



7334 E Duck Lake Rd | Lake Leelanau, MI 49653

SALE PRICE:	7260 SF - \$795,000 4000 SF - \$480,000
LEASE PRICE:	7260 SF - \$10/SF/YR/NNN 4000 SF - \$3700/MO/NNN
NNN ESTIMATE:	\$1/SF/YR
LOT SIZE:	1.4 ACRES
YEAR BUILT:	2022
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

New Lake Leelanau retail/office building with attractive design and high ceilings. Good visibility from E. Duck Lake Rd. (M-204) and central to all of Leelanau County. C-2 commercial zoning allows for a variety of uses. Well, septic, electric panel, and plumbing for up to four restrooms in place and gas is run to the building. An overhead door on the north side could lead to an outdoor sales or seating area and an overhead door could be added to south side. The building is designed to easily separate into two spaces. Seller would leaseback south portion with up to a 5 year lease or sell as individual condo units. Plans are available to expand the building if more space is needed. Seller will escrow funds to complete driveway and parking paving. All or portion of the building also available to lease.

PROPERTY HIGHLIGHTS

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

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



RETAIL PROPERTY FOR SALE OR LEASE

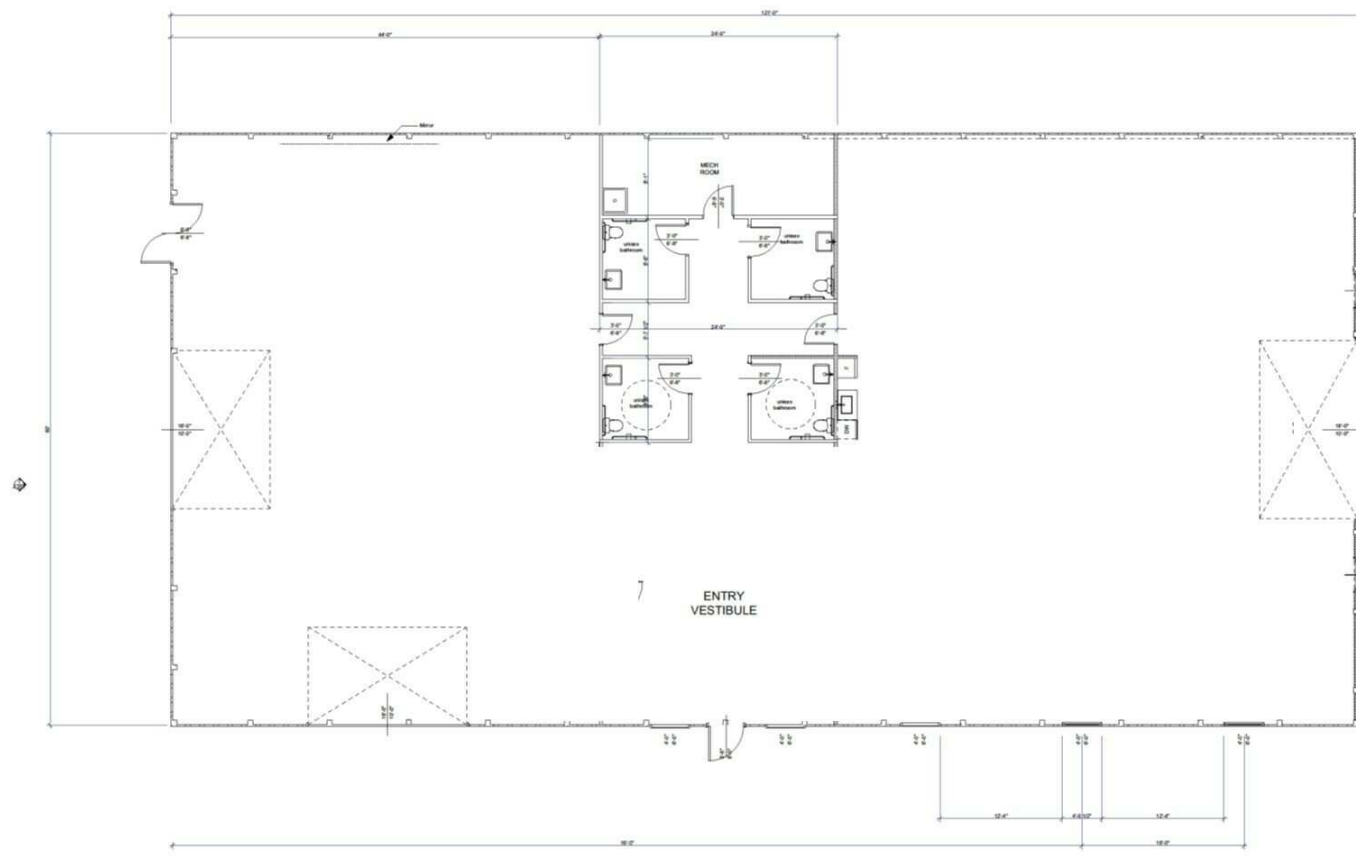
7334 E Duck Lake Rd



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3W THREE WEST
COMMERCIAL



Chiro 08.2023

Bowen Design Build LLC
30 N Gould St
Sheridan, WY 82801

Mountain Harbor 7334 Post Beam Building
Mountain Harbor LLC

Tenant Finish South
2/7/24

A-103

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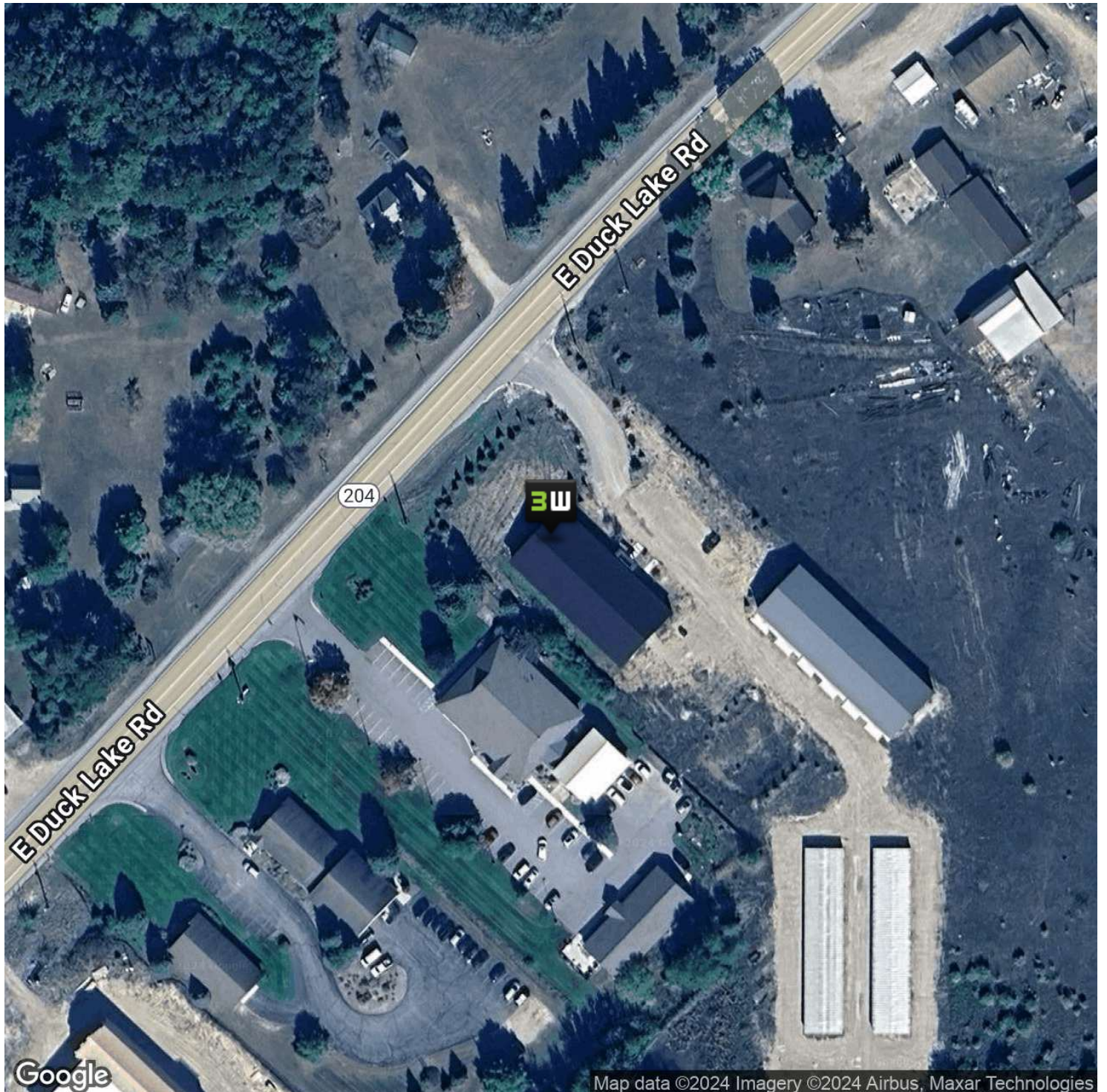


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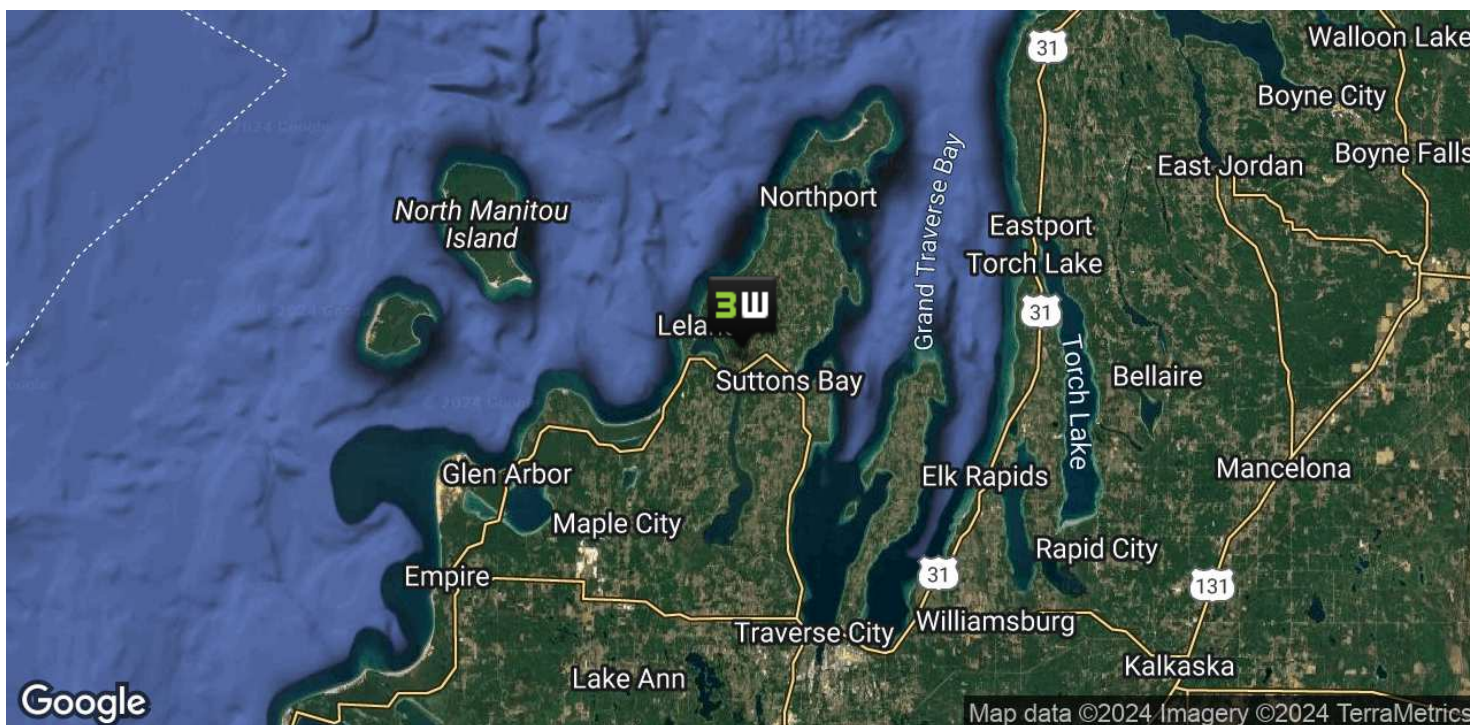
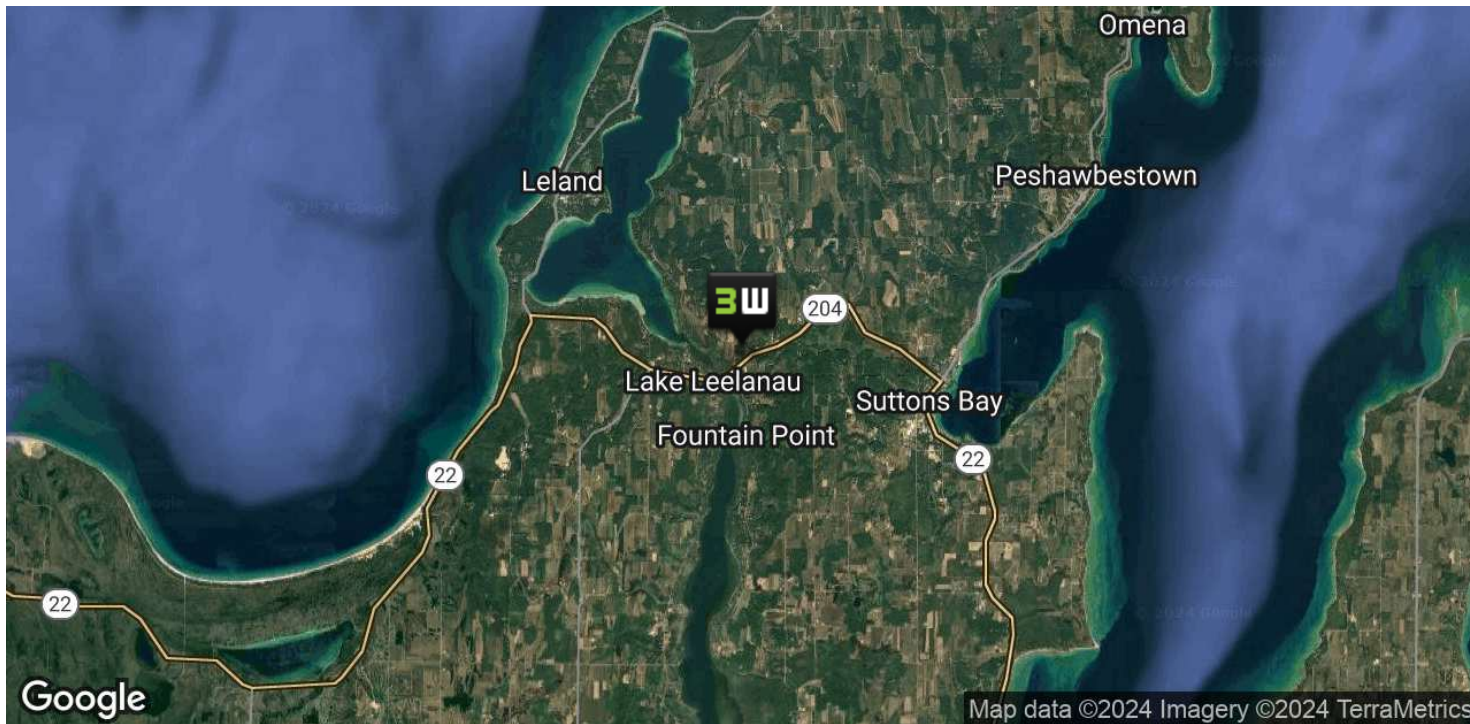
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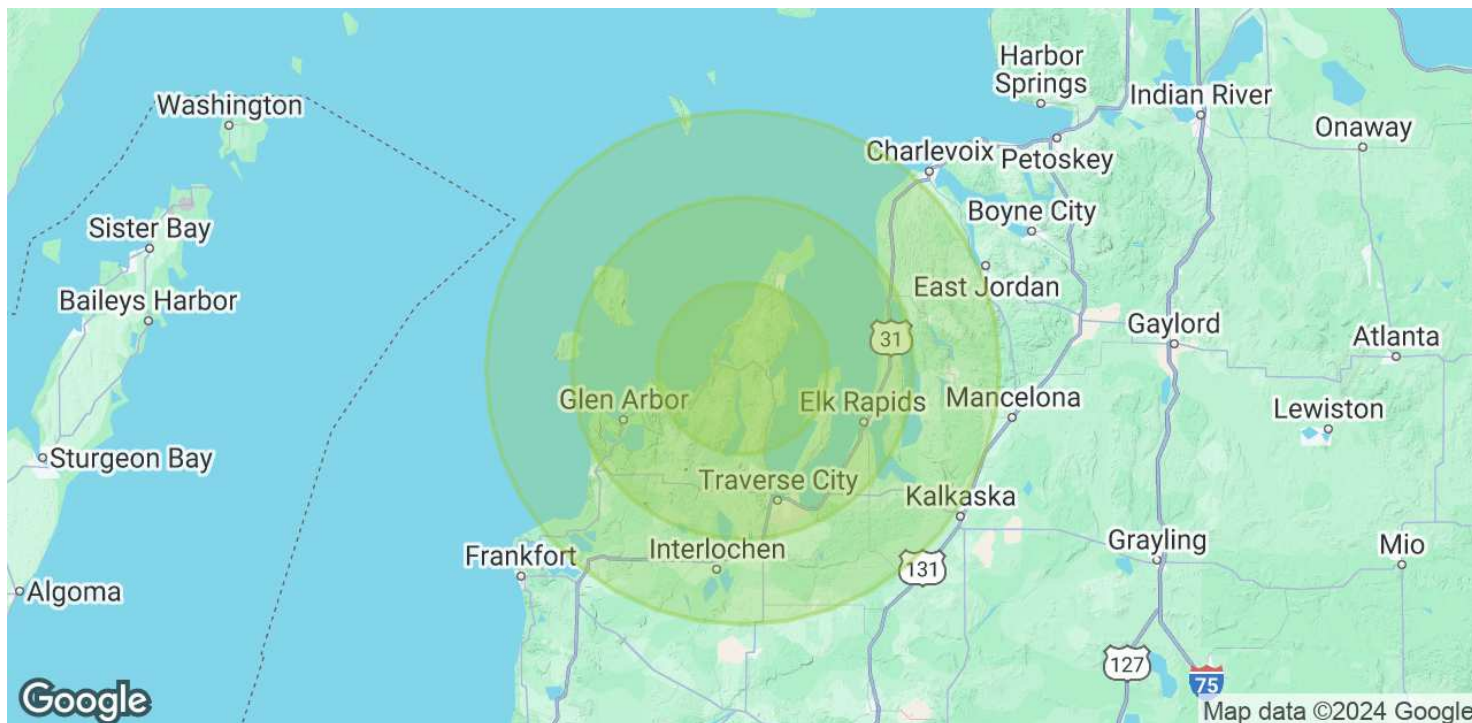


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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	11,787	91,435	160,134
Average Age	50	47	46
Average Age (Male)	50	46	45
Average Age (Female)	50	48	47
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,101	40,463	68,879
# of Persons 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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