



Bear Pointe Plaza

2682 S. US-23

Alpena, Michigan 49707

Property Highlights

- Three suites available:
- Suite 2678: 13,600 SF
- Suite 2682: 6,000 SF
- Suite 2686: 13,000 - 19,000 SF
- Join Family Farm and Home, PACE Northern Michigan and the Secretary of State
- 200+ surface parking spaces
- Pylon signage available
- Outlots available
- Excellent frontage on US-23

Offering Summary

Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	92,533 SF
Available SF:	6,000 - 19,000 SF

For More Information



Jeffrey Branch

Associate Broker

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Lease Information

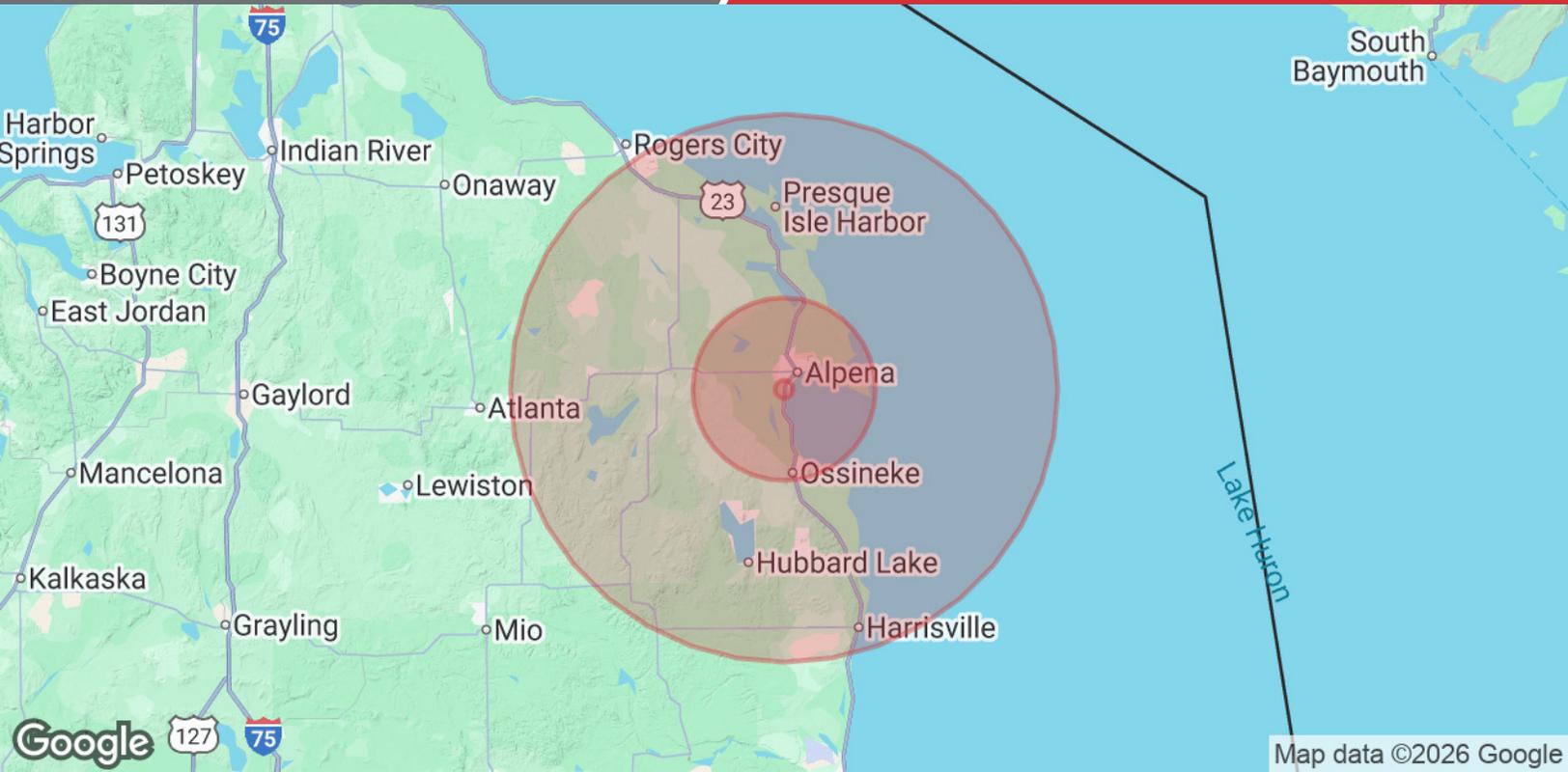
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 - 19,000 SF	Lease Rate:	\$6.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1	-	1,400 SF	NNN	\$6.00 SF/yr	-
2676	-	17,169 SF	NNN	\$6.00 SF/yr	-
2678	Available	13,600 SF	NNN	\$6.00 SF/yr	-
2682	Available	6,000 SF	NNN	\$6.00 SF/yr	-
2686	Available	13,000 - 19,000 SF	NNN	\$6.00 SF/yr	-



Map data ©2026 Google



Population	1 Mile	10 Miles	30 Miles
Total Population	196	21,294	44,983
Average Age	48.7	42.9	47.9
Average Age (Male)	45.3	41.3	46.9
Average Age (Female)	52.7	44.8	48.8
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	100	9,816	20,145
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$47,872	\$45,077	\$46,707
Average House Value	\$115,639	\$115,811	\$153,036

2020 American Community Survey (ACS)