

RETAIL PROPERTY // FOR SALE

STRATEGIC US-23 COMMERCIAL ASSET ZONED B-3 WITH LONG-TERM VALUE POTENTIAL

209 S BRADLEY HWY
ROGERS CITY, MI 49779



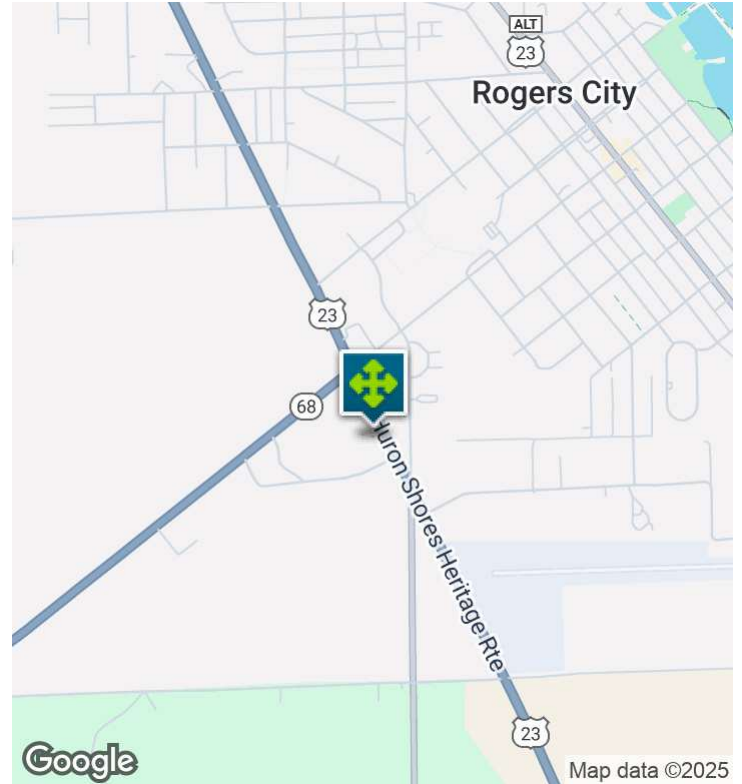
- H&R Block is the current tenant with 3-year lease
- Built in 2003 with efficient systems, central HVAC, 200 amp power, handicap access, and excellent bones
- Flexible layout for a wide variety of users
- Over 5,168 vehicles per day pass this location
- Steady exposure for retail, healthcare, or professional services, etc
- Potential for drive-thru or redevelopment
- Perfect for 1031 Exchange buyers



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EXECUTIVE SUMMARY



Sale Price	\$369,000
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OFFERING SUMMARY

Building Size:	3,300 SF
Lot Size:	2.1 Acres
Year Built:	2003
Zoning:	B-3
Submarket:	Other Market Areas
Traffic Count:	5,168

PROPERTY OVERVIEW

This high-exposure commercial asset is a needle-in-a-haystack opportunity for investors, owner-operators, or 1031 buyers looking for long-term value in a low competition market. Strategically positioned along South Bradley Highway (US-23) one of the main arterial routes through Presque Isle County—this ±3,300 SF, multi-tenant building sits on a 2.1-acre parcel zoned B-3 (General Business). Built in 2003, the structure is in impeccable condition, with modern infrastructure and a versatile layout that supports a wide array of retail, office, service, or medical uses. Rogers City is known for its year-round tourism, strong community base, and access to natural attractions like Lake Huron, making this a high-visibility location in a low-vacancy corridor.

LOCATION OVERVIEW

Located along South Bradley Highway (US-23), this property benefits from excellent visibility and easy accessibility within Rogers City, a lakeside community in northeastern Michigan. Positioned just 0.04 miles from two key intersections (South Bradley Hwy & Wenonah Dr and US-23 & Wenonah Dr), the site enjoys daily traffic volumes exceeding 5,100 vehicles, making it an ideal location for office and service-based tenants seeking exposure. The surrounding area features a mix of residential neighborhoods and commercial establishments, with nearby businesses including national and regional retailers. The property is situated in a B-3 zoning district, allowing for a variety of commercial uses, and is just minutes from downtown Rogers City and Lake Huron's shoreline.

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PROPERTY DETAILS

Sale Price	\$369,000
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LOCATION INFORMATION

Building Name	209 S Bradley Hwy
Street Address	209 S Bradley Hwy
City, State, Zip	Rogers City, MI 49779
County	Presque Isle
Sub-market	Other Market Areas
Cross-Streets	M 68 & S Bradley Hwy
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Rural
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	3,300 SF
Tenancy	Multiple
Number of Floors	1
Average Floor Size	3,300 SF
Year Built	2003
Construction Status	Existing
Framing	Wood
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B-3
Lot Size	2.1 Acres
APN #	150-121-000-022-13
Lot Frontage	523 ft
Lot Depth	514 ft
Corner Property	Yes
Traffic Count	5168
Traffic Count Street	US-23
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	12

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Leed Certified	No
Restrooms	2
Gas / Propane	Yes

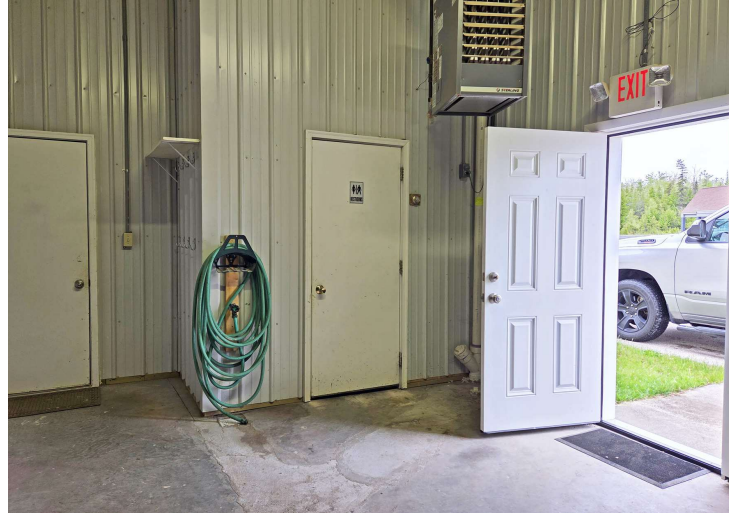
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



ZONING PERMITTED/CONDITION USES:

Food & Hospitality:

- Restaurants (with or without drive-thru)
- Coffee shops, bakeries, caterers
- Bars, microbreweries
- Banquet halls, hotels, motels, and resorts

Retail & Sales:

- General merchandise, hardware, electronics, furniture
- Pharmacies, health/personal care, pet stores
- Boat, RV, vehicle, and equipment sales
- Pawn shops, resale stores, antique shops
- Bicycle shops, florists, convenience stores
- Outdoor vendors & seasonal sales (regulated)
- Home improvement centers, garden/lumber supplies (indoor)

Professional & Services:

- Financial institutions, insurance agencies
- Medical/dental/optical clinics, labs
- Professional offices, interior designers
- Barber/beauty shops, massage, tailoring
- Photographers, print shops, sign painting
- Locksmiths, dry cleaning (on-site), exterminators

Recreation & Arts:

- Bowling, arcades, theaters, museums
- Dance/music/art studios
- Canoe/kayak liveries, dive shops, spas
- Fitness centers, swimming clubs
-

Industrial/Support Services:

- Auto repair/service/car wash
- Equipment rental/repair
- Construction offices, special trade contractors
- Funeral homes (no crematoriums)
- Warehousing & shipping, mail order services
- Wind energy (small turbines), utilities

Miscellaneous:

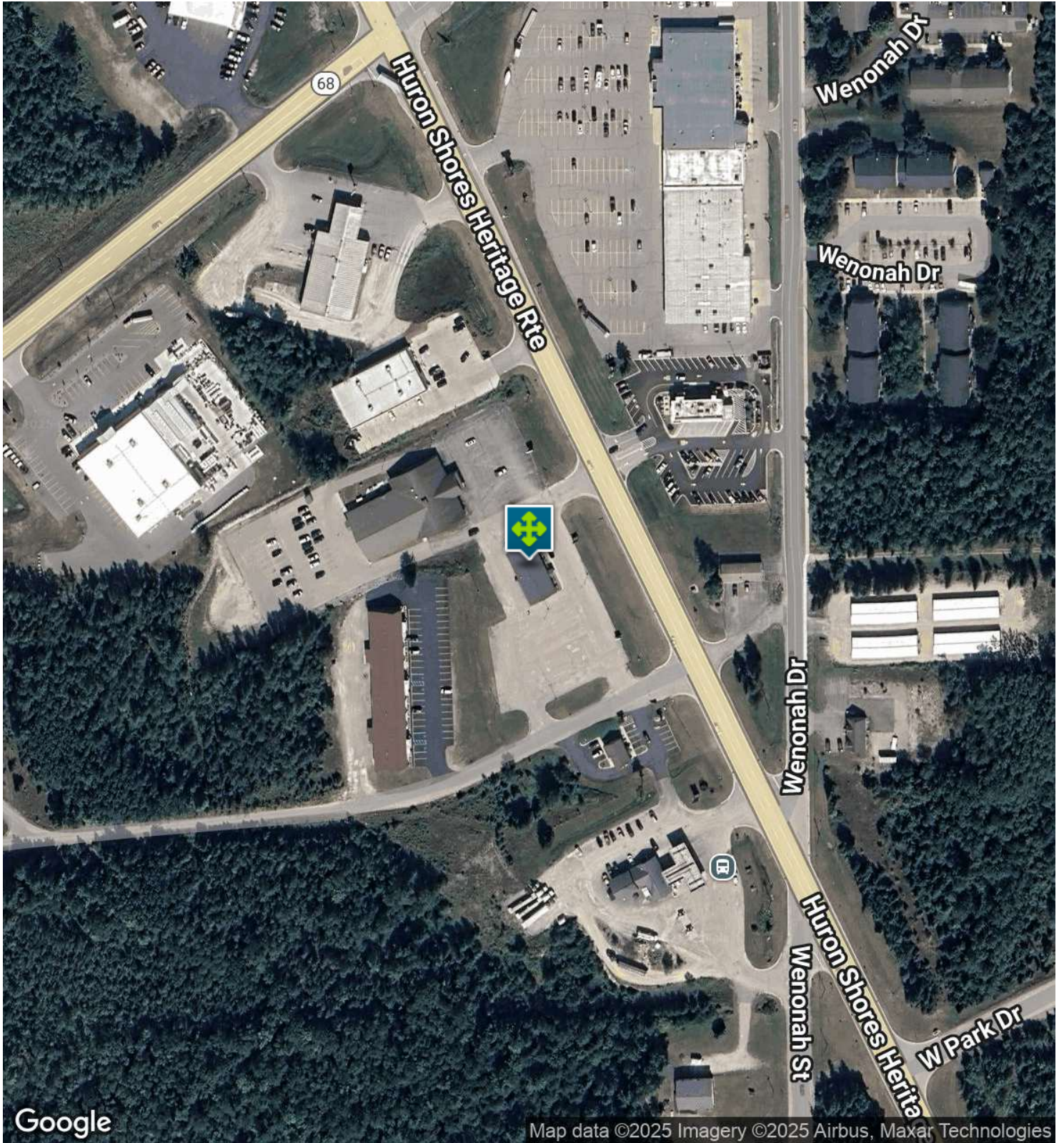
- Mixed-use shopping centers
- Community/government buildings (post office, fire/police)
- Parking lots/structures
- Living quarters for on-site caretakers
- Tour businesses, taxidermy shops

Special Land Uses (S) (Require Special Use Permit)

- Wedding/event venues
- Archery ranges, skating rinks, zoos
- Outdoor recreation (go-karts, etc.)
- Boat storage & repair
- Tattoo/piercing parlors
- Wireless towers & facilities
- Mini-storage and large warehousing
- Childcare centers (7+ children), adult foster care
- Assisted living/nursing homes
- Residential treatment facilities
- Seasonal outdoor sales with structures
- Dry cleaning plants (industrial)
- Food/beverage manufacturing
- Contractor storage yards
- Trade schools, religious institutions with special size

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AERIAL MAP



Google

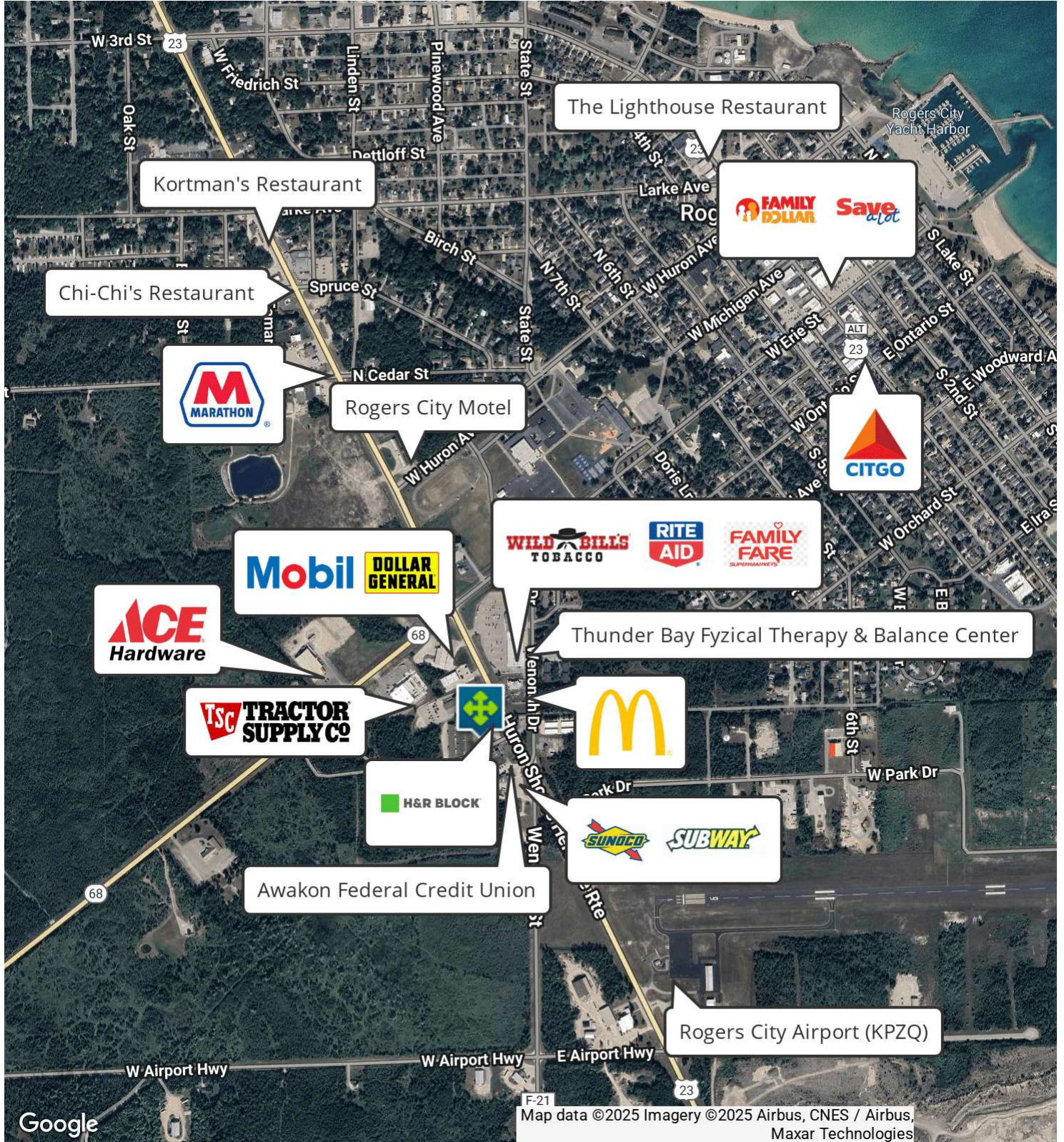
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RETAILER MAP

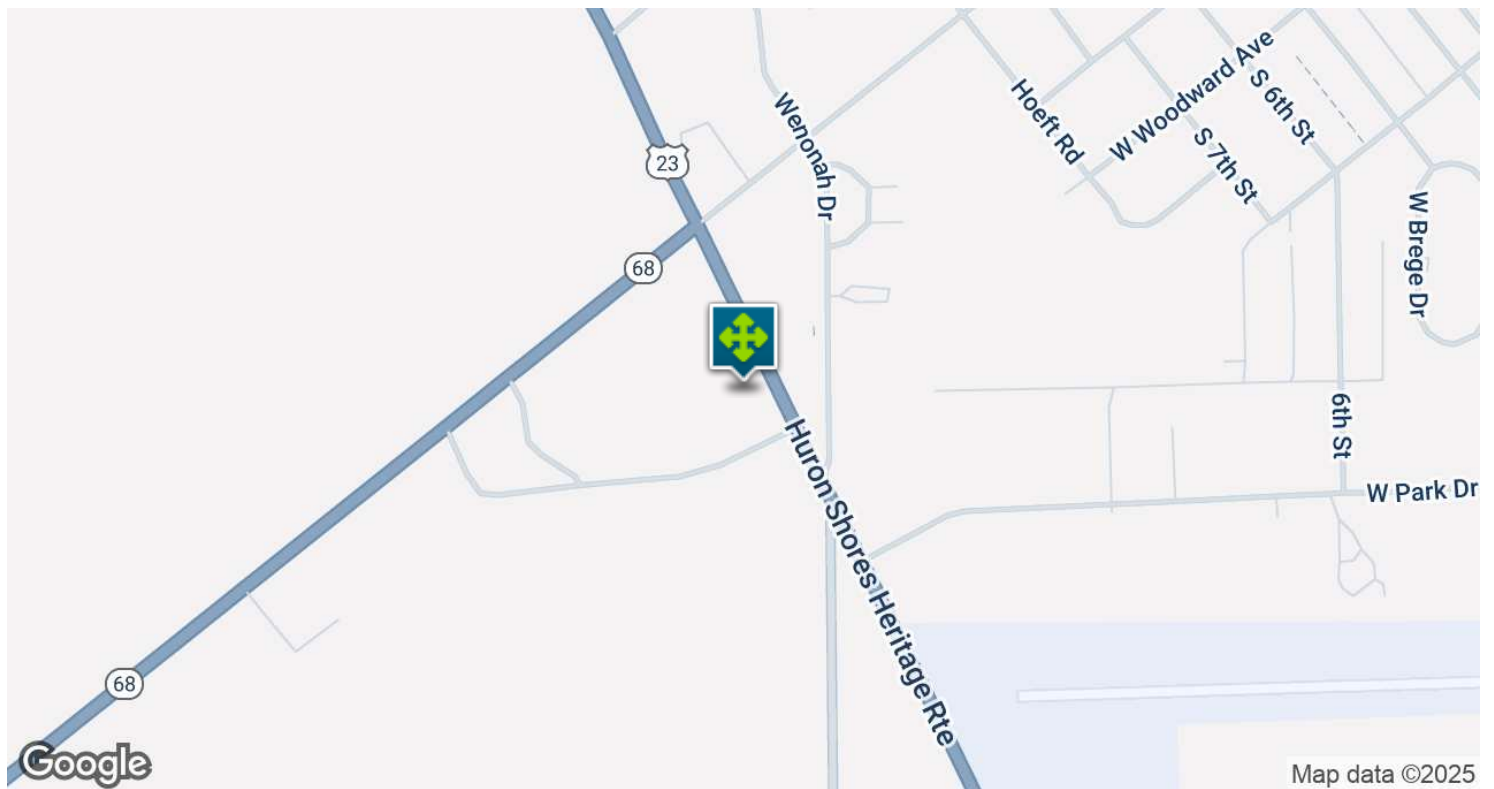
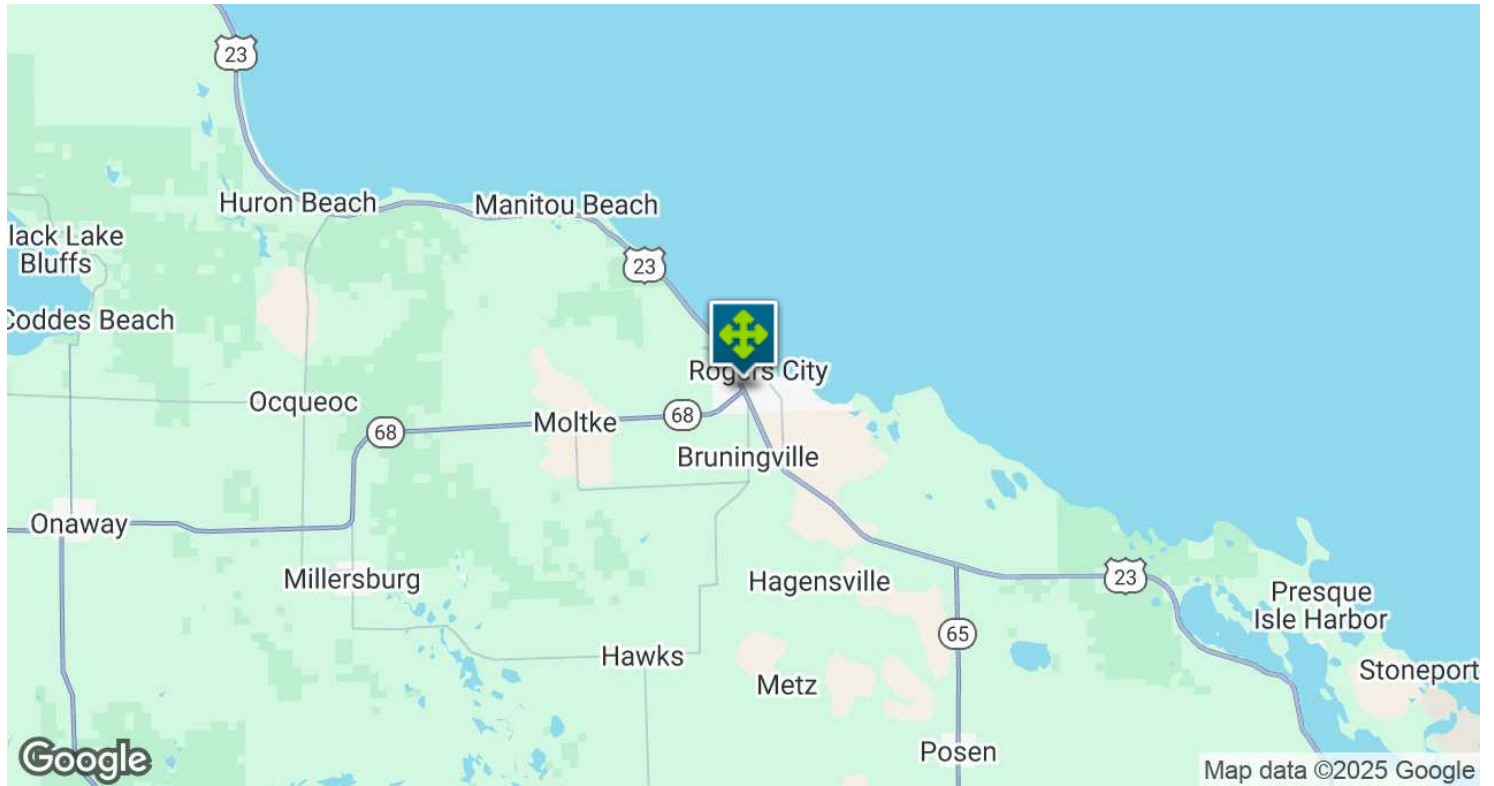


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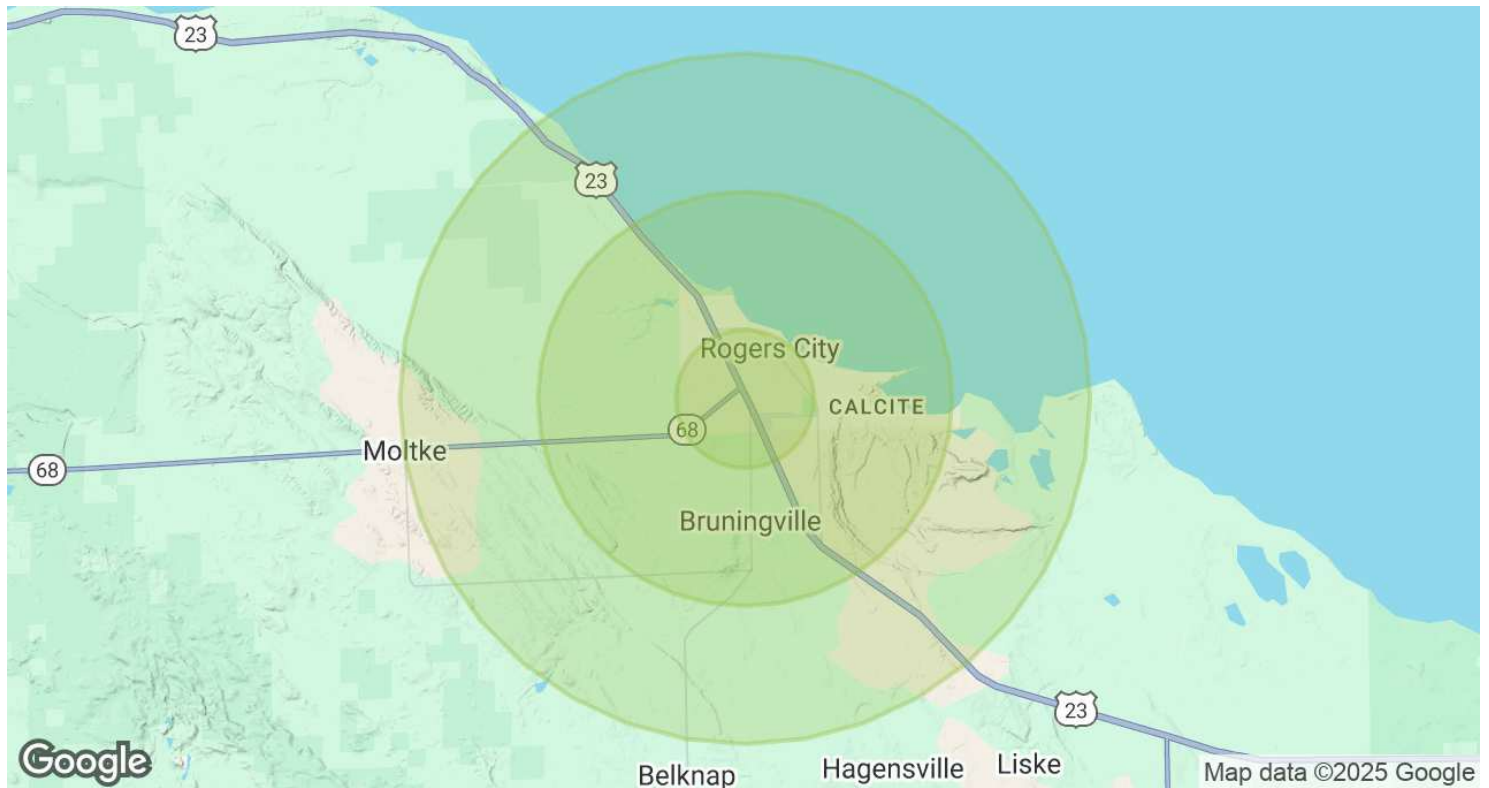
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,673	3,689	4,228
Average Age	49	50	50
Average Age (Male)	48	49	49
Average Age (Female)	50	51	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,331	1,817	2,069
# of Persons per HH	2	2	2
Average HH Income	\$69,648	\$72,728	\$73,406
Average House Value	\$139,844	\$148,157	\$155,746

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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