

FORMER RITE AID

5280 U.S. 23, Oscoda , MI 48750

For Sale or For Lease



Exclusively Listed By:

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EXECUTIVE SUMMARY

SALE PRICE

\$613,000

INVESTMENT SUMMARY

Price / SF:	\$60.00
Building Size:	11,060 SF



INVESTMENT HIGHLIGHTS

- Asking Rent: \$10.50 PSF
- 11,060 SF Free-Standing Building | 1.79 Acre Parcel
- 2.3 Miles from the Oscoda/Wurtsmith Airport
- Asset is Positioned at the Hard Corner Lighted Intersection of U.S. 23 and Fullerton Street | Averages 14,000+ Vehicles per day
- Nearby Retailers include Family Dollar, KFC, Burger King, Biggby Coffee, McDonald's, Huntington Bank, and many more
- Millions of Visitors come to Lake Huron Annually | Close Proximity to Numerous Resorts and Hotels including The Lake Huron Resort, Pines on the Lake, and Oscoda Lakeside Hotel

DEMOGRAPHICS

	3 MILES	7 MILES	10 MILES
Total Population	6,390	9,219	11,555
Total Households	2,952	4,329	5,462
Average HH Income	\$54,226	\$57,554	\$61,415



DOLLAR GENERAL

Huntington
Welcome

F41

6,700+ VPD

FAMILY DOLLAR

BURGER KING

BIGGBY COFFEE

Western Union

FAMILY FARE.

The Lake House Resort

verizon

DOLLAR GENERAL

U.S. 23

Speedway

14,800+ VPD

LOUIE'S

Hungry Howie's

TACO BELL

KFC

MARATHON

SUBWAY

goodwill

ACE Hardware

NAPA

Subject Property

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ADDITIONAL PHOTOS



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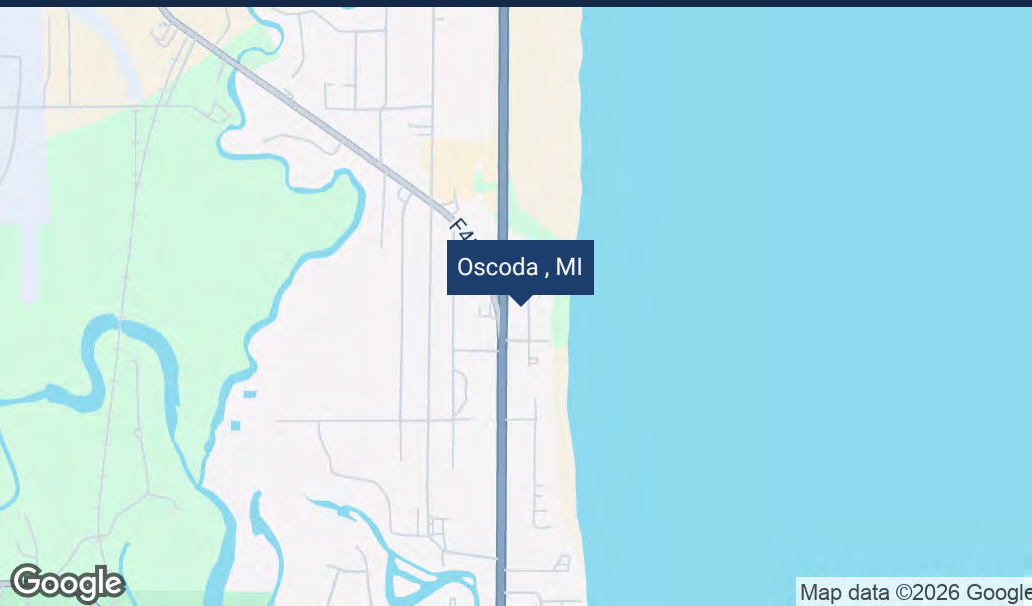
ADDITIONAL PHOTOS



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MARKET OVERVIEW



LOCATION DESCRIPTION

Discover the charm and opportunity that Oscoda, MI, offers for your office or office building. Situated in the picturesque northern part of Michigan's Lower Peninsula, Oscoda is a vibrant community that seamlessly blends natural beauty with a thriving business environment.

The area is renowned for its stunning location along the shores of Lake Huron, providing a scenic backdrop for your professional endeavors. Nearby, the Au Sable River flows gracefully through the region, offering both tranquil views and recreational activities like fishing and kayaking. The expansive Lake Huron shoreline and the serene beauty of Oscoda's parks, including Oscoda Beach Park, create a refreshing work environment with plenty of opportunities for relaxation and outdoor enjoyment.

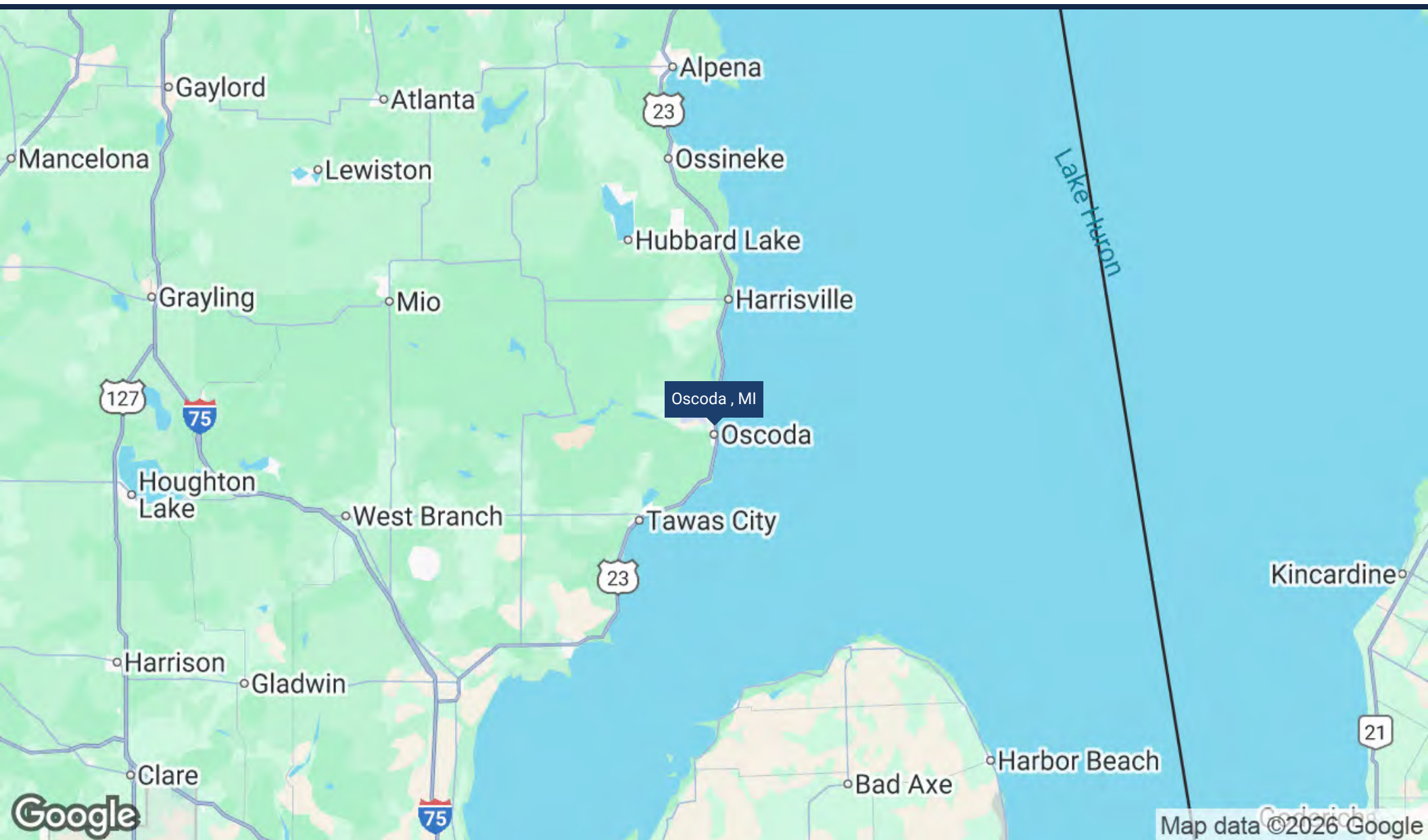
In town, you'll find a welcoming community with a range of local shops, dining options, and essential services. Oscoda's downtown area features charming boutiques and eateries that add to the area's appeal, making it an inviting spot for business and leisure. Additionally, the Oscoda Area Historical Society Museum provides a glimpse into the local heritage, enriching your understanding of this unique region.

Strategically located along major routes, Oscoda offers convenient access to neighboring towns and regional centers, ensuring smooth connectivity for business operations. Whether you're looking for a peaceful setting with abundant natural beauty or a lively community with excellent local amenities, Oscoda provides an ideal backdrop for your office needs. Embrace the opportunity to thrive in this picturesque and business-friendly location.



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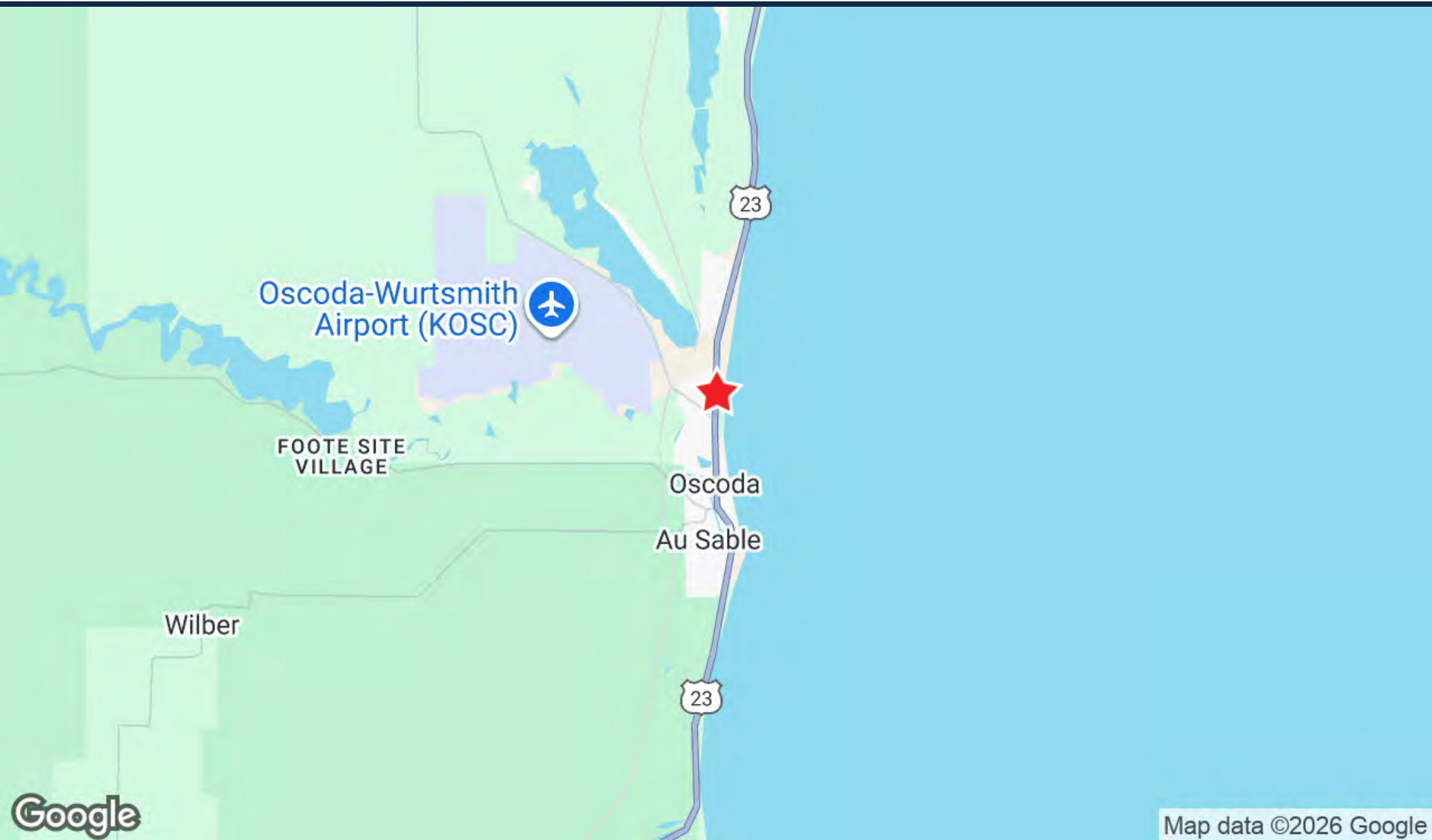
REGIONAL MAP



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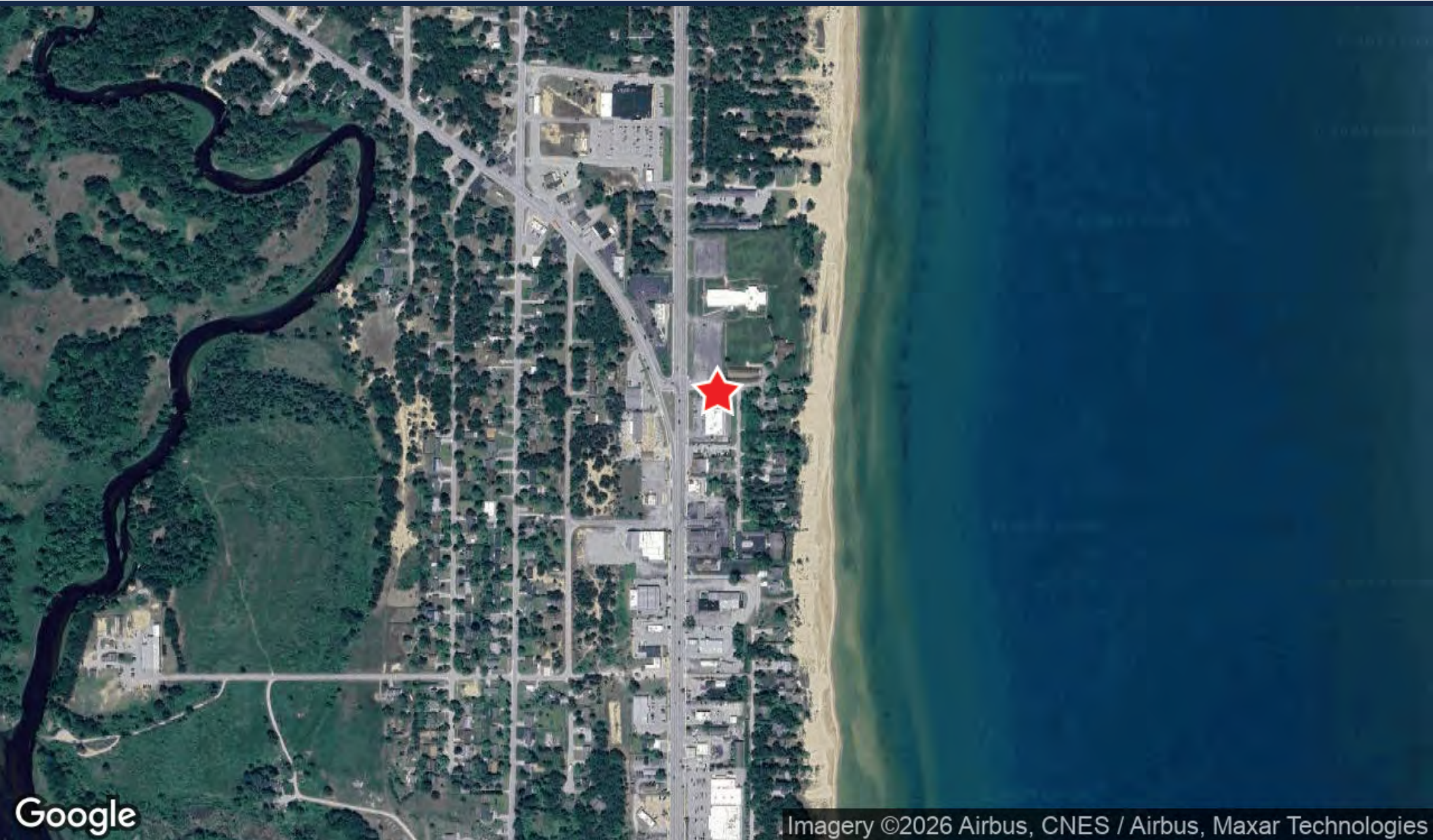
LOCATION MAP



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AERIAL MAP



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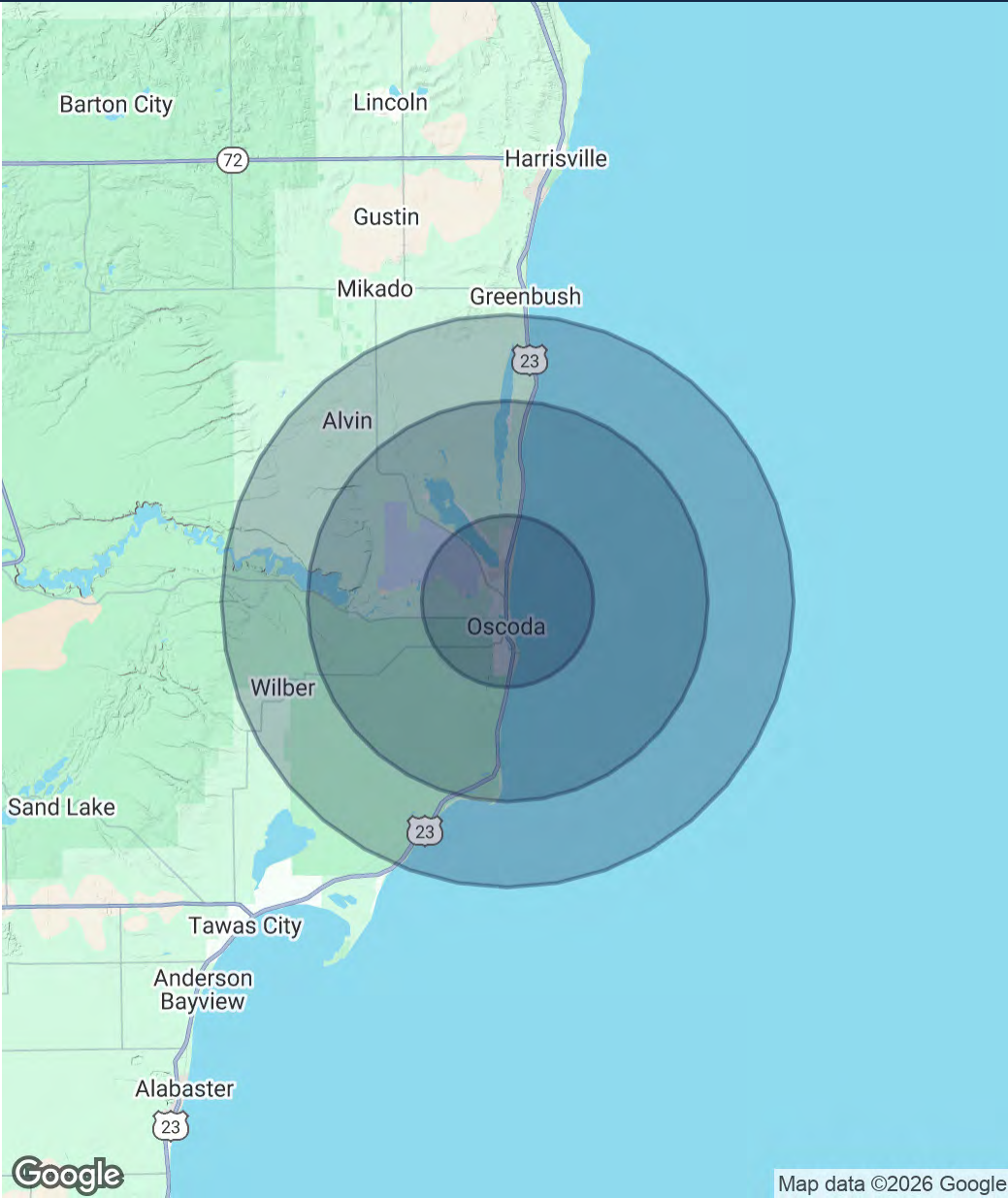
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	7 MILES	10 MILES
Total Population	6,390	9,219	11,555
Average Age	46	48	49
Average Age (Male)	45	47	48
Average Age (Female)	47	48	49

HOUSEHOLDS & INCOME	3 MILES	7 MILES	10 MILES
Total Households	2,952	4,329	5,462
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$54,226	\$57,554	\$61,415
Average House Value	\$131,328	\$144,164	\$152,276

RACE	3 MILES	7 MILES	10 MILES
Total Population - White	5,717	8,342	10,532
Total Population - Black	92	111	119
Total Population - Asian	53	62	70
Total Population - Hawaiian	4	5	5
Total Population - American Indian	29	43	53
Total Population - Other	113	135	149

Demographics data derived from AlphaMap



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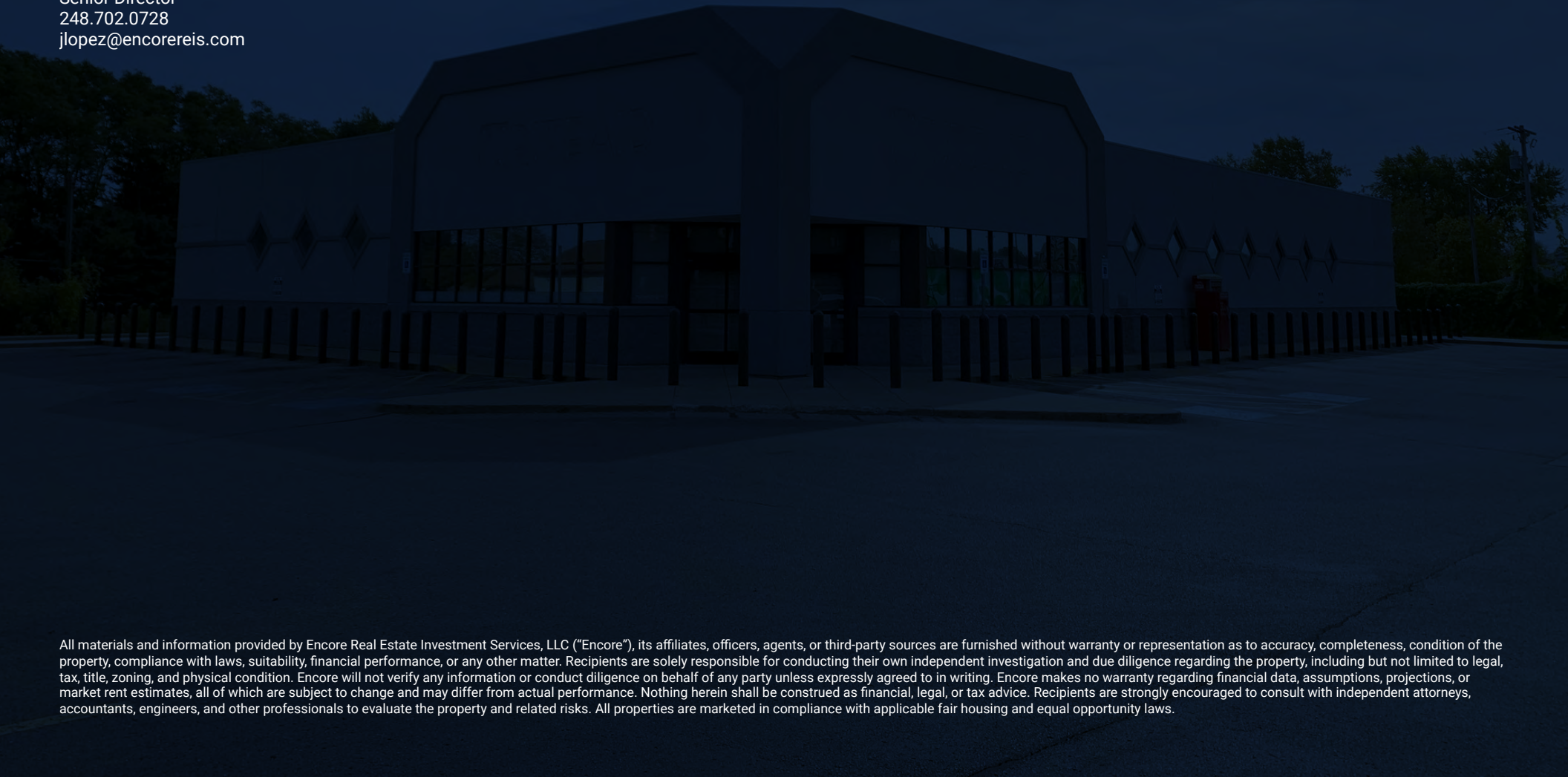
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