RETAIL/OFFICE PROPERTY FOR LEASE

1505 Benzie Highway

executive summary



1505 Benzie Highway | Benzonia, MI 49616

AVAILABLE SF:	STE 102 - 1,500 SF STE 103 - 1,000 SF STE 102/103 - 2,500 SF
LEASE RATE:	STE 102 $1,250/MO/NNN STE 103 $895/MO/NNN STE 102/103 $1,995/MO/NNN

PROPERTY OVERVIEW

Retail/office space in a Family Dollar anchored center on US 31. Flexible options between 1,000 – 2,500 sq ft. available. Position on monument sign available with great US 31 visibility. A Save A Lot grocery store and a retail center anchored by Family Fare are to the south. The center services a large geographic trade area and is located 1.5 miles from the Crystal Lake resort area and approx. 10 miles from Crystal Mountain ski and golf resort. NNN expense only $2.50/sq ft on an annual basis.

PROPERTY HIGHLIGHTS

- Family Dollar Anchor Tenant
- US 31 Location
- Monument Sign Position Available

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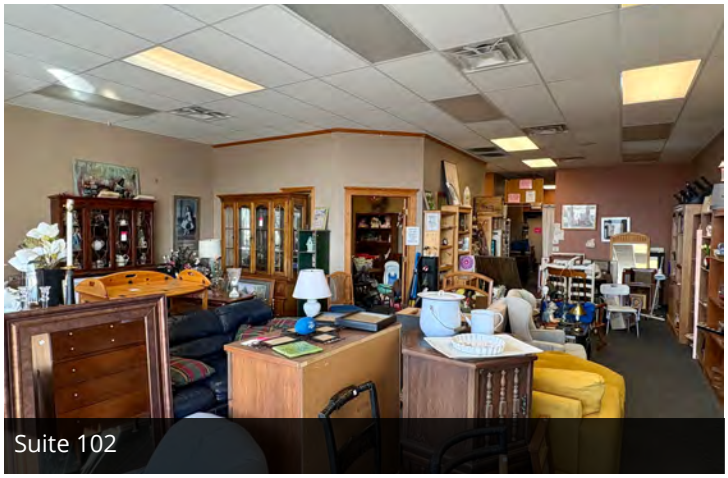
Suite 102


Suite 102


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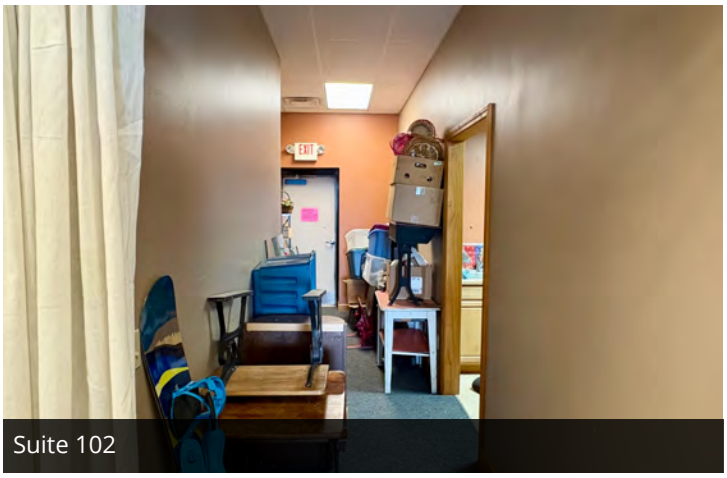
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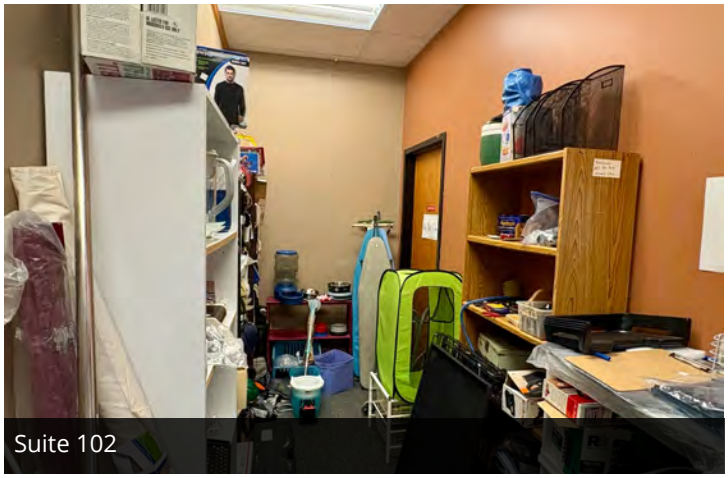
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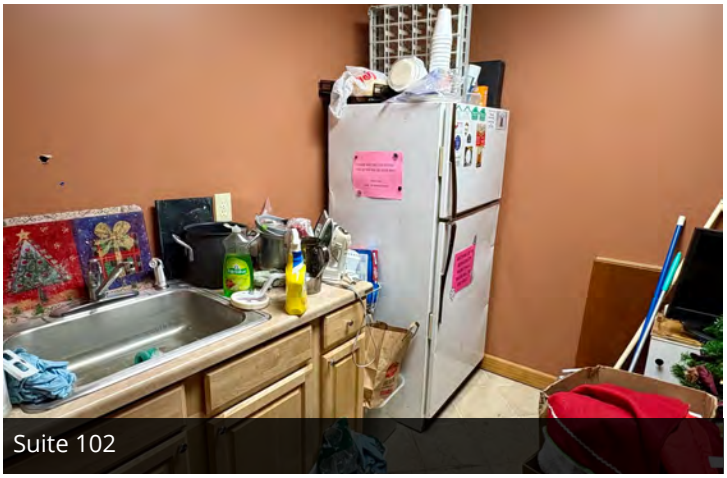
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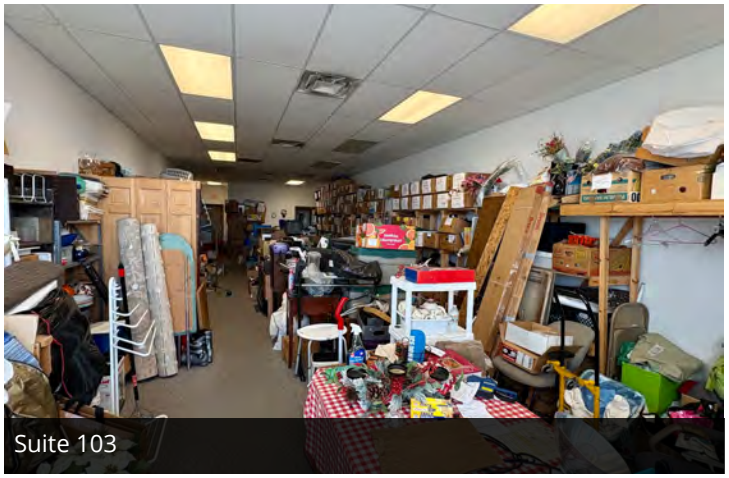
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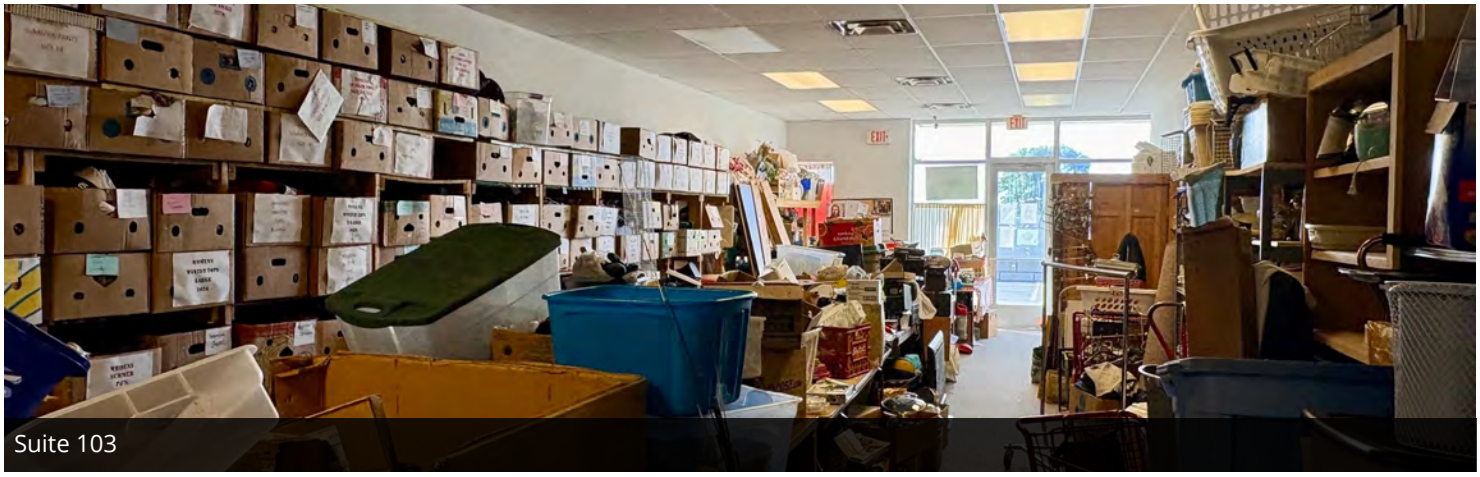
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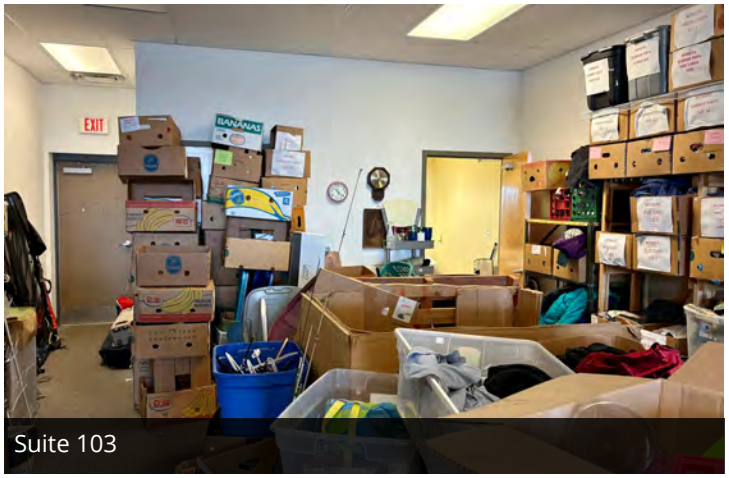

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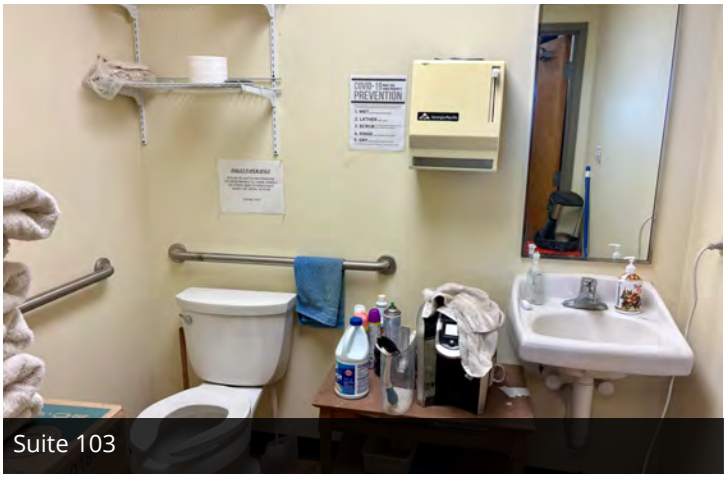
Suite 103

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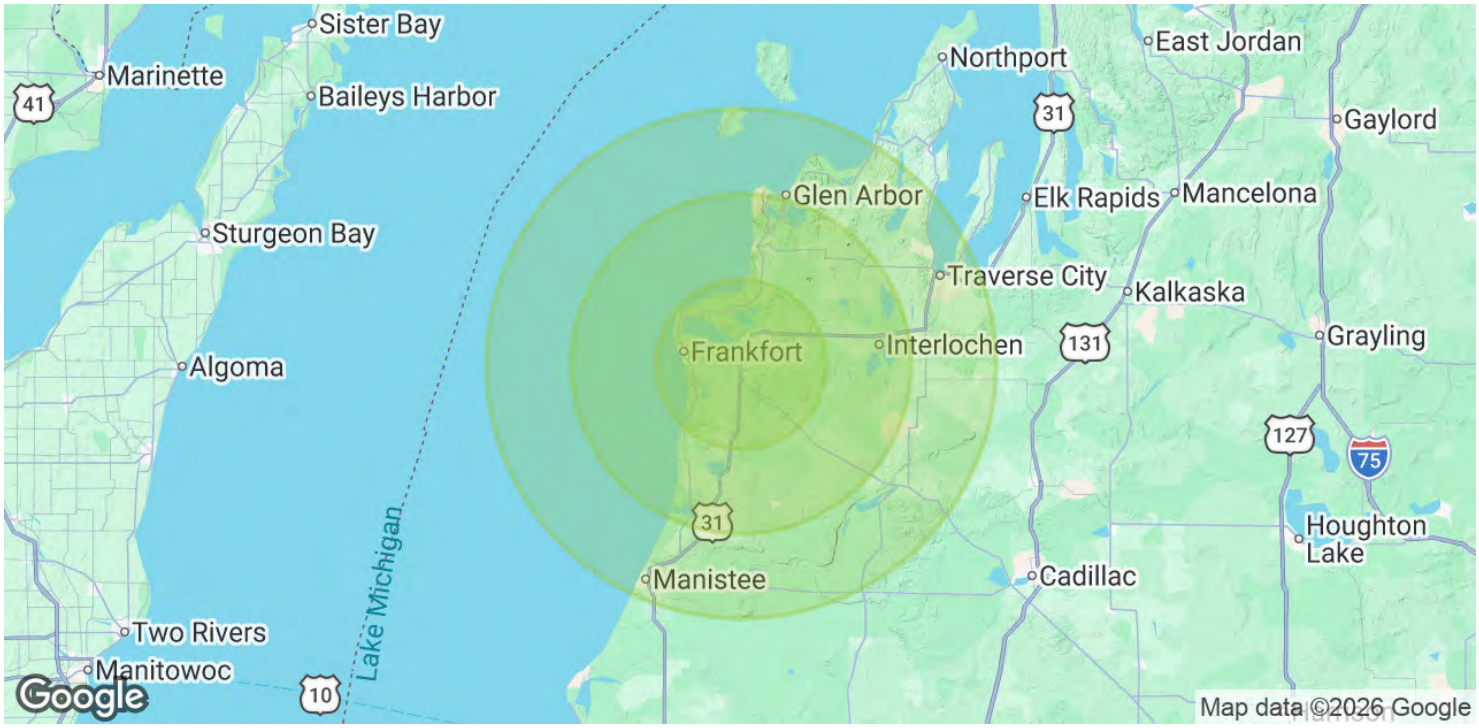

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	12,229	45,373	140,473
Average Age	54.2	48.3	45.8
Average Age (Male)	51.3	46.8	44.2
Average Age (Female)	55.8	49.6	47.8

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,264	18,363	58,071
# of Persons per HH	2.3	2.5	2.4
Average HH Income	$97,639	$98,725	$96,992
Average House Value	$316,367	$323,243	$321,559

2023 American Community Survey (ACS)

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