

# Adrian

1301 North Main Street  
Adrian, MI 49221



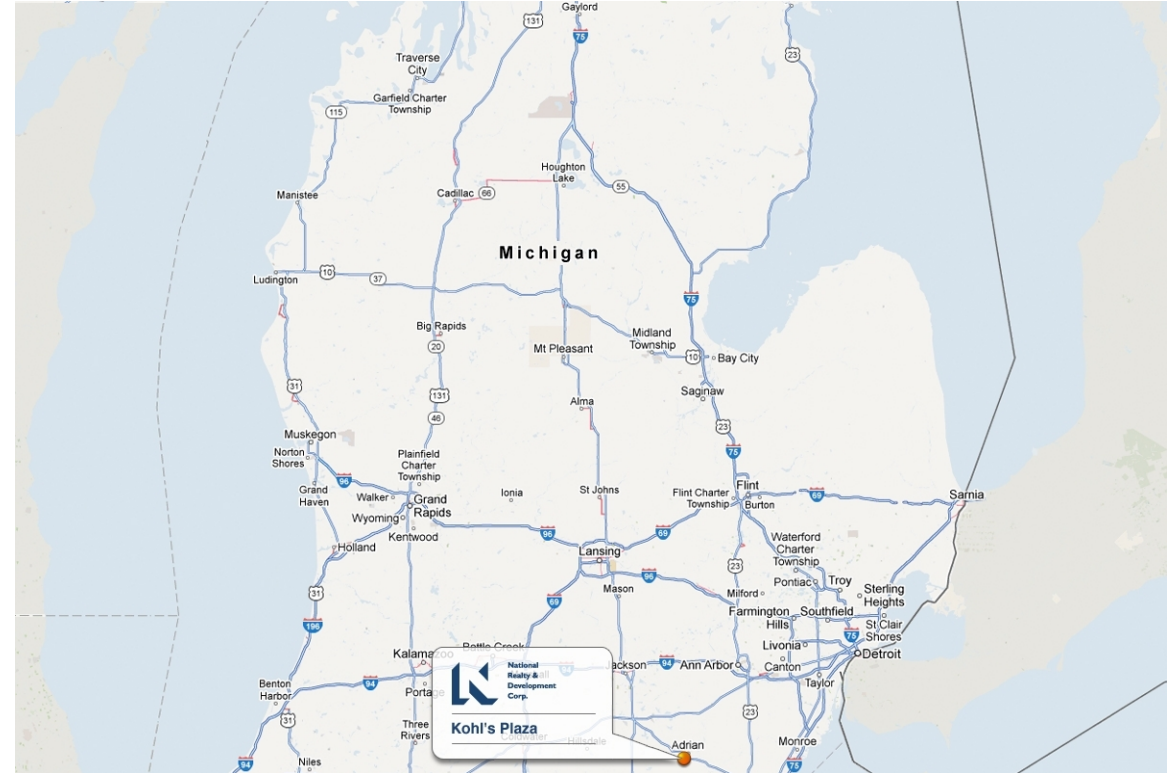
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GROSS LEASABLE AREA  
18.75 +/- acres

Demographics	3 miles			5 miles			10 miles					
	Population	Households	Avg HH Income	Med HH Income	Population	Households	Avg HH Income	Med HH Income	Population	Households	Avg HH Income	Med HH Income
	28,418	10,131	\$62,460	\$41,935	37,752	13,839	\$64,163	\$45,953	65,242	25,081	\$71,262	\$51,620



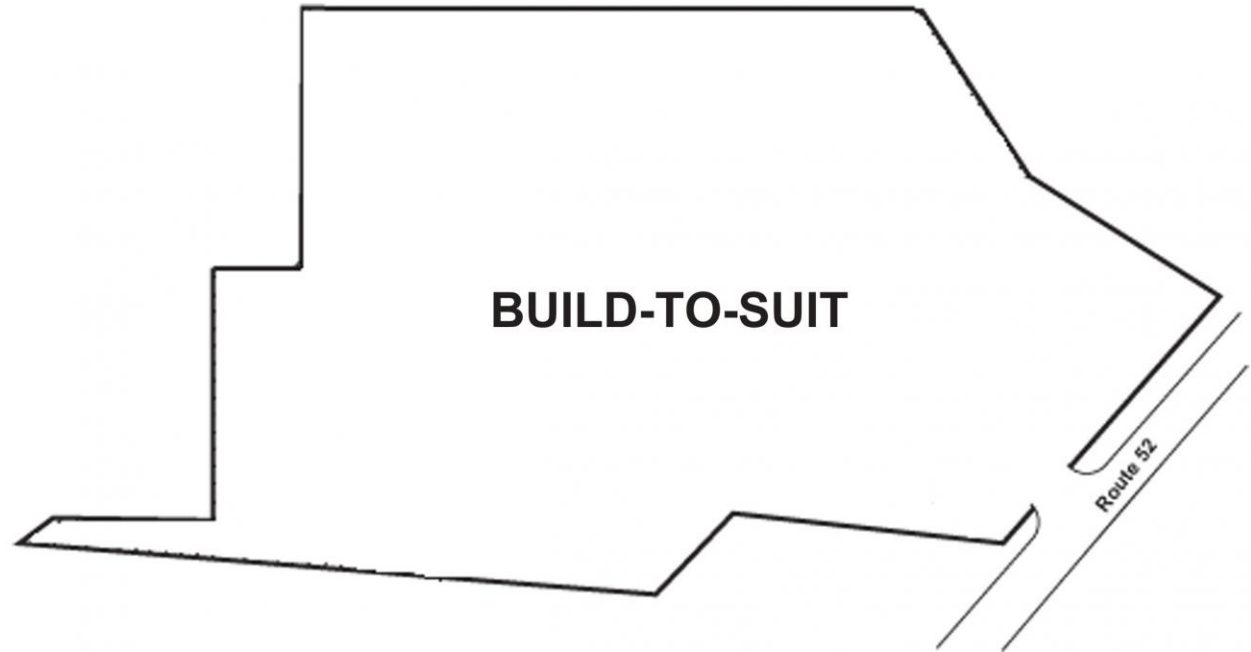
## Details

- Route 52, just north of Oakwood Avenue.
- Build-to-suit, for sale or lease.
- 18.75 acres available for sale or redevelopment.

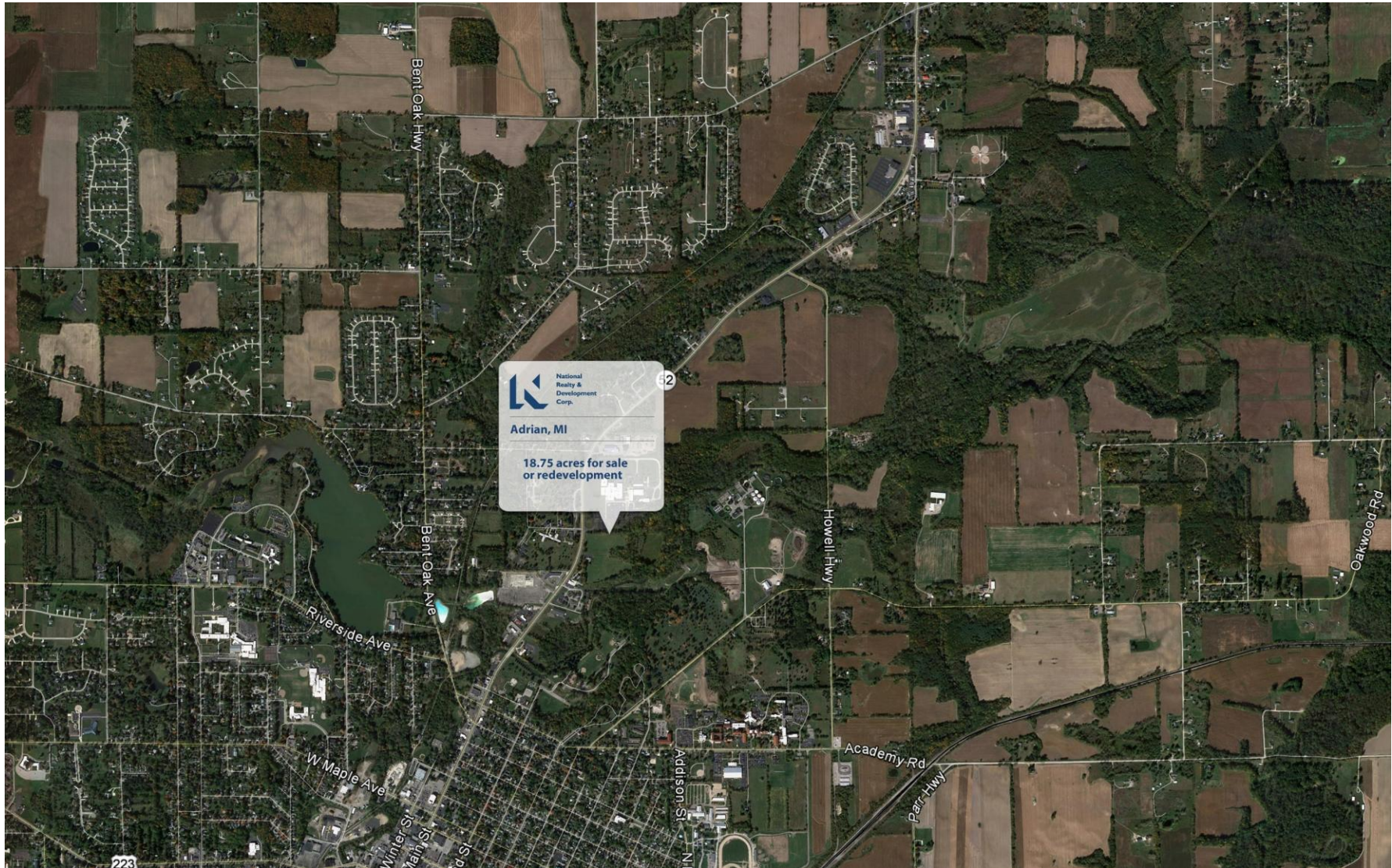
## Space Available

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**A** 18.75 +/- acres

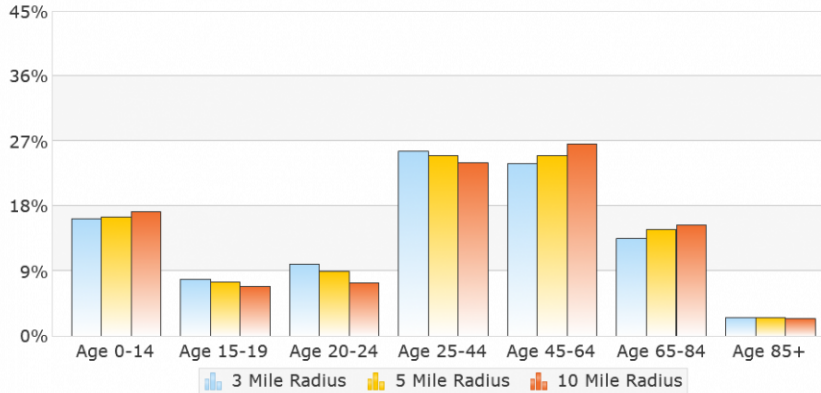


## Trade Area



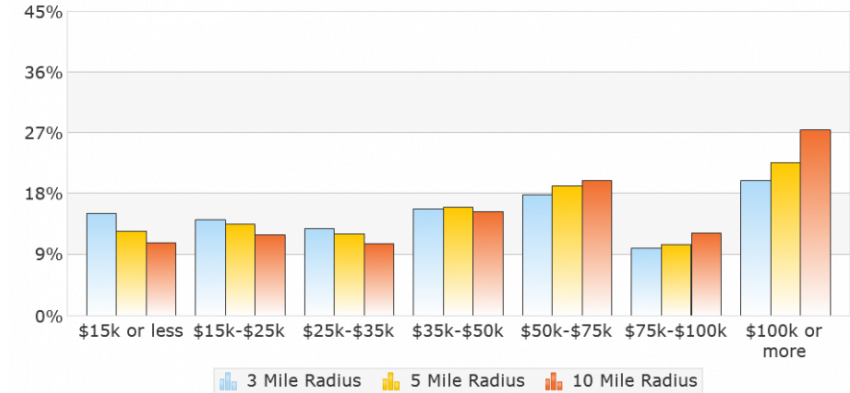
## Demographic Summary Report

TOTAL POPULATION (2018)

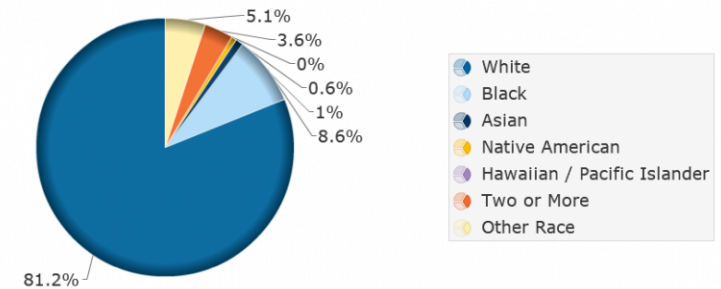


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	29,229	37,587	64,527
2010 Census	28,746	38,081	65,883
2018 Projection	28,418	37,752	65,242
2023 Projection	29,100	38,420	65,820
Growth 2000-2010	-1.70%	1.30%	2.10%
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$62,460	\$64,163	\$71,262
Median Household Income	\$41,935	\$45,953	\$51,620
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2018 Projection	10,131	13,839	25,081
2023 Projection	10,545	14,288	25,620
HOUSEHOLDS BY TENURE (2018)	3 MILES	5 MILES	10 MILES
Owner Occupied	6,434	9,491	18,628
Renter Occupied	3,697	4,348	6,453
Vacant	809	996	1,813
Total	10,940	14,835	26,894

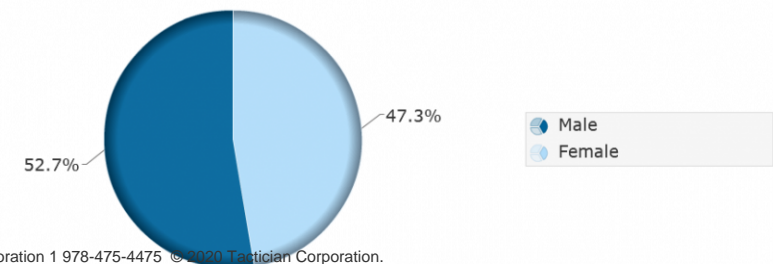
HOUSEHOLDS BY INCOME (2018)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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Adrian,  
National Realty  
& Development  
Corp.



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## Leasing Contacts



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## About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

### Our Successful Portfolio

Headquartered in Purchase, New York, the NRDC portfolio is comprised 75 projects throughout the Northeast, including large retail power centers, community shopping centers, corporate/ industrial business parks and luxury residential. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company (HBC) located in Canada, which is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company (HBC) also purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. HBC's leading businesses across North America include Saks Fifth Avenue, Hudson's Bay, and Saks OFF 5TH.

