



7334 E Duck Lake Rd, 2640 SF | Lake Leelanau, MI 49653

AVAILABLE SF:	2,640 SF
LEASE RATE:	\$2,640.00 PER MONTH (MG)
LOT SIZE:	1.52 ACRES
YEAR BUILT:	2022

PROPERTY OVERVIEW

New Lake Leelanau retail/office building with attractive design and high ceilings. Listing is for south portion of building consisting of approx. 2,640 usable sq. ft plus use of shared restrooms and entry vestibule. Good visibility from E. Duck Lake Rd. (M-204) and central to all of Leelanau County. Position on M-204 sign available. C-2 commercial zoning allows for a variety of uses. An overhead door could be added for storage or contractor uses. Landlord will complete restrooms and deliver space in white box condition. Modified gross rent includes property tax and building insurance.

PROPERTY HIGHLIGHTS

- New Construction
- Central Leelanau Location
- M-204 Frontage

BILL SOMERVILLE | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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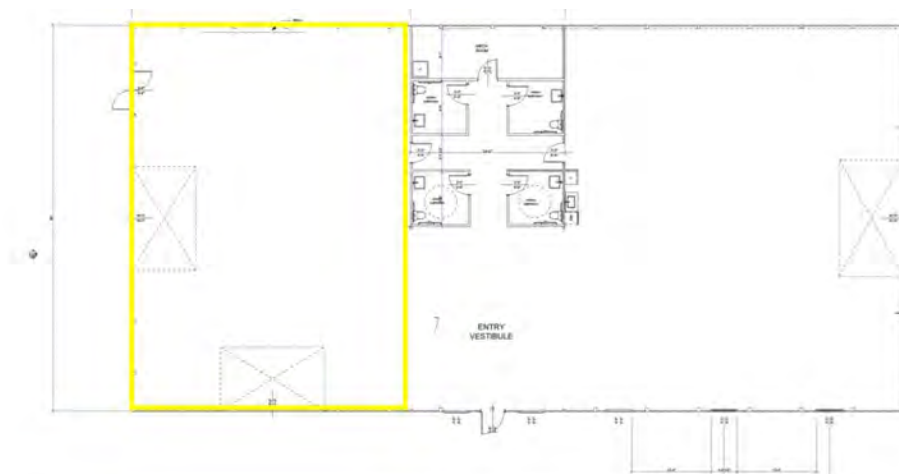
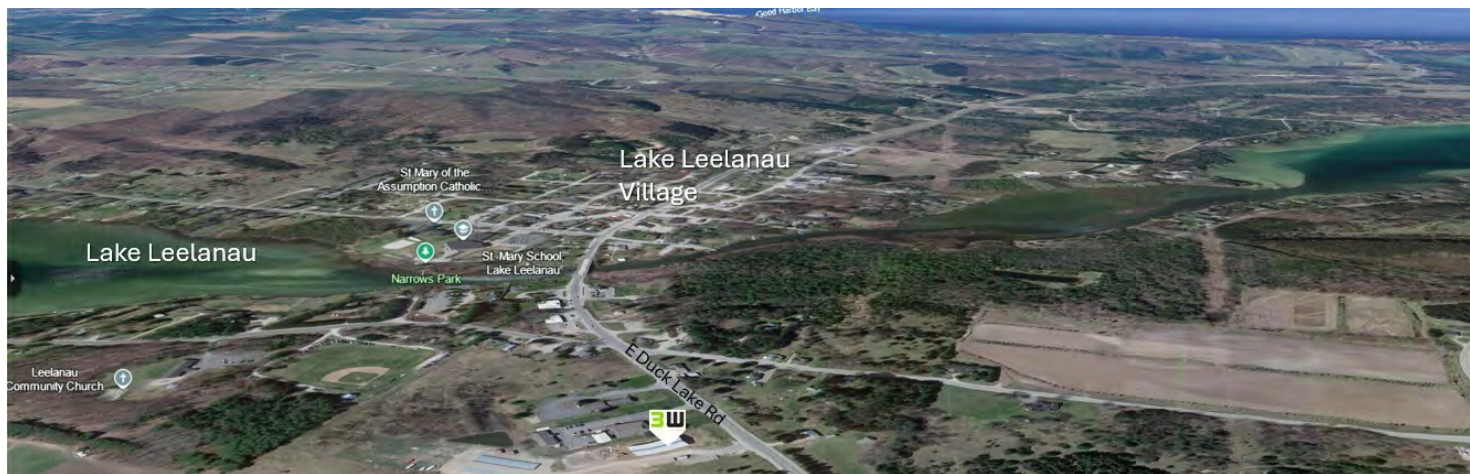
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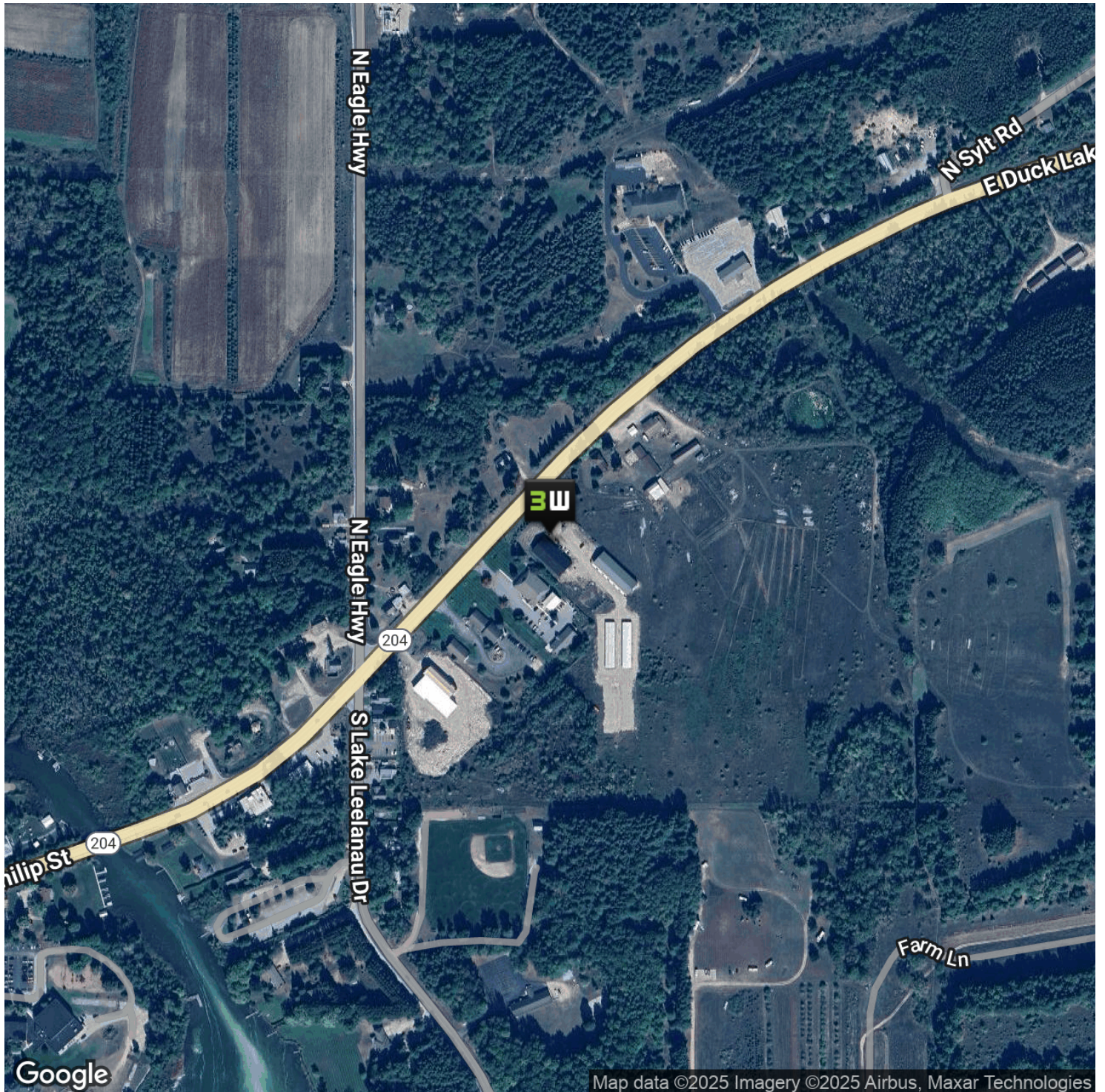


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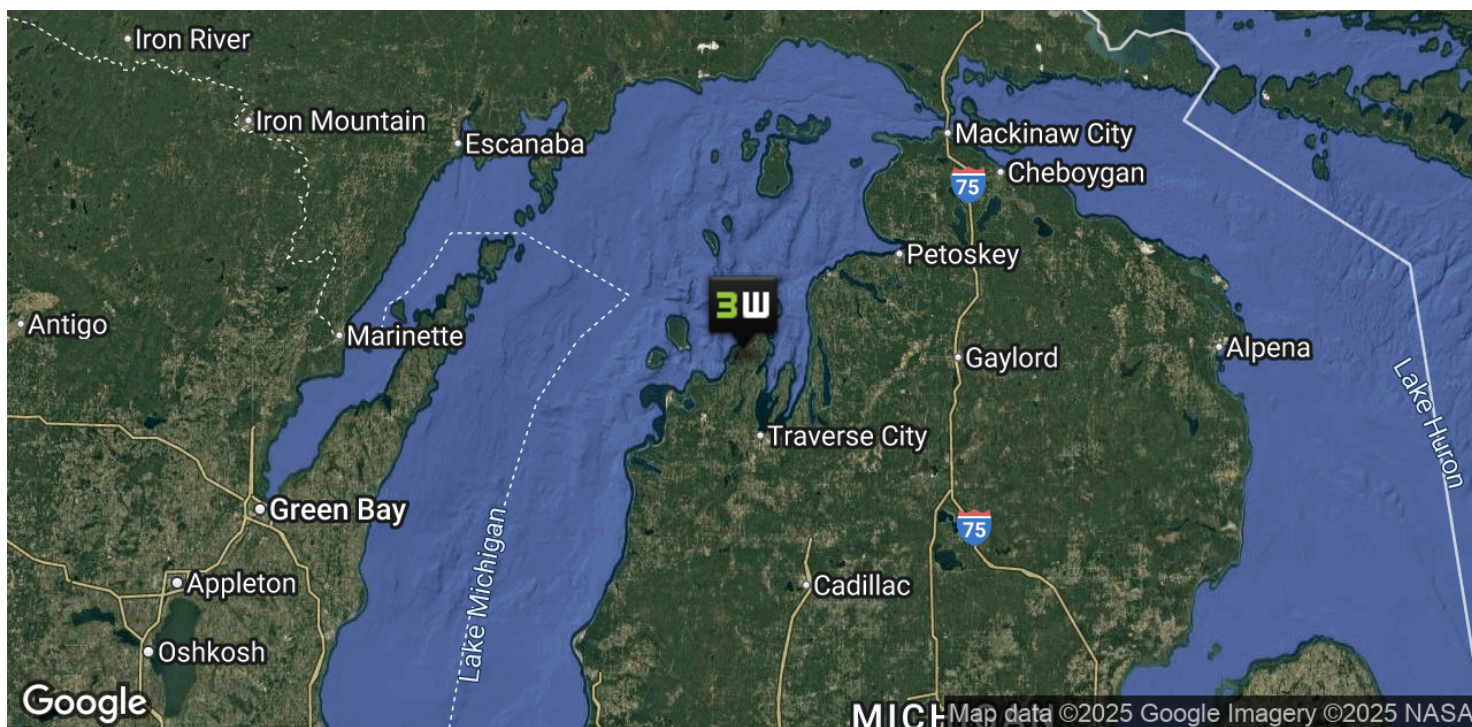
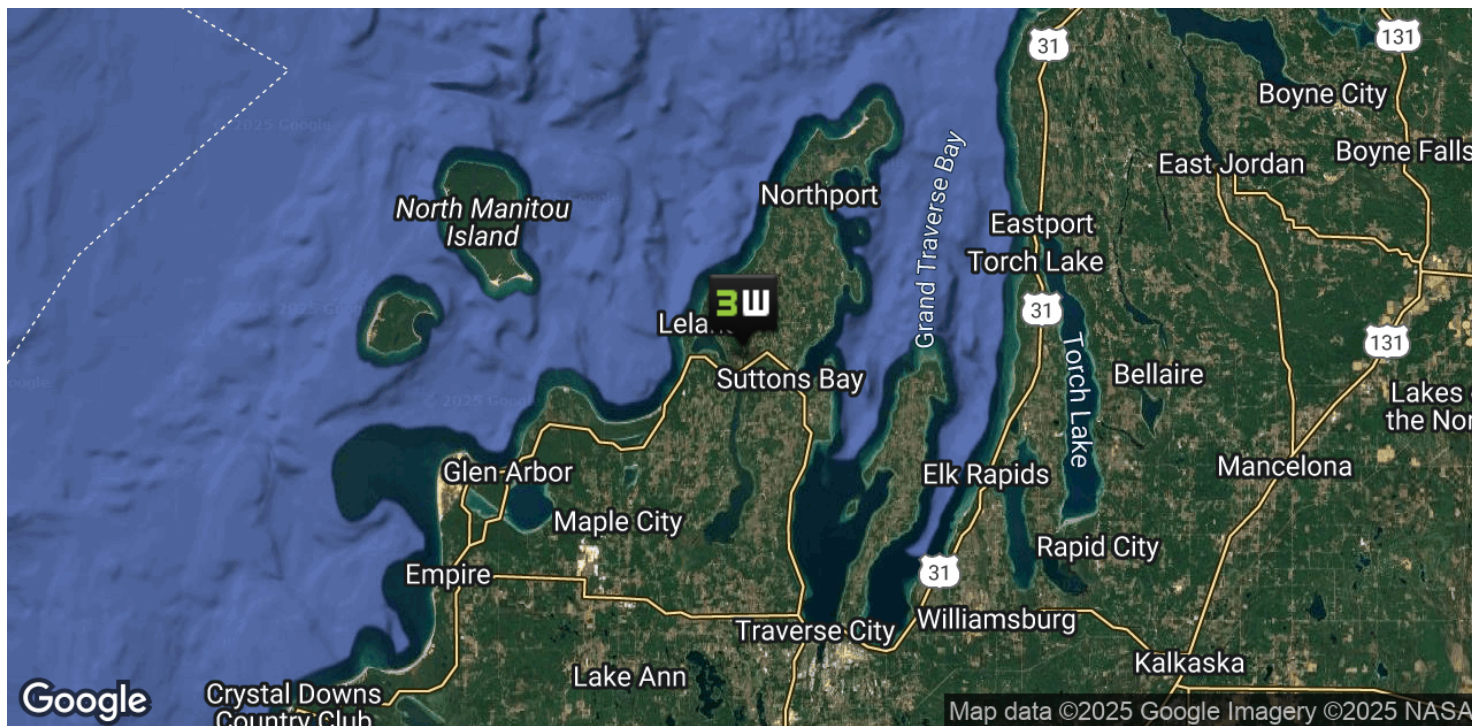
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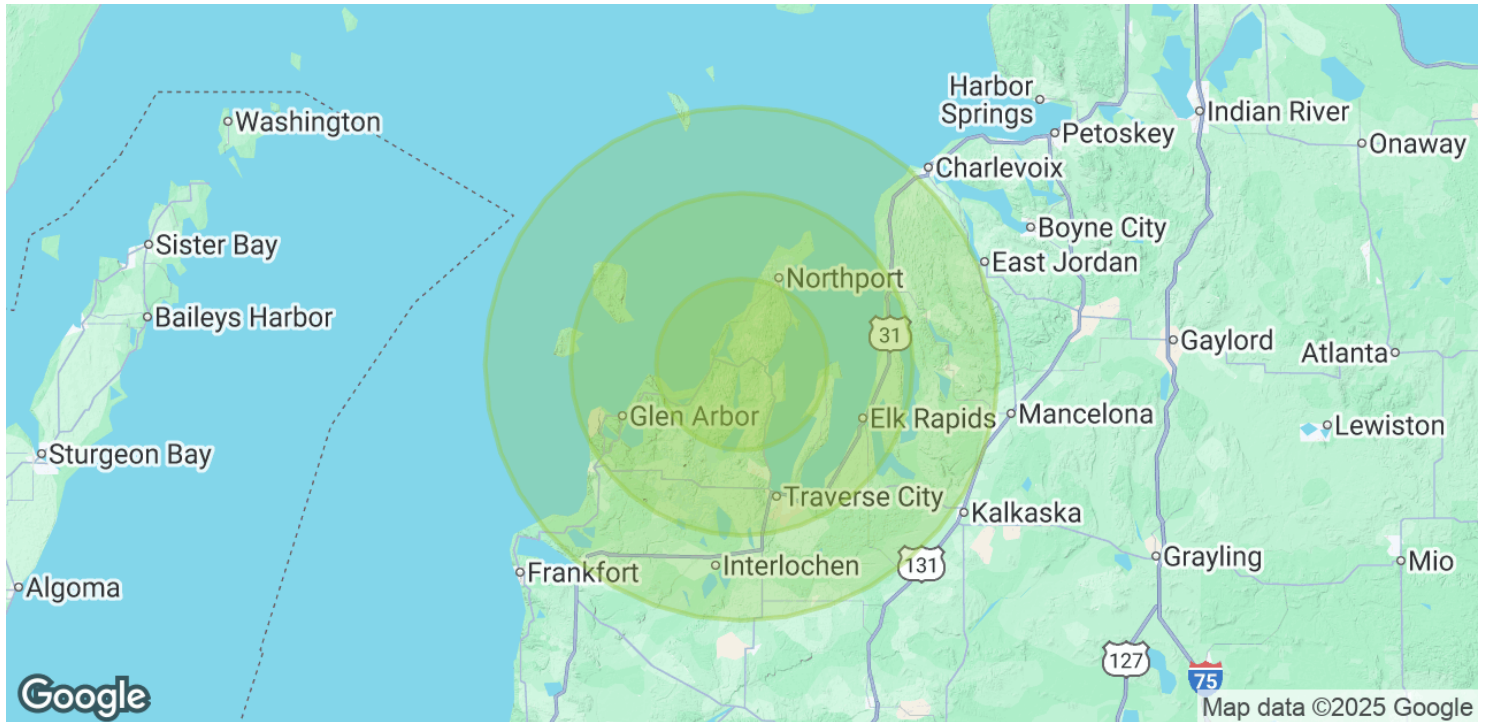


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POPULATION

	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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