

**FOR  
SALE**

# **INVESTMENT OPPORTUNITY**

## **RETAIL STRIP CENTER**

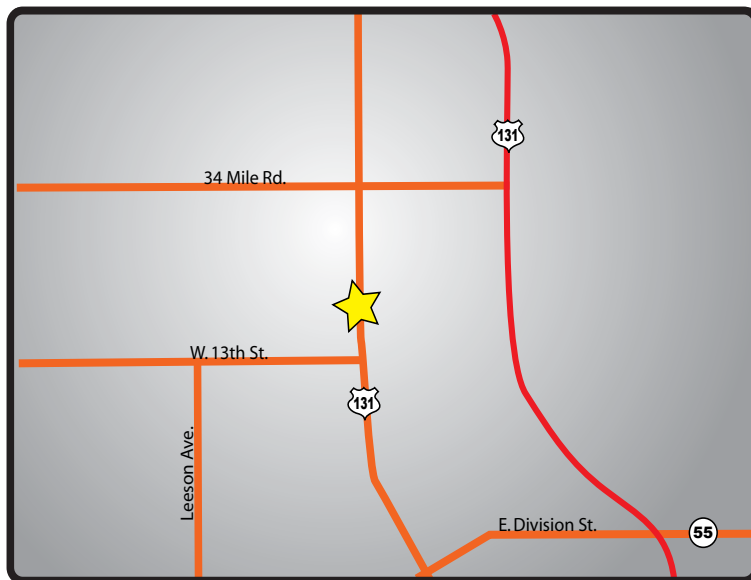
Cadillac, Michigan



**Mitchell Road Mall  
Retail Strip Center**  
1398-1574 N. Mitchell Road  
Cadillac, Michigan  
47,945 SF +/- Retail Center

### **General Information:**

- Asking Price: \$2,450,000
- Current NOI: \$212,278
- Occupancy: 92%
- Center Size: 47,945 sf +/-
- Year Built: 1988
- Renovated: 1994



### **Demographics**

	1 Mile	3 Mile	5 Mile
Population	2,353	12,295	16,967
Households (HH)	941	5,175	7,088
Average HH Income	\$35,902	\$46,624	\$48,240

Source: NAI Site Rite 2007

### **Property Strengths:**

- Major Tenants: JC Penney, Fashion Bug, Flagstar Bank, Apria Healthcare, Michigan Secretary of State (Many have been at the site for a long time)
- Project Can Be Purchased Well Below Replacement Cost
- Good Year-Round Resident Base with Swelling Population in the Summer Months
- Next to Brand New State-of-the-Art Honda, Toyota & Ford Mega Dealership
- Adjacent to Gordon Food Service (GFS)
- Located along Mitchell Road which is the Major Thoroughfare through Cadillac, Michigan
- Lease-up Potential with Income Upside

**2.5% COOPERATING COMMISSION  
TO PROCURING BROKER**

**Exclusive Sales Agents**

**For More Information Contact:**

**Paul DeBono**

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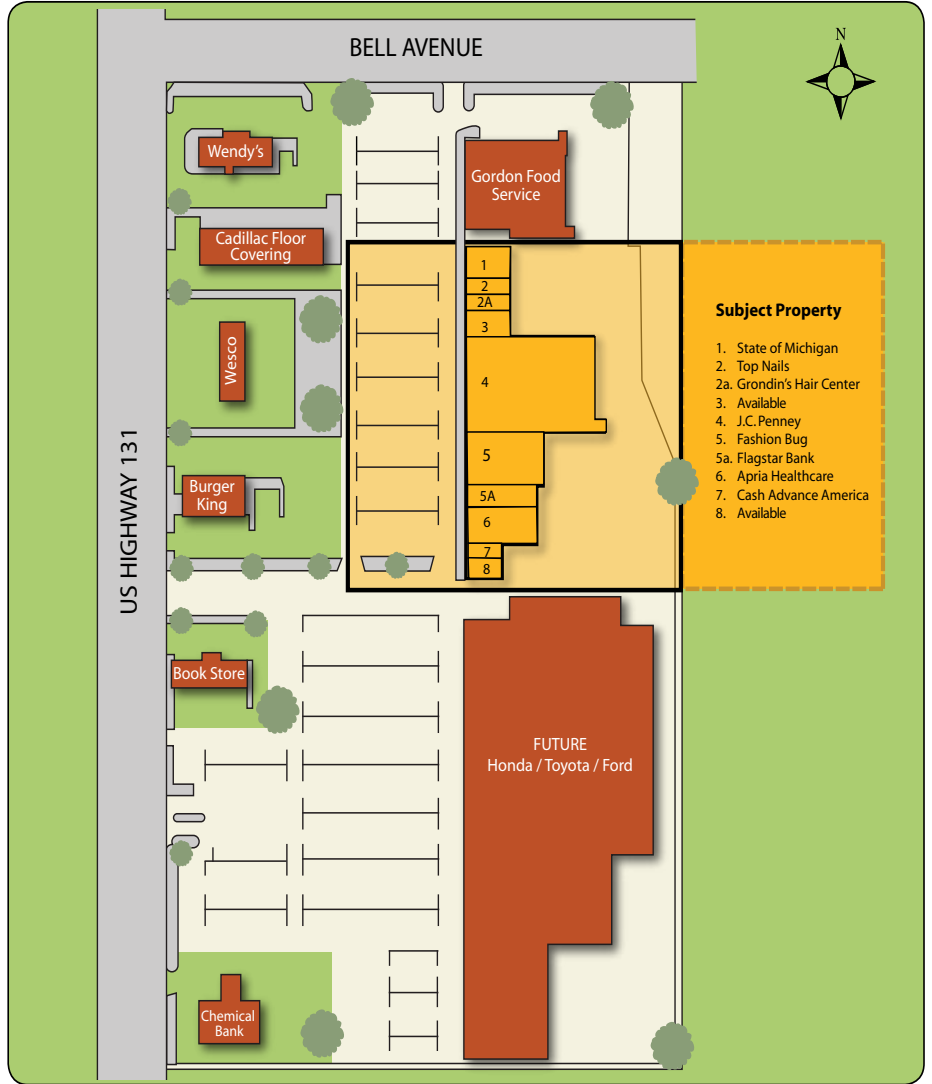
**NAI Farbman**

Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# MITCHELL ROAD MALL Site Plan



	22,635 sf Tenant since November 1988
	2,310 sf Tenant since July 1990
	7,700 sf Tenant since May 1989
	3,000 sf Tenant since November 2003
	5,000 sf Tenant since January 2003
	1,250 sf Tenant since January 2003



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