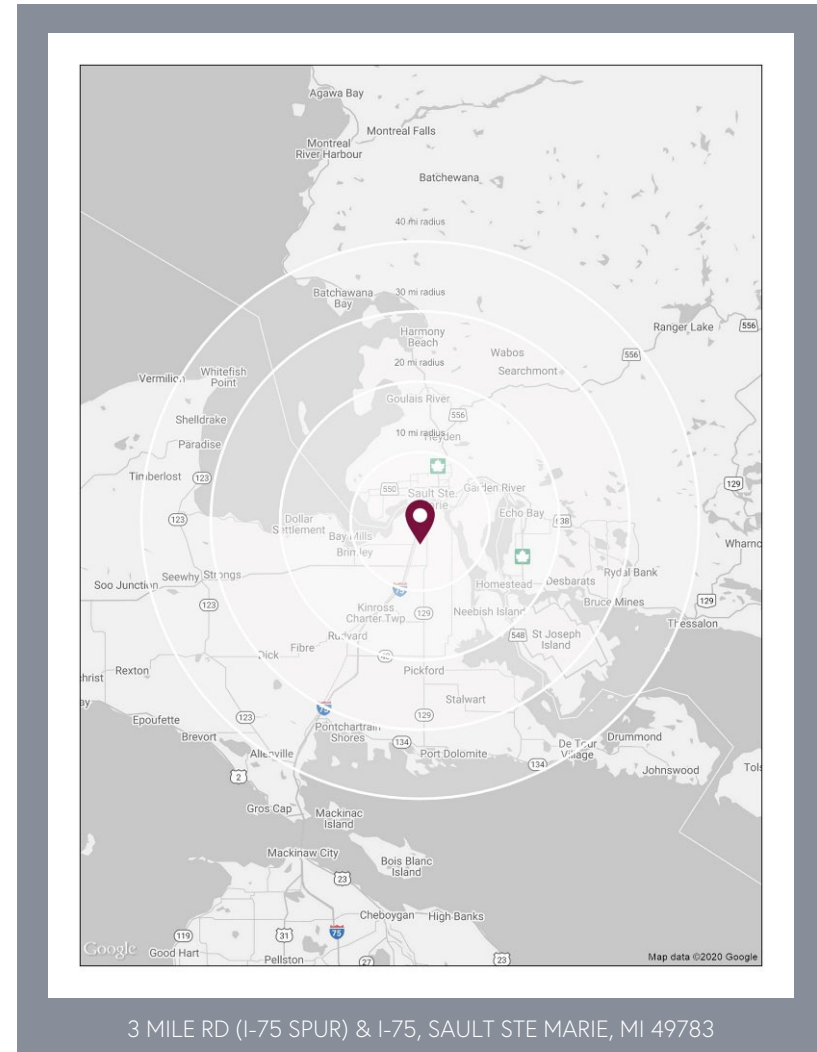
KOHL'S

 ANYTIME FITNESS

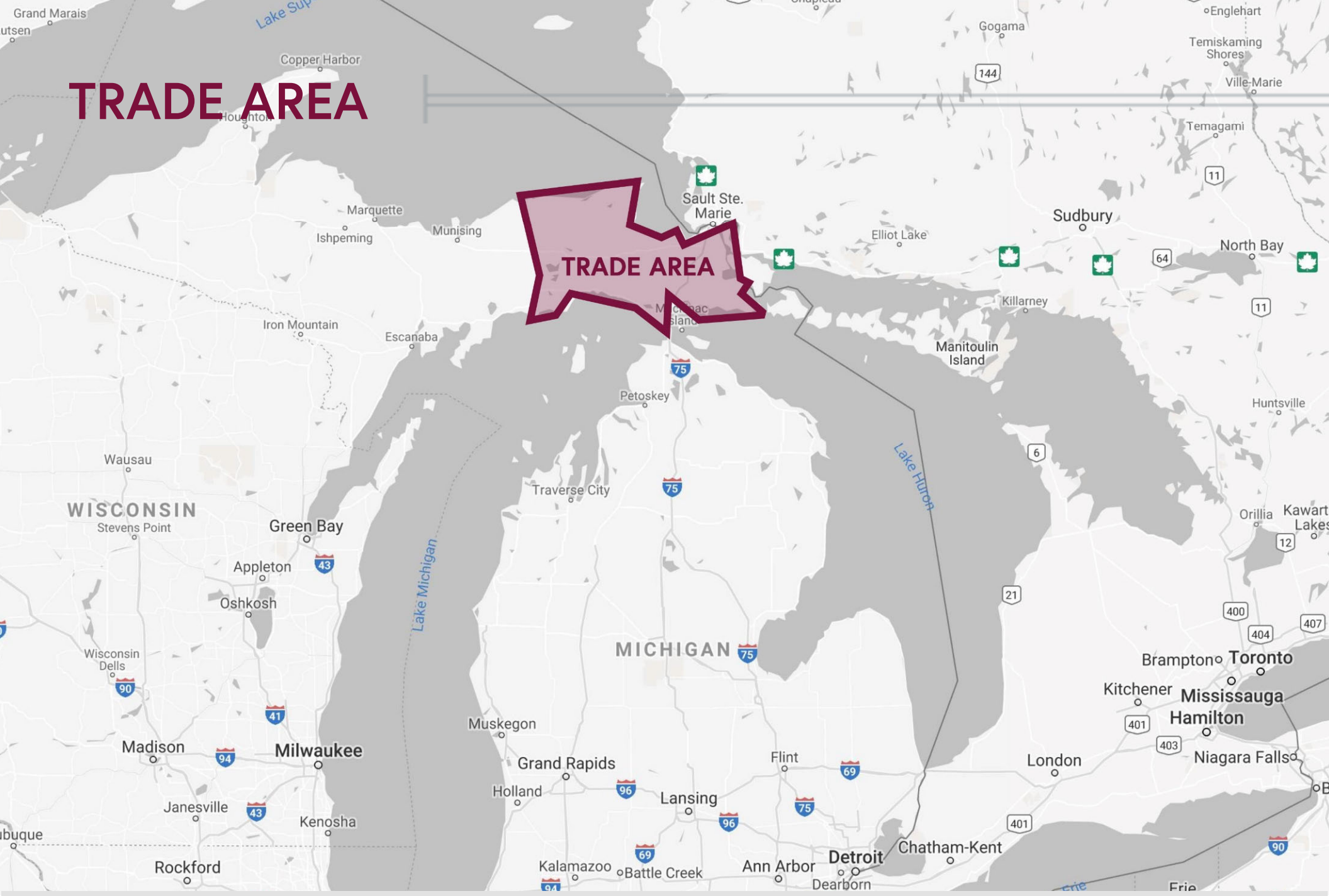
Dunham's SPORTS

DEMOGRAPHICS

DESCRIPTION		10 MILE	20 MILE	30 MILE	40 MILE
POPULATION	2020 Estimated Population	19,533	31,689	34,984	39,386
	2025 Projected Population	18,883	30,999	34,229	38,693
	2010 Census Population	20,634	32,920	36,316	40,892
	2000 Census Population	22,454	32,884	36,292	41,171
	Projected Annual Growth 2020 to 2025	-0.7%	-0.4%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2020	-0.7%	-0.2%	-0.2%	-0.2%
HOUSEHOLDS	2020 Estimated Households	8,595	11,825	13,279	15,442
	2025 Projected Households	8,294	11,498	12,877	14,962
	2010 Census Households	8,661	11,753	13,182	15,329
	2000 Census Households	8,096	10,985	12,363	14,506
	Projected Annual Growth 2020 to 2025	-0.7%	-0.6%	-0.6%	-0.6%
	Historical Annual Growth 2000 to 2020	0.3%	0.4%	0.4%	0.3%
RACE	2020 Est. White	72.1%	67.1%	68.5%	70.2%
	2020 Est. Black	1.9%	8.2%	7.5%	6.8%
	2020 Est. Asian or Pacific Islander	1.3%	1.0%	1.0%	0.9%
	2020 Est. American Indian or Alaska Native	10.7%	10.3%	9.9%	9.5%
	2020 Est. Other Races	14.1%	13.4%	13.0%	12.5%
INCOME	2020 Est. Average Household Income	\$63,992	\$67,490	\$67,863	\$66,881
	2020 Est. Median Household Income	\$50,198	\$51,295	\$51,817	\$51,804
	2020 Est. Per Capita Income	\$28,636	\$27,727	\$28,063	\$28,270
BUSINESS	2020 Est. Total Businesses	769	941	1,021	1,142
	2020 Est. Total Employees	11,369	15,126	15,701	16,538



TRADE AREA





NEW SOO LOCK THAT COULD EMPLOY THOUSANDS IN MICHIGAN PUSHES FORWARD

DETROIT FREE PRESS – JUNE 29, 2018

TODD SPRANGLER

WASHINGTON – The Army Corps of Engineers is recommending a new supersize navigation lock be built in northern Michigan, advancing an enormous project that has been stalled for decades.

Congressional sources first informed the Free Press on Friday morning about details of the report on condition of anonymity because the Corps had not made its analysis public. But members of the state's congressional delegation later publicly revealed its contents, saying the Corps now supports the building of a new lock that could handle the largest ships carrying freight and raw materials between Lake Superior and the lower Great Lakes.

The Corps is expected to release its report soon, bolstering the next moves, which would be to secure authorization and funding for the project from Congress.

"We know the Soo Locks is a vital gateway for commerce in Michigan and critical to our national security," said U.S. Sen. Debbie Stabenow, D-Mich. "Today's news, along with the language I have included in the Senate water infrastructure bill, brings us another step closer to moving this important project forward."

The cost of the project is expected to be about \$922 million and it would take 7 to 10 years to complete, subject to congressional funding. It also could employ as many as 15,000 people on the Upper Peninsula during its construction, according to previous estimates by Gov. Rick Snyder, who has long argued for the project.

[READ FULL ARTICLE](#)