



INCOME PROPERTY FOR SALE

7338-7344 E Duck Lake Road

executive summary



7338-7344 E Duck Lake Road | Lake Leelanau, MI 49653

SALE PRICE:	\$1,295,000
LOT SIZE:	3.4 ACRES
BUILDING SIZE:	13,500 SF
YEAR BUILT:	2020
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

90 unit self-storage property with three buildings built from 2020-2025. Available at a 8.2% cap rate with room to further increase rent. Seller has approval to build an additional 30 unit building. Central Leelanau County location on the east side of the Village of Lake Leelanau with signage on M-204. Moveable middle partition walls allow flexibility on unit sizes.

PROPERTY HIGHLIGHTS

- Approved for 30 Additional Self-Storage Units
- New Construction
- Central Leelanau Location
- M-204 Frontage

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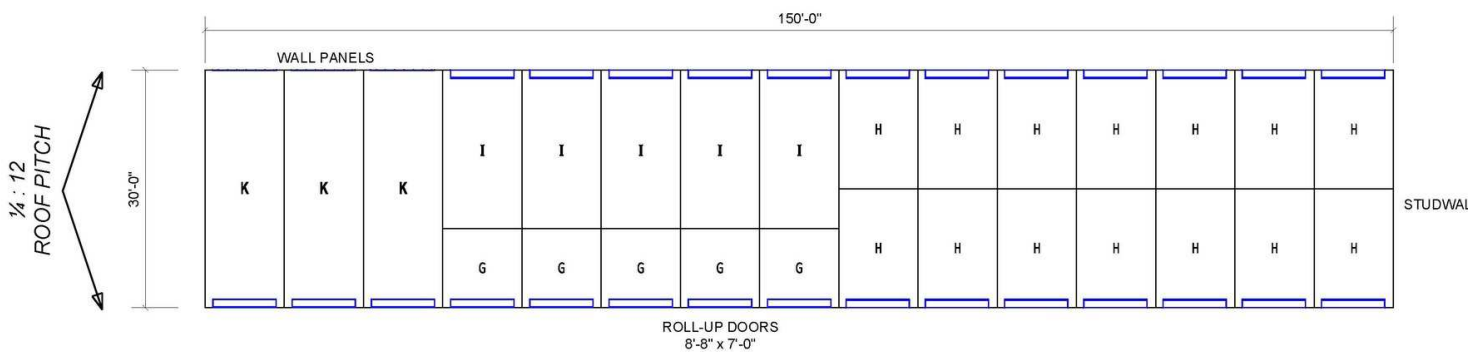


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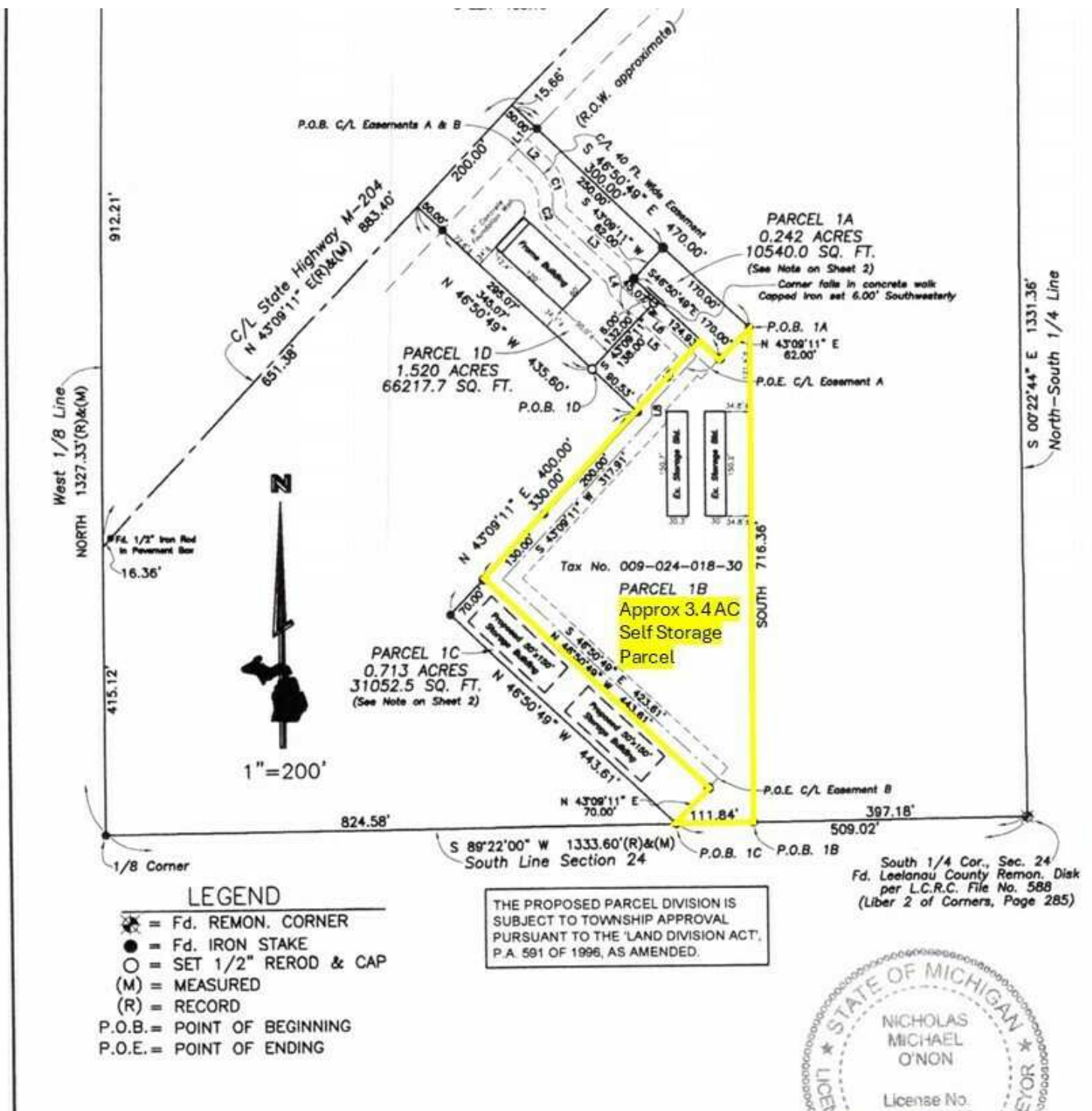
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BUILDINGS
"1 & 2"



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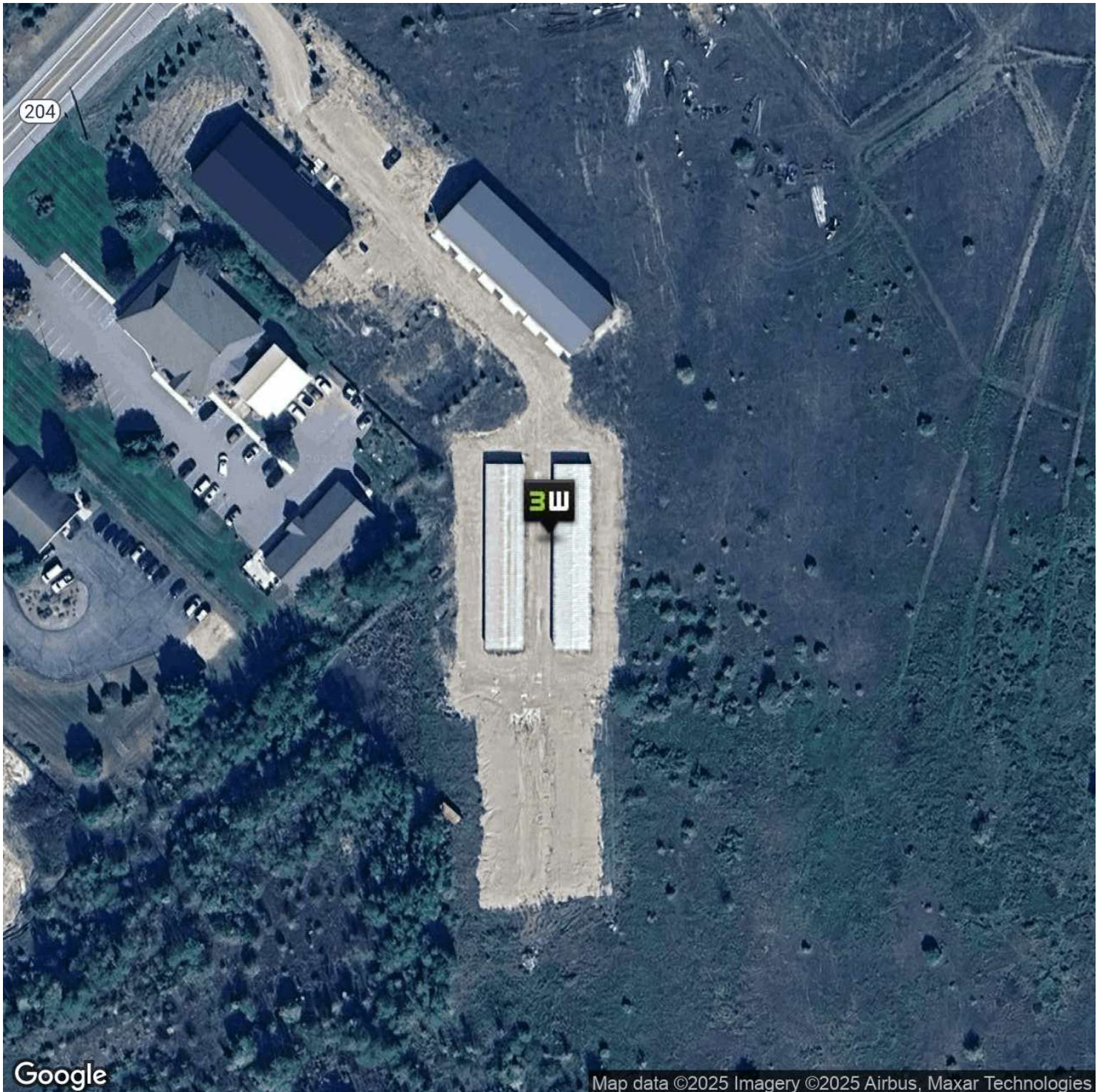
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**3W THREE WEST
COMMERCIAL**



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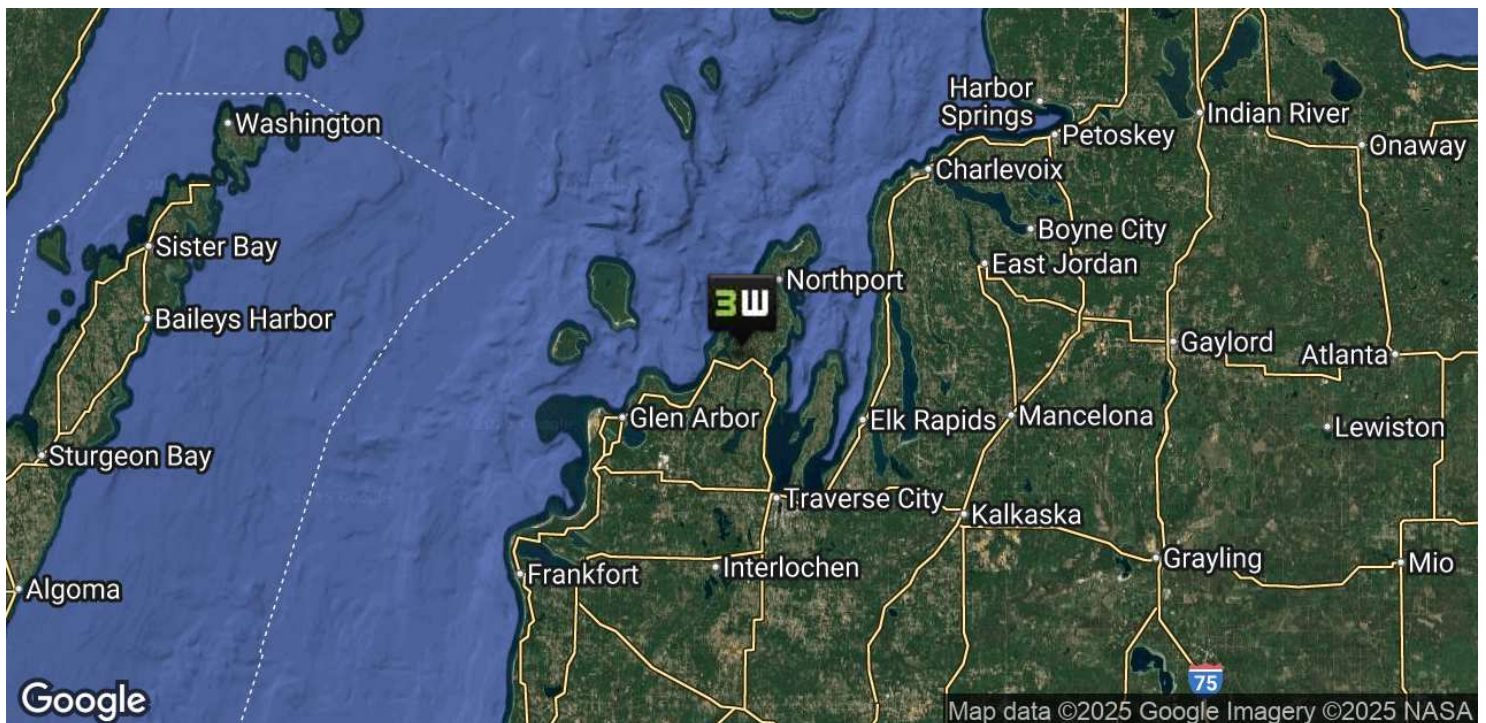
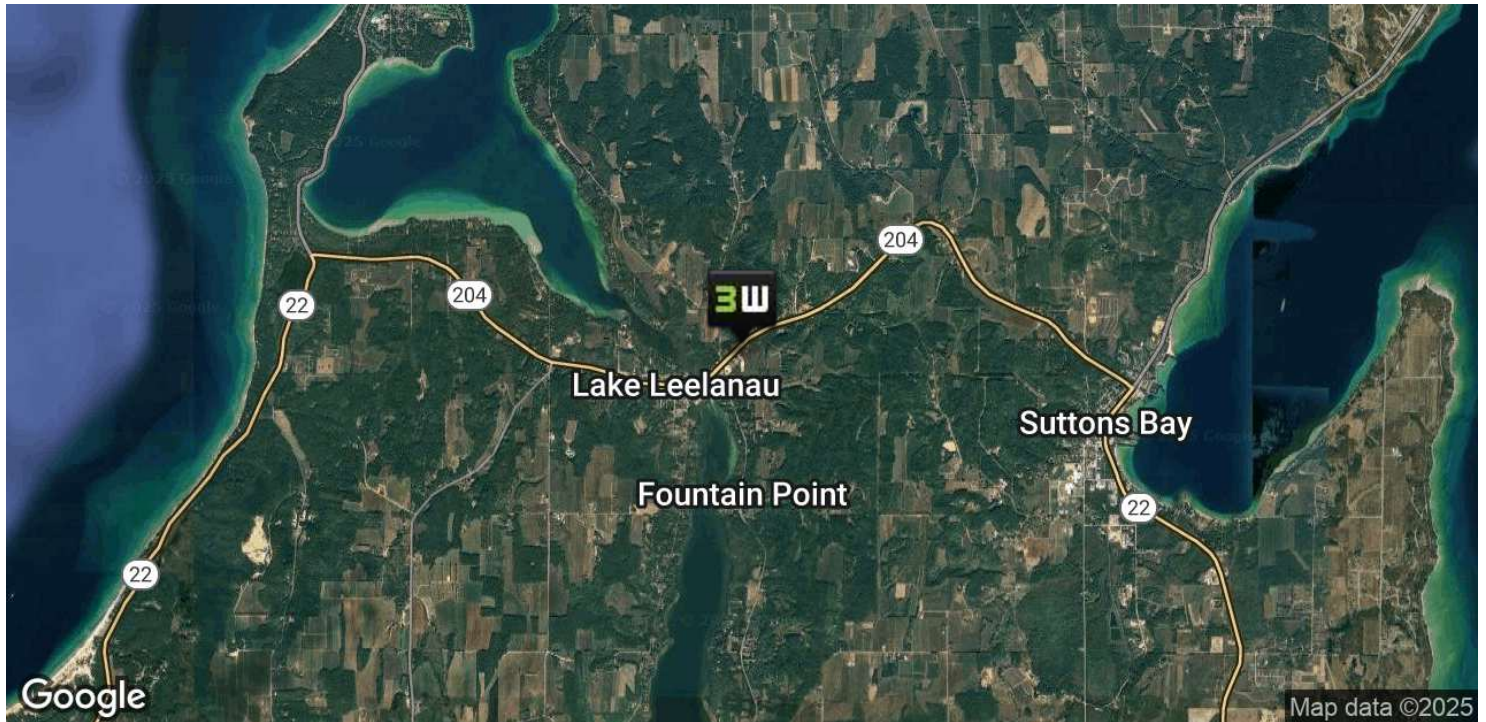
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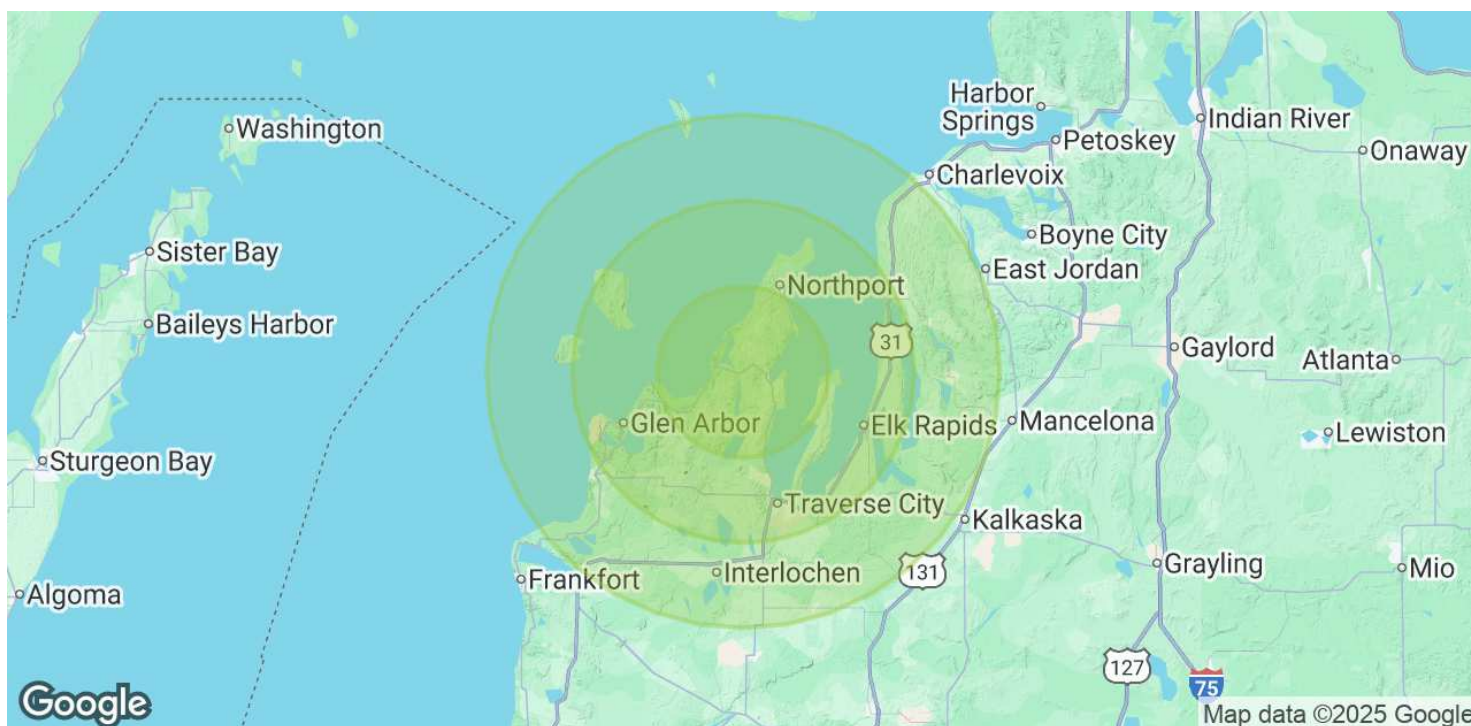
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	11,787	91,435	160,134
Average Age	50	47	46
Average Age (Male)	50	46	45
Average Age (Female)	50	48	47
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,101	40,463	68,879
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$118,728	\$98,984	\$94,340
Average House Value	\$546,357	\$467,122	\$412,221

Demographics data derived from AlphaMap

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