

110 S. EATON STREET
ALBION, MICHIGAN

RETAIL FOR SALE
14,308 Square Feet Available



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EATON PLAZA



PROPERTY FEATURES

- 14,308 square feet available
- 54 parking spaces
- Investment opportunity - well-known & established brand - Dollar General
- Located on the corner S. Eaton St & W. Cass St
- Priced well-below replacement cost
- Sale price: \$540,000 (\$37.74/sq. ft.)



For more information, please contact:

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One Towne Square, Suite 1200
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110 S. Eaton Street – Albion, Michigan

Retail For Sale

14,308
Square Feet
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,844	\$42,507
3 MILE	9,673	\$44,664
5 MILE	11,515	\$47,672

TRAFFIC COUNTS (TWO-WAY)

3,653	Eaton St. & Cass St.
2,439	Erie St. & Eaton St.
5,510	Superior St. S. of Cass St.
5,184	Superior St. N. of Cass St.



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Retail For Sale

Property Name: Eaton Plaza
Location: 110 S. Eaton Street
City, State: Albion, MI
Cross Streets: W. Cass Street
County: Calhoun
Zoning: B-4
Year Built: 1940

Total Building Sq. Ft.:	14,308	Property Type:	General Retail-Commercial
Available Sq. Ft.:	14,308	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	14,308	Total Acreage:	0.94
Max Cont. Sq. Ft.:	14,308	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	54
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	Pylon
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2022	Count: 3,653	Eaton St. & Cass St. 2-Way
1 Mile: 6,844	1 Mile: \$42,507	Yr: 2022	Count: 2,439	Erie St. & Eaton St. 2-Way	
3 Miles: 9,673	3 Miles: \$44,664	Yr: 2022	Count: 5,510	Superior St. S. of Cass St. 2-Way	
5 Miles: 11,515	5 Miles: \$47,672	Yr: 2022	Count: 5,184	Superior St. N. of Cass St. 2-Way	

Current Tenant(s): N/A	Major Tenants: Dollar General
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Sale Price:	\$540,000 (\$37.74/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$6,199.82 (2022)		
TD:	N/A		
Parcel #:	51-012-961-00		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities:	N/A
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Comments:
 -Investment opportunity Dollar General in Albion, MI
 -Well-Known & Established Brand
 -Located on the corner S. Eaton St & W. Cass St
 -Priced Well-Below Replacement Cost
 -Contact Broker for further information
 -Sale Price: \$540,000

Broker: SIGNATURE ASSOCIATES

Agent(s):
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com
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