

# THUNDER BAY SHOPPING CENTER



## FOR LEASE

2205-2219 US Highway 23 / Alpena, MI



RETAIL OPPORTUNITY

# THUNDER BAY SHOPPING CENTER



## Address

2205-2219 US Highway 23  
Alpena, MI 49707

## Availability

- **106:** 900 SF
- **112:** 1,400 SF
- **132:** 1,400 SF
- **136:** 8,470 SF
- **138:** 14,500 SF
- **144:** 12,000 SF
- **2215:** 1,500 SF



## Features

Ollie's Bargain Outlet has recently signed an anchor space, creating a coveted endcap suite spanning approximately 12,000 SF, ideally facing US-23. Opportunity to lease junior box space.

Thunder Bay Shopping Center is located on US Highway 23 S. and Ripley Boulevard, at a traffic-controlled intersection that sees over 25,000 vpd. The site is strategically located across the street from the Alpena Mall. Alpena is the county seat in Alpena County.

Large parking field, with pylon signage available. Aggressive lease terms.

## Demographics (2023)

	1 MILE	3 MILES	5 MILES
POPULATION	3,697	14,618	16,540
HOUSEHOLDS	1,801	6,774	7,632
AVG HOUSEHOLD INCOME	\$63,902	\$65,690	\$65,715
DAYTIME POPULATION	4,431	19,064	20,995

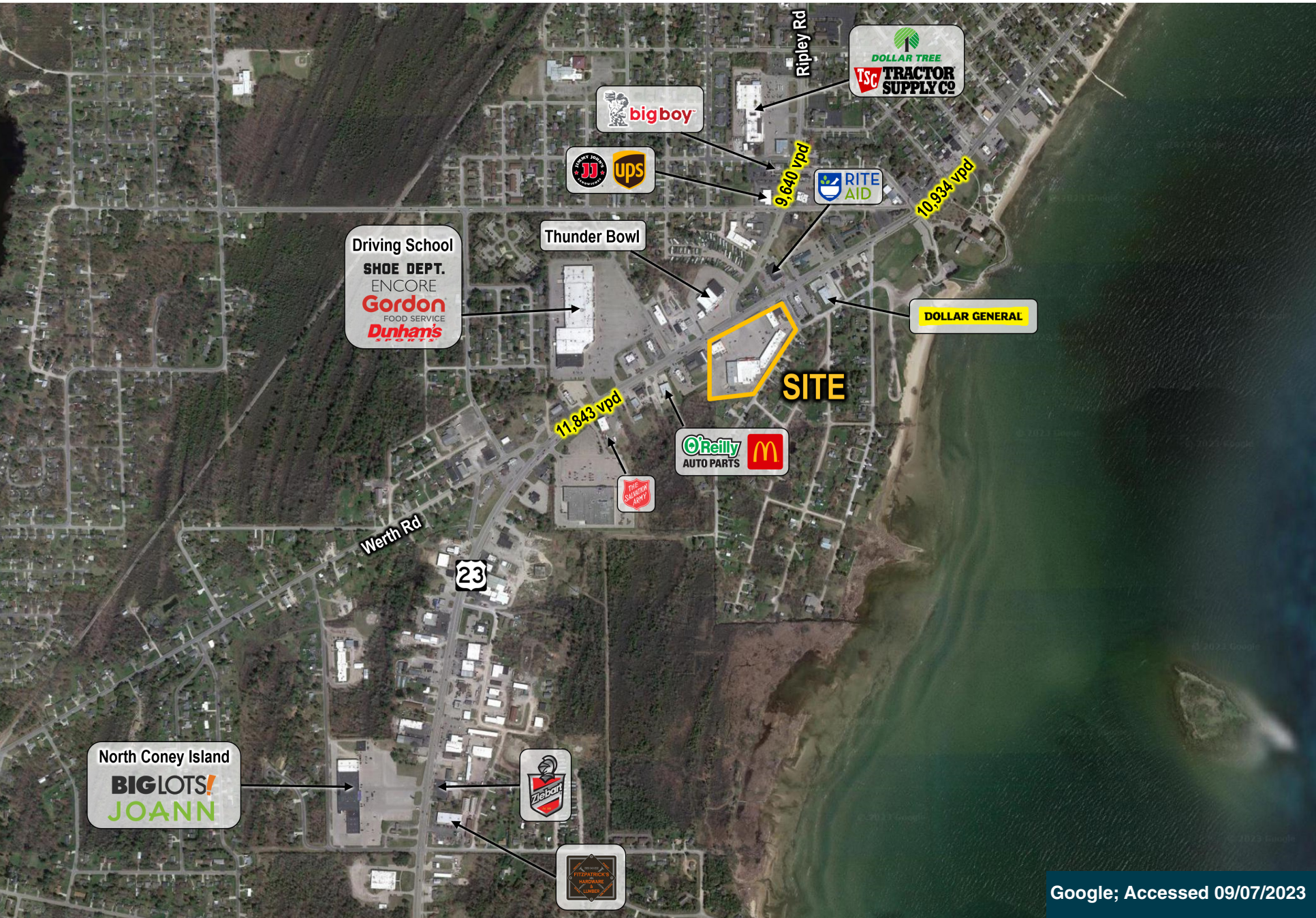


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