

RETAIL BUILDING FOR SUBLEASE

1317 N. Eaton St. | Albion, MI 49224



Located in One of the Primary Retail Corridors in Albion

Building Size: 2,914 SF
Land: 0.99 Acres
Zoning: C - Commercial
Parking: 41 Paved Spots On Site
Year Built: 1998
Remodeled: 2018
Daily Traffic Count: Eaton St. - 11,000, I-94 - 36,000
Sublease Rate: \$22.00 PSF Absolute Net

Details:

1317 N. Eaton Street in Albion, Michigan is a 2,914 SF freestanding retail building situated on approximately 0.99 acres. The property is available for sublease and is ideally suited for a quick-service restaurant. Strategically positioned along North Eaton Street, one of Albion's primary commercial corridors, the site offers outstanding visibility, convenient access, and traffic counts of approximately 36,000 AADT. The existing building layout, drive-thru infrastructure, and ample parking provide an excellent opportunity for restaurant use.

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NAI Cressy

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

RETAIL BUILDING FOR SUBLEASE

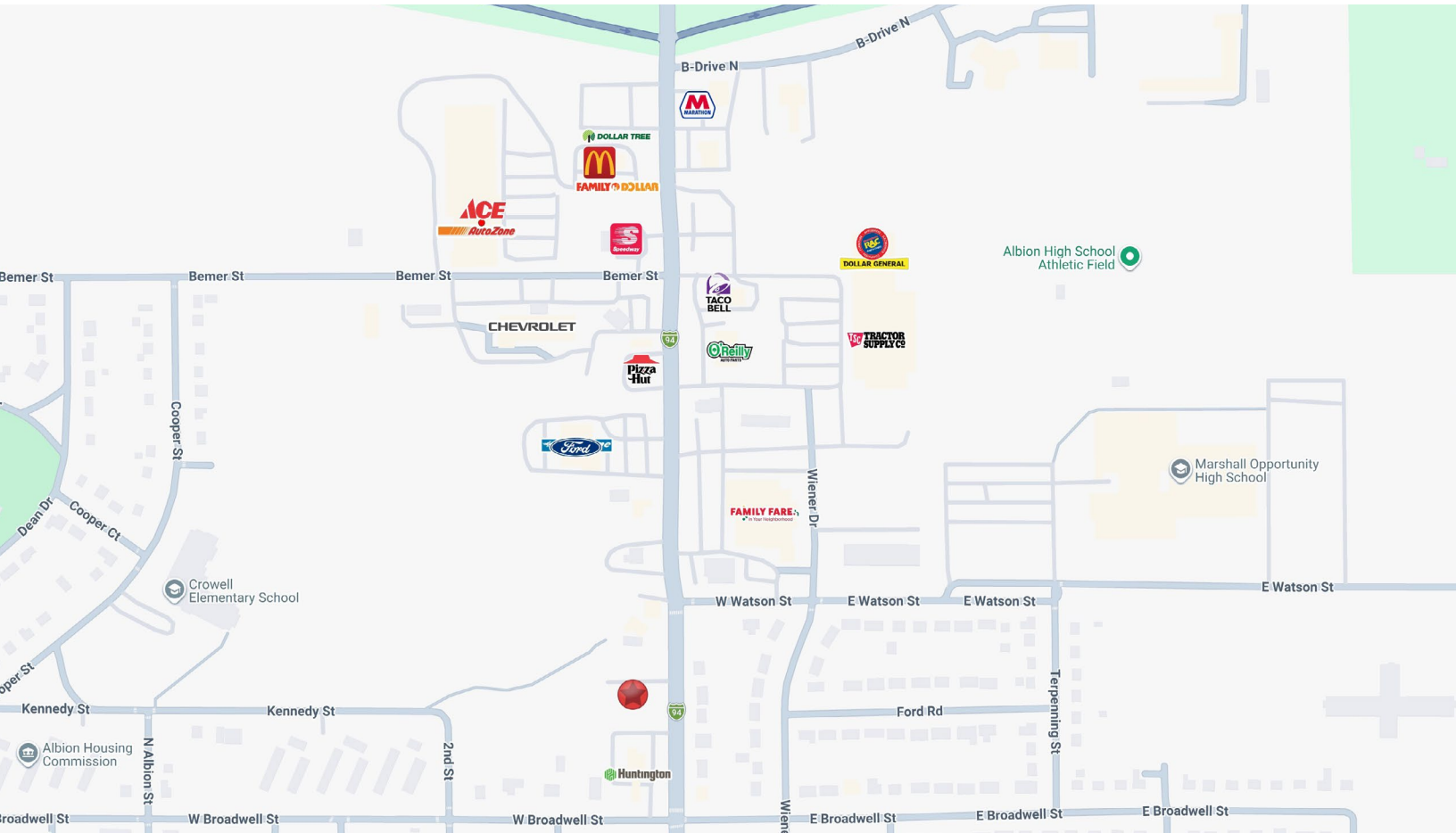
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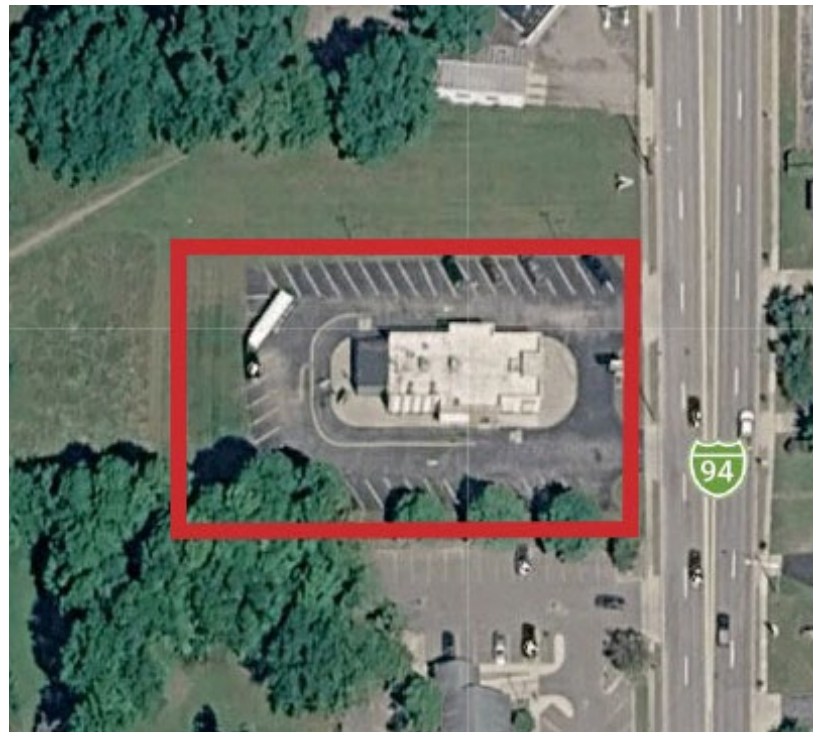
LOCATION OVERVIEW

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1317 N. Eaton Street is located in Albion, Michigan, just south of the Interstate 94 interchange, providing convenient regional access between the major markets of Jackson, Battle Creek, Ann Arbor, and Kalamazoo. The property is situated within Albion's primary retail corridor and is surrounded by a mix of national and regional retailers, restaurants, and service-oriented businesses that generate consistent consumer traffic. Nearby retailers include Tractor Supply Company, Dollar General, O'Reilly Auto Parts, and Ace Hardware, creating a strong retail synergy that supports the area's commercial activity. Albion is also home to Albion College, which contributes a steady population of students, faculty, and visitors to the local economy.



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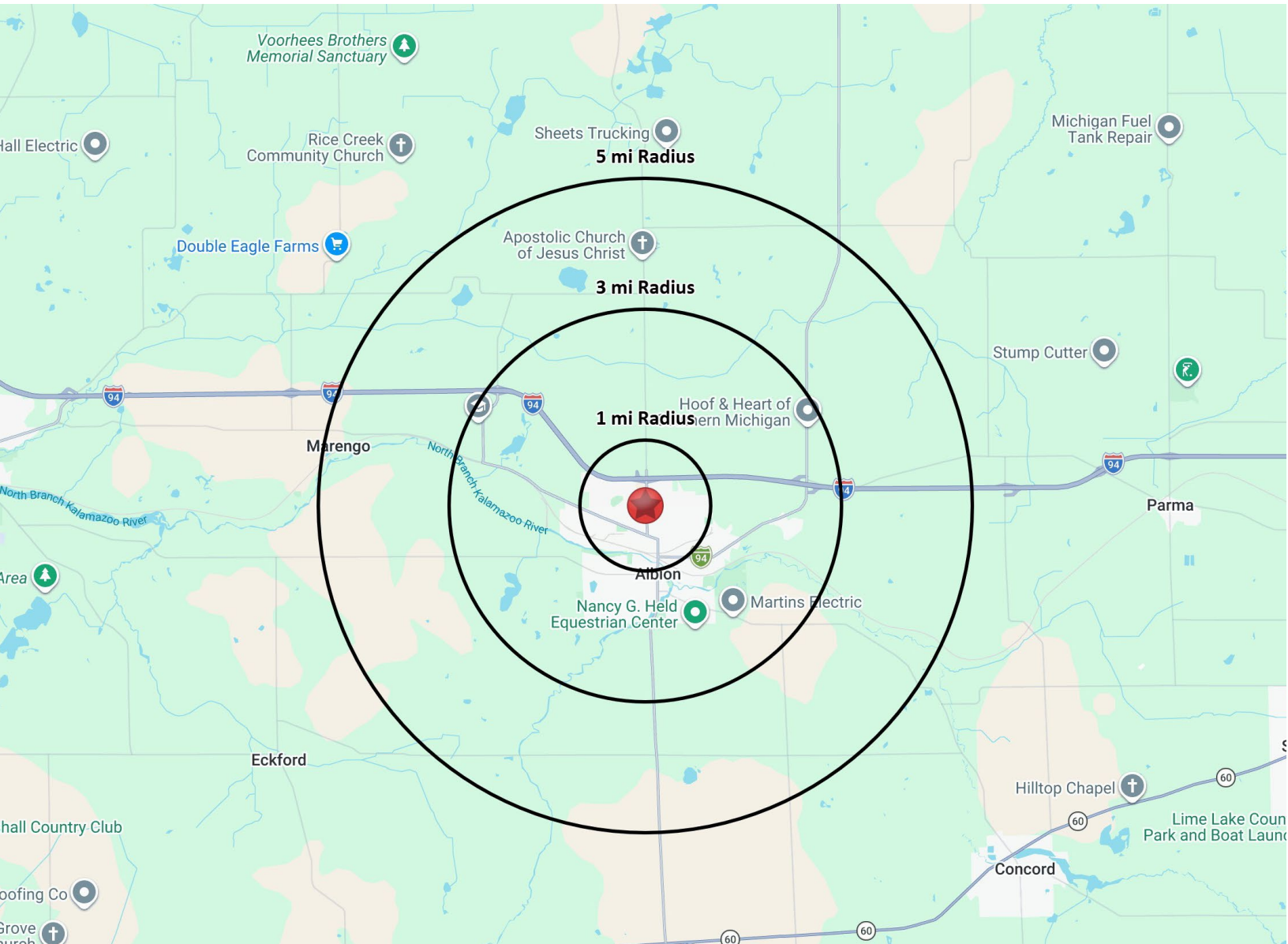
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	4,673
3 MILE	10,094
5 MILE	12,174



NUMBER OF HOUSEHOLDS

1 MILE	1,832
3 MILE	3,767
5 MILE	4,582



AVERAGE HOUSEHOLD INCOME

1 MILE	\$50,748
3 MILE	\$62,717
5 MILE	\$67,435



MEDIAN HOME VALUE

1 MILE	\$97,477
3 MILE	\$122,781
5 MILE	\$136,889