

**COLDWELL
BANKER** 

SCHMIDT REALTORS

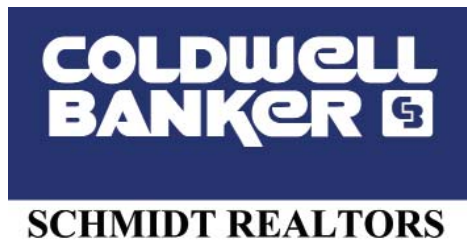
st. helen road

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Broker Contact Information

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St. Helen Road St. Helen, MI

Name	St. Helen Road
Location	2048 N. St. Helen Rd St. Helen MI
County	Roscommon County
Square Feet	± 2,784 SF
Price	\$149,000
Potential Uses	office, retail



PROPERTY DESCRIPTION

A modern brick structure with spacious parking lot on heavily traveled St. Helen Road in St. Helen, Michigan is now available. Two parcels equaling 21,910.68 square feet (.503 acres) and a 2,784 square foot building are classified as C-2 Highway Commercial district by the Downtown Development Authority in St. Helen. This "C-2" zoning classification permits many commercial uses "that are designed for the commercial needs that appeal to a wider community interest" (Article X C-2 Highway Commercial District). Formerly occupied by Chase Bank, the building has ample parking (28 spaces-2 handicap) and easy access off St. Helen Road.

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ST. HELEN

ROSCOMMON COUNTY

Roscommon County is a county located in the U.S. state of Michigan. As of the 2010 census, the population was 24,449. The county seat is Roscommon. The county was founded in 1840 and organized in 1875. Both the county and county seat are commonly referred to by locals as "Rosco".

St. Helen is an unincorporated community in Richfield Township, Roscommon County in the U.S. state of Michigan. It is a census-designated place for statistical purposes and has no legal status as an incorporated municipality. The population was 2,668 at the 2010 census.

In the 1870s, lumber baron Henry Stephens established a large lumber operation at St. Helen, considered at the time to be among the largest and best equipped in the state. The mills were estimated to have produced more than 1 billion board feet (2,000,000 m³) of lumber within a period of fourteen years. Most of the logs were moved by river, but lumber was also moved by rail.

The St. Helen Development Company was organized to sell land and promote development of the area, and over seven years sold 80,000 acres (320 km²) of land and helped to build more than 30 miles (48 km) of roads and over 80 miles (130 km) of fencing.

St. Helen was named after the lake. It is believed that French voyageurs named it after Saint Helena of Constantinople, mother of Emperor Constantine.

The Detroit, Bay City and Alpena Railroad (later the Michigan Central, then the Detroit and Mackinac Railway and presently the Lake State Railway Company) built a line through the area with a station at St. Helen. M-76 passes through St. Helen and portions are still signed as "Old 76". St. Helen has survived based on tourism and proximity to the lake.



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MICHIGAN



Michigan is a state in the Great Lakes and Midwestern regions of the United States. The name Michigan is the French form of the Ojibwa word *mishigamaa*, meaning “large water” or “large lake”. Michigan is the tenth most populous of the 50 United States, with the 11th most extensive total area. Its capital is Lansing, and its largest city is Detroit.

The United States Census Bureau estimates that the population of Michigan was 9,928,300 on July 1, 2016, an increase of 0.45% from 9,883,635 recorded at the 2010 United States Census.



The U.S. Economic Development Administration estimated Michigan’s 2014 gross state product to be \$417.306 billion, ranking 13th out of the 50 states. According to the Bureau of Labor Statistics, as of October 2015, the state’s seasonally adjusted unemployment rate is estimated at 5.0%.

As leading research institutions, the University of Michigan, Michigan State University, and Wayne State University are important partners in the state’s economy and its University Research Corridor. Michigan’s public universities attract more than \$1.5 B in research and development grants each year. The National Superconducting Cyclotron Laboratory is located at Michigan State University. Michigan’s workforce is well-educated and highly skilled, making it attractive to companies. It has the third highest number of engineering graduates nationally.



Michigan led the nation in job creation improvement in 2010, receiving significant business from tourists during the winter. The finance, insurance, and real estate group ranks second in the services sector. Real estate (office buildings, resorts) is the most important.

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AERIAL MAP



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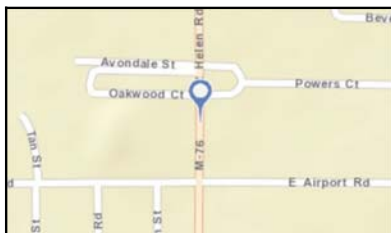
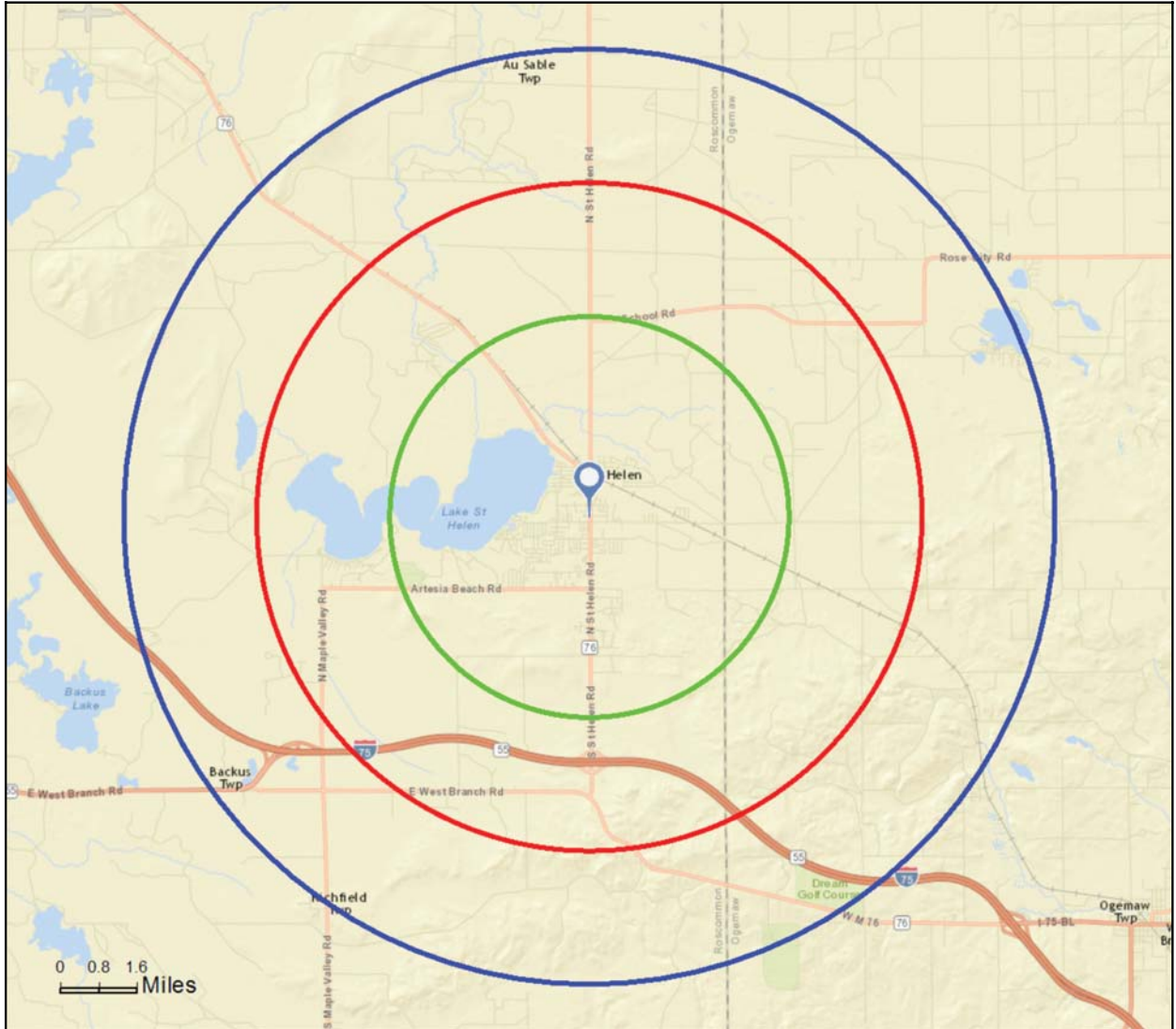


SITE PLAN

Site Map

2048 N St Helen Rd, Saint Helen, Michigan, 48656
Rings: 3, 5, 7 mile radii

Clift Marketing Inc
Latitude: 44.36431
Longitude: -84.4102



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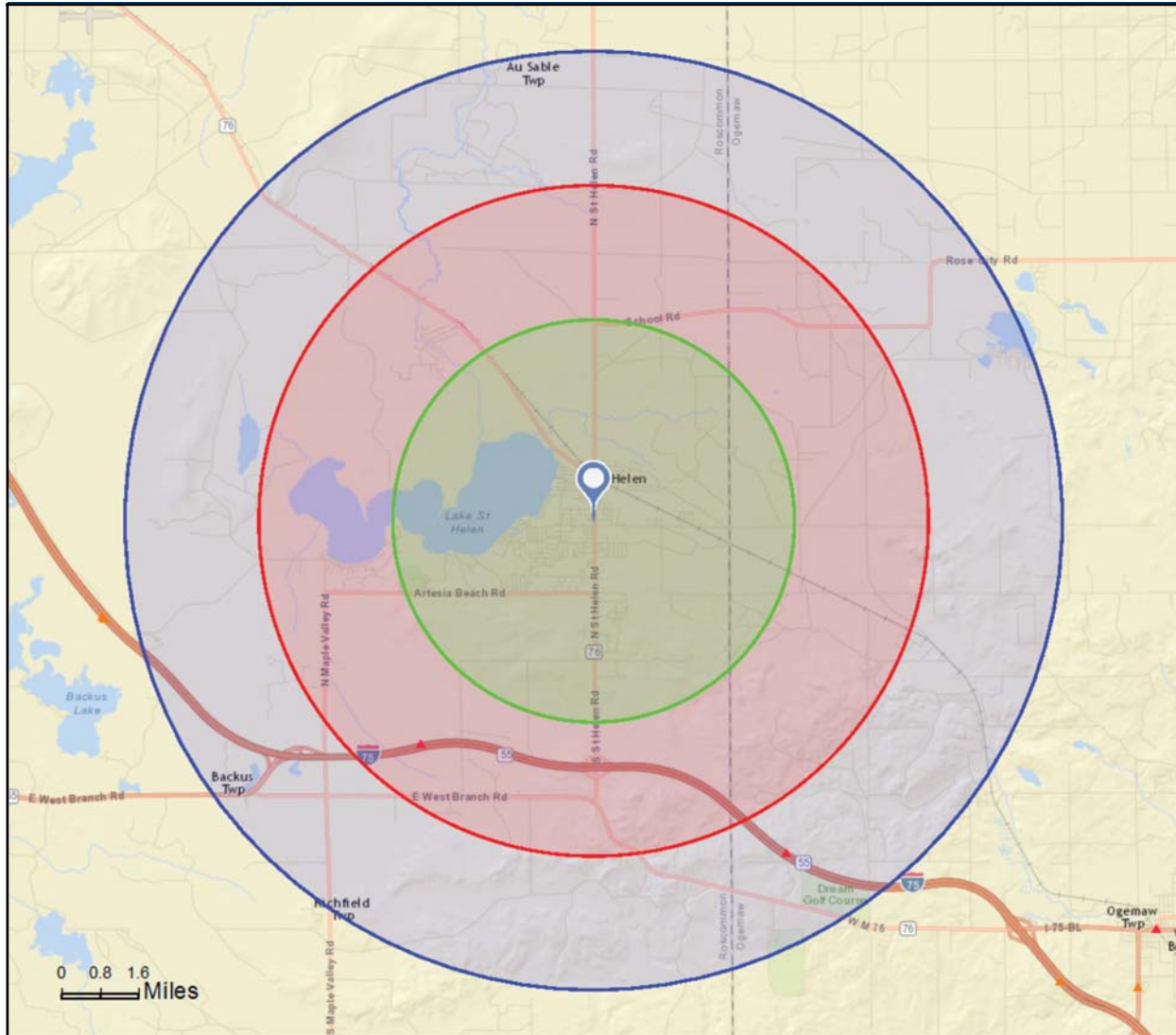


TRAFFIC COUNT

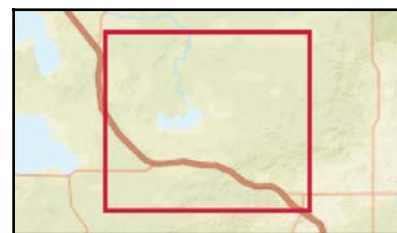
Traffic Count Map

2048 N St Helen Rd, Saint Helen, Michigan, 48656
Rings: 3, 5, 7 mile radii

Clift Marketing Inc
Latitude: 44.36431
Longitude: -84.4102



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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EXECUTIVE SUMMARY

Executive Summary

2048 N St Helen Rd, Saint Helen, Michigan, 48656
Rings: 3, 5, 7 mile radii

Clift Marketing Inc
Latitude: 44.36431
Longitude: -84.41020

	3 miles	5 miles	7 miles
Population			
2000 Population	3,484	4,006	4,697
2010 Population	3,135	3,606	4,323
2016 Population	3,192	3,676	4,381
2021 Population	3,236	3,729	4,420
2000-2010 Annual Rate	-1.05%	-1.05%	-0.83%
2010-2016 Annual Rate	0.29%	0.31%	0.21%
2016-2021 Annual Rate	0.27%	0.29%	0.18%
2016 Male Population	50.4%	50.4%	50.5%
2016 Female Population	49.6%	49.6%	49.5%
2016 Median Age	54.6	55.1	54.5

In the identified area, the current year population is 4,381. In 2010, the Census count in the area was 4,323. The rate of change since 2010 was 0.21% annually. The five-year projection for the population in the area is 4,420 representing a change of 0.18% annually from 2016 to 2021. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 54.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	95.9%	95.9%	95.9%
2016 Black Alone	0.3%	0.3%	0.4%
2016 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2016 Asian Alone	0.2%	0.2%	0.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.2%	0.2%	0.3%
2016 Two or More Races	2.3%	2.3%	2.1%
2016 Hispanic Origin (Any Race)	1.6%	1.6%	1.6%

Persons of Hispanic origin represent 1.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 10.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,605	1,828	2,115
2010 Households	1,503	1,714	2,019
2016 Total Households	1,544	1,762	2,065
2021 Total Households	1,573	1,797	2,094
2000-2010 Annual Rate	-0.65%	-0.64%	-0.46%
2010-2016 Annual Rate	0.43%	0.44%	0.36%
2016-2021 Annual Rate	0.37%	0.39%	0.28%
2016 Average Household Size	2.07	2.09	2.12

The household count in this area has changed from 2,019 in 2010 to 2,065 in the current year, a change of 0.36% annually. The five-year projection of households is 2,094, a change of 0.28% annually from the current year total. Average household size is currently 2.12, compared to 2.14 in the year 2010. The number of families in the current year is 1,256 in the specified area.

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Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
Median Household Income			
2016 Median Household Income	\$28,401	\$29,492	\$31,332
2021 Median Household Income	\$29,052	\$30,442	\$32,886
2016-2021 Annual Rate	0.45%	0.64%	0.97%
Average Household Income			
2016 Average Household Income	\$38,106	\$39,614	\$41,466
2021 Average Household Income	\$41,672	\$43,490	\$45,586
2016-2021 Annual Rate	1.81%	1.88%	1.91%
Per Capita Income			
2016 Per Capita Income	\$18,245	\$19,009	\$19,656
2021 Per Capita Income	\$20,049	\$20,986	\$21,726
2016-2021 Annual Rate	1.90%	2.00%	2.02%

Households by Income

Current median household income is \$31,332 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$32,886 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$41,466 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$45,586 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$19,656 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$21,726 in five years, compared to \$32,025 for all U.S. households

Housing

	3 miles	5 miles	7 miles
2000 Total Housing Units	3,017	3,701	4,331
2000 Owner Occupied Housing Units	1,401	1,600	1,859
2000 Renter Occupied Housing Units	204	228	257
2000 Vacant Housing Units	1,412	1,873	2,215
2010 Total Housing Units	3,042	3,733	4,403
2010 Owner Occupied Housing Units	1,246	1,431	1,692
2010 Renter Occupied Housing Units	257	283	327
2010 Vacant Housing Units	1,539	2,019	2,384
2016 Total Housing Units	3,159	3,885	4,558
2016 Owner Occupied Housing Units	1,267	1,457	1,713
2016 Renter Occupied Housing Units	277	305	352
2016 Vacant Housing Units	1,615	2,123	2,493
2021 Total Housing Units	3,228	3,973	4,636
2021 Owner Occupied Housing Units	1,290	1,485	1,736
2021 Renter Occupied Housing Units	283	312	358
2021 Vacant Housing Units	1,655	2,176	2,542

Currently, 37.6% of the 4,558 housing units in the area are owner occupied; 7.7%, renter occupied; and 54.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 4,403 housing units in the area - 38.4% owner occupied, 7.4% renter occupied, and 54.1% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$78,877, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.45% annually to \$89,022.

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