

# Retail Center + Vacant Land Investment Sale Offering



**DOLLAR GENERAL**

**Label SHOPPER**

24,925 Sq. Ft.  
AVAILABLE

**TSC TRACTOR SUPPLY CO**

1.19 Acres  
For Expansion

1.66 Acres  
For Expansion



Now Open - 2026

Downtown Albion  
→

500 Feet  
←



1448-1480 & 1506 N. Eaton Street & 1408 Wiener Dr, Albion, Michigan



# 1448-1480 & 1506 N. Eaton Street & 1408 Wiener Drive Albion, Michigan



**\$2,250,000**  
Sale Price



**\$180,000**  
NOI



**8%**  
Cap Rate

## SITE INFORMATION

**Site Address:** 1448-1480, 1506 N Eaton Street  
1408 Wiener Drive  
Albion, Michigan 49224

**Major Cross Streets:** I-94

**Site Size:** 12.35 acres total including  
1.19 and 1.66 acre land parcels

**Zoning:** C – General Commercial District

**Permitted Uses:** Retail, restaurant, medical, business  
services

**Traffic Count 2025:** N Eaton Street: 7,890  
I-94: 32,645

**Parking Lot:** Asphalt

**Parking:** 444 spaces

## BUILDING INFORMATION

**Building Size:** 75,283 SF

**Year Built:** 1940

**Number of Floors:** One

**Construction:** block, steel, metal truss

**Roof:** EPDM

**HVAC:** Each unit has exclusive RTU's.

**Utilities:** Municipal water and sanitary sewer

**Occupants:** Tractor Supply Company, Dollar General,  
Rent-A-Center, Label Shopper

# MAP & AERIAL



1448-1480 & 1506 N. Eaton Street & 1408 Wiener Dr, Albion, Michigan

# PARCELS



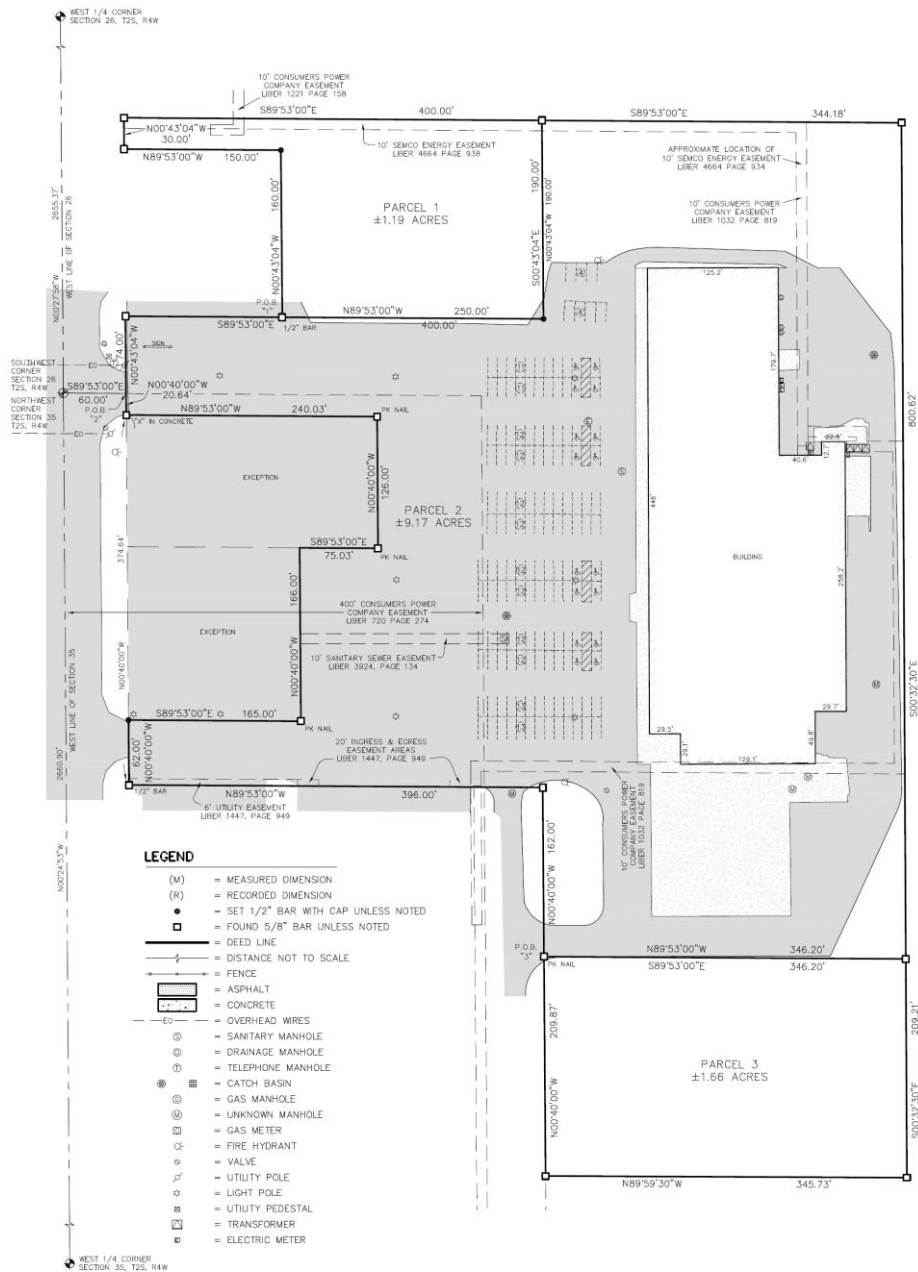
1448-1480 & 1506 N. Eaton Street & 1408 Wiener Dr, Albion, Michigan

# SITE PLAN







1448-1480 & 1506 N. Eaton Street & 1408 Wiener Dr, Albion, Michigan

# SURVEY



1448-1480 & 1506 N. Eaton Street & 1408 Wiener Dr, Albion, Michigan

# EXISTING OCCUPANT LEASE SUMMARY

Address	Occupant	SF	Expiration	Options	Lease Type
1448	 <b>TSC TRACTOR SUPPLY CO</b>	27,930	7/31/2033	Four @ 5 years each	NNN
Vacant	Vacant	24,925	-	-	-
1456	 <b>Label SHOPPER</b>	6,250	6/1/2028*	*Reciprocal 90-day termination options	GROSS
1450	 <b>DOLLAR GENERAL</b>	11,178	4/30/2030	Two @ 5 years each	NNN
1480	 <b>RAC</b>	5,000	5/31/2028	Two @ 5 years each	GROSS
<b>TOTAL</b>		<b>75,283</b>			

# OCCUPANT SUMMARY



**Tractor Supply Company** is a U.S.-based retail chain founded in 1938 that focuses on products for farming, ranching, and rural living. Headquartered in Tennessee, it operates approximately 2,600 stores nationwide as of 2026, making it the largest rural lifestyle retailer in the United States.



**Label Shopper** is a U.S.-based discount retail chain that specializes in offering brand-name clothing, footwear, and accessories at reduced prices for families. Headquartered in Latham, New York, the company operates primarily across the Northeast and Midwest, focusing on value-oriented shoppers looking for affordable fashion. Label Shopper has expanded steadily over the years, with estimates indicating it has more than 75 stores across its operating regions.



**Dollar General** is a major American discount retail chain headquartered in Tennessee, known for offering low-cost household goods, groceries, and everyday essentials, particularly in rural and small-town markets. As of early 2026, the company operates roughly 20,000+ stores across the United States, making it one of the largest retail chains in the country by store count. Its business model focuses on convenience, value pricing, and accessibility, and it continues to expand aggressively, with plans to open hundreds of additional locations in 2026 to meet demand from budget-conscious shoppers.



**Rent-A-Center** is a U.S.-based rent-to-own retailer that offers furniture, appliances, electronics, and computers through flexible payment plans. Founded in 1973 and headquartered in Plano, Texas, the company operates over 2,000 locations in the United States and more than 2,300 worldwide, making it one of the largest providers in the rent-to-own industry.



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**O'Reilly AUTO PARTS**

BETTER PARTS  
BETTER PRICES  
7 DAYS  
LOW PRICE GUARANTEE

**TACO BELL**  
Breakfast

**TRACTOR SUPPLY CO.**

DOLLAR GENERAL  
Auto Center

**TRUCK BILLS**

**O'Reilly AUTO PARTS**

O'Reilly Auto Parts Outparcel Not Included

1448-1480 & 1506 N. Eaton Street & 1408 Wiener Dr, Albion, Michigan

THE  
**SURNOW**  
COMPANY



Taco Bell Outparcel Not Included

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# MARKET OVERVIEW & DEMOGRAPHICS



Calhoun County, Michigan is in southern Michigan between Detroit and Chicago. The county has a population of around 130,000 and features a diverse economy supported by manufacturing, healthcare, and regional employers such as DENSO and Bronson Healthcare. With convenient access to Interstate 94 and I-69, Calhoun County offers strong connectivity and serves as a stable hub for commerce and retail activity in the region.



Albion, Michigan is a small city in Calhoun County with a rich history rooted in industry and education. Home to Albion College, a nationally recognized liberal arts institution, the city has long benefited from a steady student population and academic influence. Albion developed as a manufacturing hub in the 19th and 20th centuries, and today it is experiencing a period of revitalization, with ongoing investment in its downtown, infrastructure, and commercial corridors. Strategically located along I-94 between Detroit and Chicago, Albion offers convenient regional access while maintaining a tight-knit community atmosphere, making it an attractive location for local businesses and neighborhood-serving retail.

	1 Mile	3 Miles
Population	3,725	11,805
Households	1,542	4,406
Median Age	36.9	31.6
Median HH Income	\$40,608	\$40,187
Daytime Employees	1,160	3,869

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# CONTACT

**Rob Krochmal**

Vice President – Leasing & Acquisitions

[rob@surnow.com](mailto:rob@surnow.com)

248.867.3304

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THE  
**SURNOW**  
COMPANY