



Prospective Tenant RFI

221 W Michigan Ave | Mt. Pleasant, MI



Submissions Due:

EXTENDED to Friday, July 24, 2026 | 4:00 PM

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Overview

Developer seeking a prospective tenant for a planned commercial space in downtown Mt. Pleasant

Prime first-floor retail space in a planned mixed-use development, ideally positioned in the heart of downtown with strong visibility and pedestrian activity.



Community Profile



Mt. Pleasant, MI

Quaint hometown feel with big city conveniences

Mt. Pleasant is a university town of eight square miles located near the geographic center of Isabella County, just west of the M-20 and US-127 interchange. The city is the county seat of Isabella County and is home to Central Michigan University, Mid-Michigan College, Saginaw Chippewa Tribal College, the Soaring Eagle Casino & Resort, and two of the region's most heralded health and hospital centers. These are the city's largest employment centers and have remained steady industries for the community.

A true town and gown community, the city's population of more than 21,000 full-time residents includes more than 11,000 university residents. While recent trends show a drop in population, mostly due to the reduction of CMU enrollment, there has been a significant increase in the number of working-age resident and families, particularly residents in the 35-44 years old group: a 25% increase between 2010 and 2020, while the State saw a decrease of 7%.

21,000+
population

12,000+
daily
commuters

\$42-45k
med. HH
income

43%
residents =
18-24 yrs



Site Details

Overview

Address: 221 W Michigan Ave

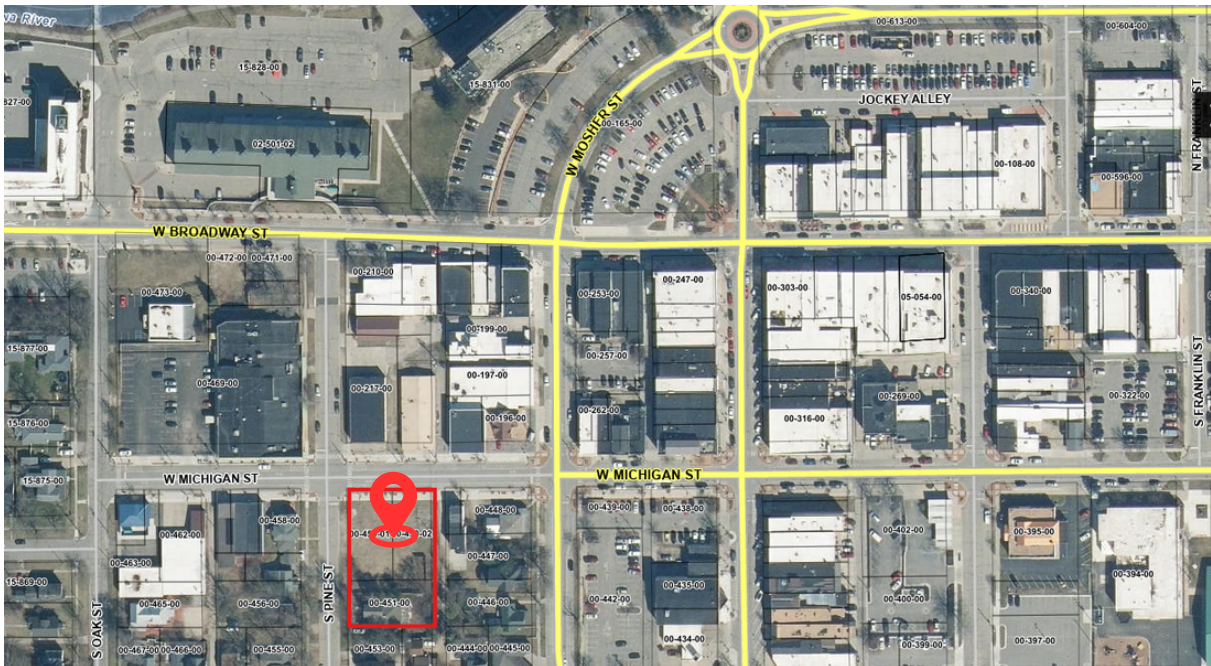
0.56-acre prime redevelopment site with a new mixed-use building planned, offering first-generation space anticipated for 2027 delivery located in Mt. Pleasant's downtown core.

Parcel IDs:

17-000-00-450-01
17-000-00-450-02
17-000-00-451-00

Zoning:

CD-5 Urban Center
CD-4 General Urban



Available Space

- **3374 SF** of first-floor space available
- Commercial space accommodate up to **73' wide by 45'3" deep storefront**
- Can be divided into up to four storefronts
- Building will consist of 22 multi-family housing units



Building & Lease

Buildout

Developer is open to either a white box construction or a developer-led buildout of tenant space. Space can be utilized by a single tenant or subdivided up to 4 tenants.

Building Features:

- 3374 SF available
- Total onsite parking: 29 spaces
- Public Parking (Lot 5) one block

away. Several others within walking distance.

- 2 ADA parking spaces onsite
- Loading dock/delivery access negotiable
- Basement not available



Ideal Uses

Ideal uses for site could include:

- General Retail
- Cafes
- Wellness Uses
- Maker Spaces
- Flexible Event Space
- Professional Services

Lease Terms

- Desired Lease Length: 7-10 Year Initial Lease; **Lease-to-own negotiable**
- Target \$15/SF + NNN for shell condition
- Tenant improvement allowances negotiated based on credit and lease term



Construction Timeline - Est.

Estimated construction timeline – subject to change due to construction and market conditions.

01

Early 2027

Start of construction.

02

Mid/Late 2027

Building construction ends.

03

Late 2027

Tenant occupancy for first-floor space.



Image of vacant site

Meet the Developer

Neel Yalamarthy is a Michigan-based real estate developer and business strategist, serving as a principal of N18 Developments, LLC. He is active in the Saginaw and Mid-Michigan region, where he focuses on mixed-use, residential, and community-oriented development projects aimed at revitalizing underutilized properties and addressing local housing needs.



Neel Yalamarthy
N18 DEVELOPMENTS, LLC

Project Contacts



Kati Mora
President & CEO,
Middle Michigan
Development
Corporation



**Manuela
Powidayko**
Director of Planning &
Community Development,
City of Mt. Pleasant

RFI Response

Parties interested in leasing tenant space are invited to submit a Request for Information (RFI) package outlining their concept, qualifications, and space needs. This process allows the development team to better understand each prospective tenant and evaluate overall alignment with the project vision.

Interested parties are encouraged to submit a proposal addressing the items outlined below. Supporting materials, including branding concepts, floor plans, renderings, and other relevant documentation, may also be included. Submission materials can be uploaded through the online RFI form using the link provided on Page 10.

RFI Released: Friday, June 12, 2026

Responses Due: EXTENDED to Friday, July 24, 2026 by 4:00 PM

CATEGORY	DETAILS
BUSINESS OVERVIEW	Provide a brief description of your business or concept, including the type of use (e.g., retail, restaurant, office), target customer base, and what distinguishes your offering. Please also describe why this location is a strong fit for your business.
TENANT INFORMATION	Include the legal name of the business entity, primary contact information, and a summary of your organization, including years in operation and any existing or prior locations. Highlight relevant experience, including prior projects, operating history, and key team members. Supporting materials such as photos, portfolios, or project examples are encouraged.
SPACE REQUIREMENTS	Outline your anticipated space needs, including preferred square footage, layout considerations, and any specific operational requirements such as kitchen infrastructure, venting, or specialized equipment.
CONCEPTUAL DESIGN (OPTIONAL)	Applicants are encouraged to include any preliminary design materials, such as branding elements, mood boards, or draft layouts, to help convey the vision and customer experience.

RFI Response

CATEGORY	DETAILS
FINANCIAL CAPACITY	Provide a summary of your financial qualifications, which may include revenue history (for existing businesses), estimated startup costs (for new concepts), and sources of funding. Detailed financial statements are not required at this stage but may be requested during subsequent phases.
TARGET TIMELINE	Indicate your target timeline for lease execution, buildout, and opening, along with any key milestones or scheduling considerations.
REFERENCES (OPTIONAL)	Provide references from prior landlords, business partners, or lenders who can speak to your reliability and performance.

To be considered, responses must be submitted electronically through the online Request for Interest (RFI) form below. Applicants should be prepared to upload a proposal addressing the requested items outlined in this document, along with any supporting materials that help communicate their concept and qualifications.

RFI Submission Form:

<https://form.jotform.com/middlemichigan/221-prospective-tenant>

Submissions must be received by 4:00 p.m. on Friday, July 24, 2026. (Ext. from July 10)

All questions or requests for clarification must be submitted via email to MMDC no later than **Friday, June 26, 2026**. Please submit questions to **info@mmdc.org**.

Responses will be shared with all inquiring parties and posted on MMDC's website by **Thursday, July 2, 2026**.

The City, MMDC, and the Developer reserve the right to reject any or all submissions, waive irregularities or informalities, and negotiate with selected respondents to achieve the best overall outcome for the project and community.

Contact Information



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President & CEO



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Manuela Powidayko

City of Mt. Pleasant

**Director of Planning &
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Thank you.