

# 3287 W. HOUGHTON LAKE DR.

3287 W. HOUGHTON LAKE DR., HOUGHTON LAKE, MI 48629



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Situated in the charming town of Houghton Lake, the area surrounding 3287 W. Houghton Lake Dr. offers a picturesque setting and an appealing mix of local attractions, making it an ideal location for a prospective retail or strip center tenant. The property benefits from its close proximity to the scenic lakefront, which draws in visitors and residents alike, creating a vibrant and bustling atmosphere during peak seasons. Additionally, nearby landmarks such as the Houghton Lake Historical Village and North Shore Lounge contribute to the area's allure, providing additional draw for both locals and tourists. With its favorable demographics and strong community ties, the location presents an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Houghton Lake market.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 5,408 SF
Building Size:	6,908 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	600	4,515	8,397
Total Population	567	5,182	9,825
Average HH Income	\$30,260	\$30,861	\$29,482

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

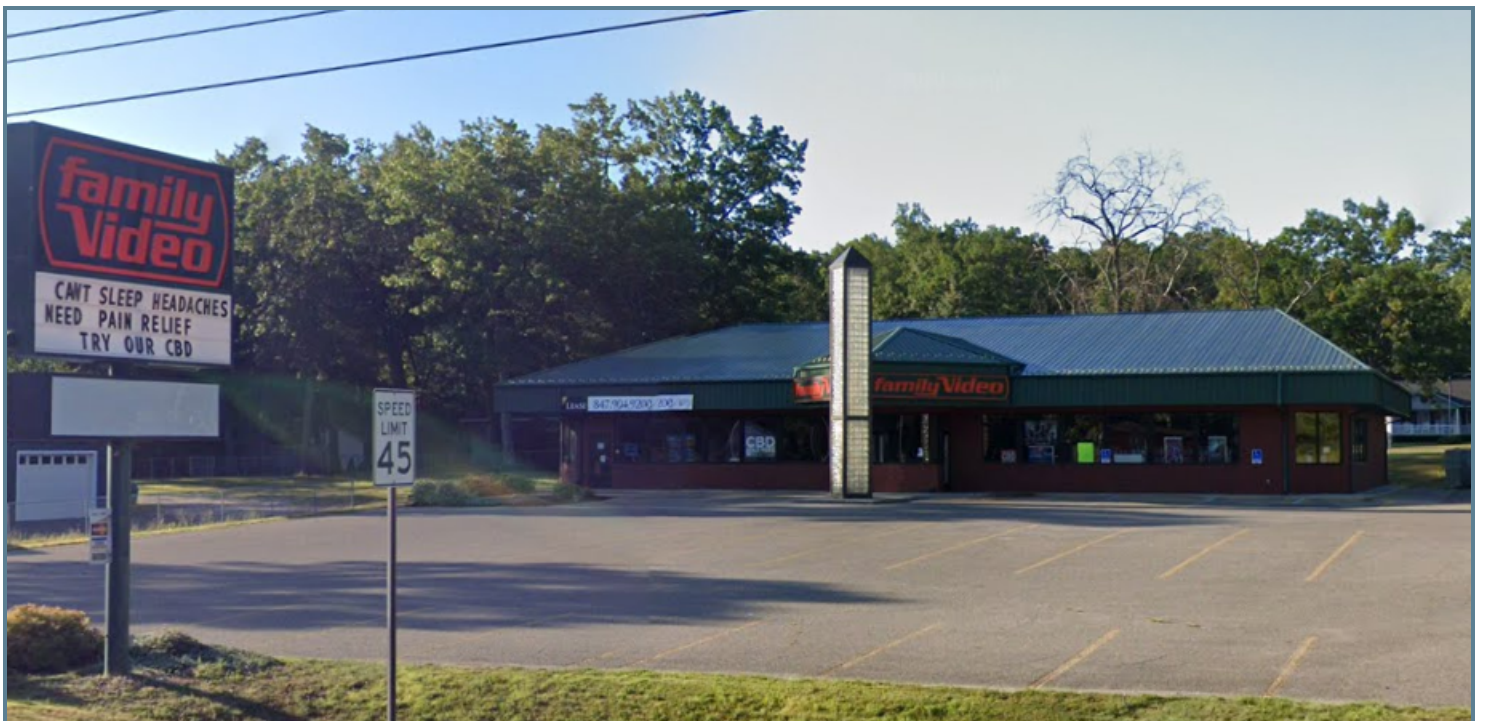


209 Powell Place  
Brentwood, TN 37027  
http://legacypro.com

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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 5,408 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3287 W Houghton Lake Dr	Available	5,408 SF	NNN	Contact Broker for Pricing	-
3287 W Houghton Lake Dr	Available	1,500 SF	NNN	Contact Broker for Pricing	-

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RETAILER MAP



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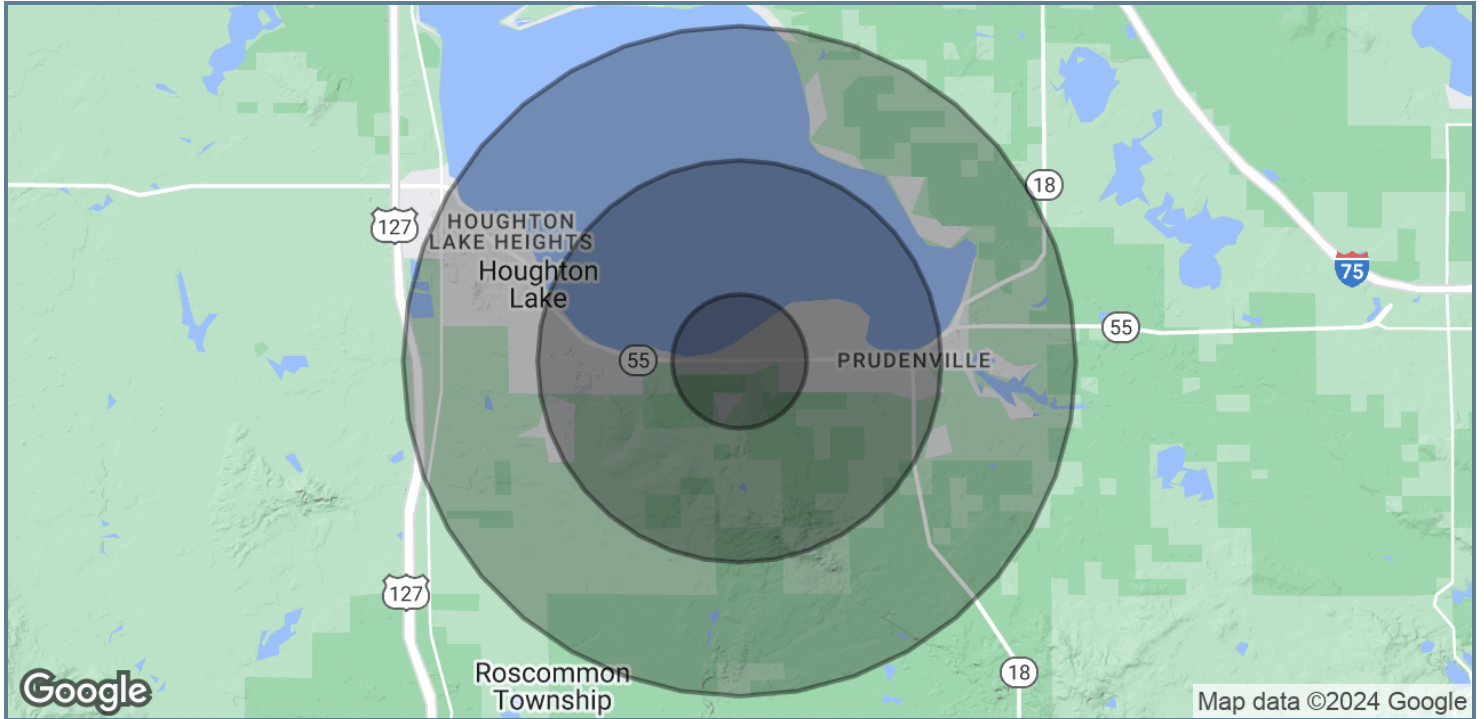
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	567	5,182	9,825
Average Age	57.7	50.7	50.2
Average Age (Male)	58.4	51.1	50.8
Average Age (Female)	58.4	50.7	49.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	600	4,515	8,397
# of Persons per HH	0.9	1.1	1.2
Average HH Income	\$30,260	\$30,861	\$29,482
Average House Value	\$126,850	\$134,081	\$130,420

2020 American Community Survey (ACS)

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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

