

3580 W Houghton Lake Drive

Houghton Lake, MI 48629

Newly Constructed | 1,100 SF for Lease | Situated next to Biggby Coffee





New Construction

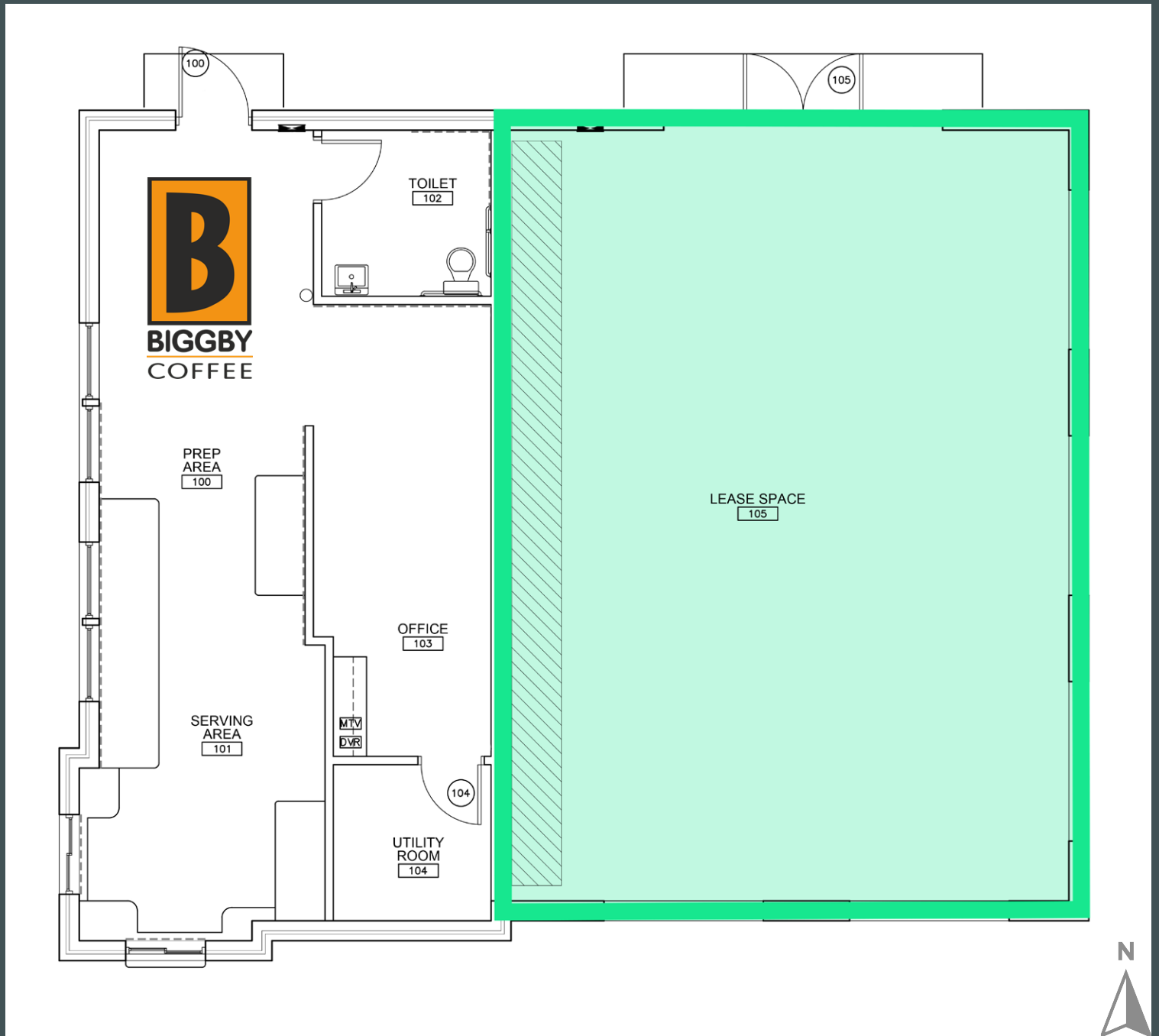
This 1,100 SF space is situated next to a Biggby Coffee, benefiting from high visibility and significant traffic with an average daily traffic count of 11,955 at the intersection of Houghton Lake Dr and Reserve Rd. The property is zoned C1 and offers nine shared parking spaces for customers. The lease rate is negotiable. Flexible lease terms range from 60 to 120 months. This space is delivered as a white box, ready for your business to make its mark in this bustling location.

Inside the Space

The white-box interior allows for complete customization, letting you create a space that perfectly reflects your brand. Large windows flood the area with natural light, offering a bright and inviting environment for customers and employees alike. This space is ready to become the home of your business!



Floor Plan



Gallery



Architectural Renderings

C1

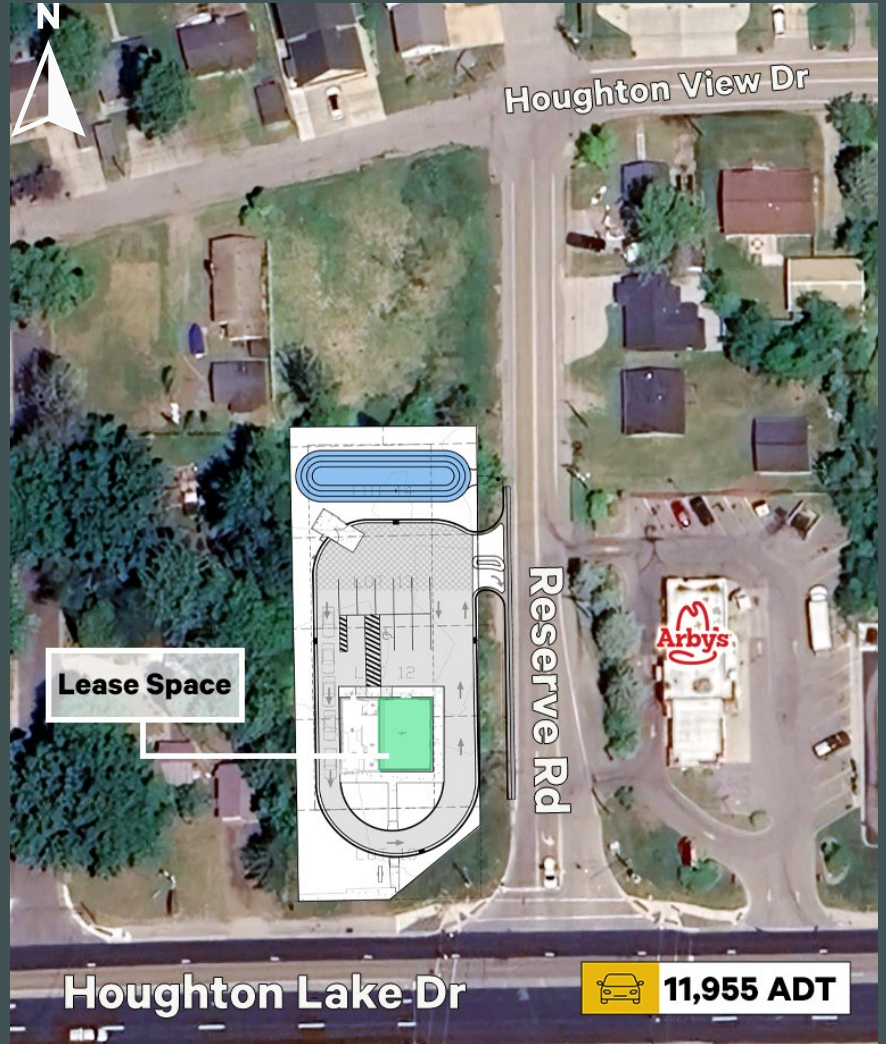
Zoning

1.1K

Square Footage

2025

Year Built



Property Overview

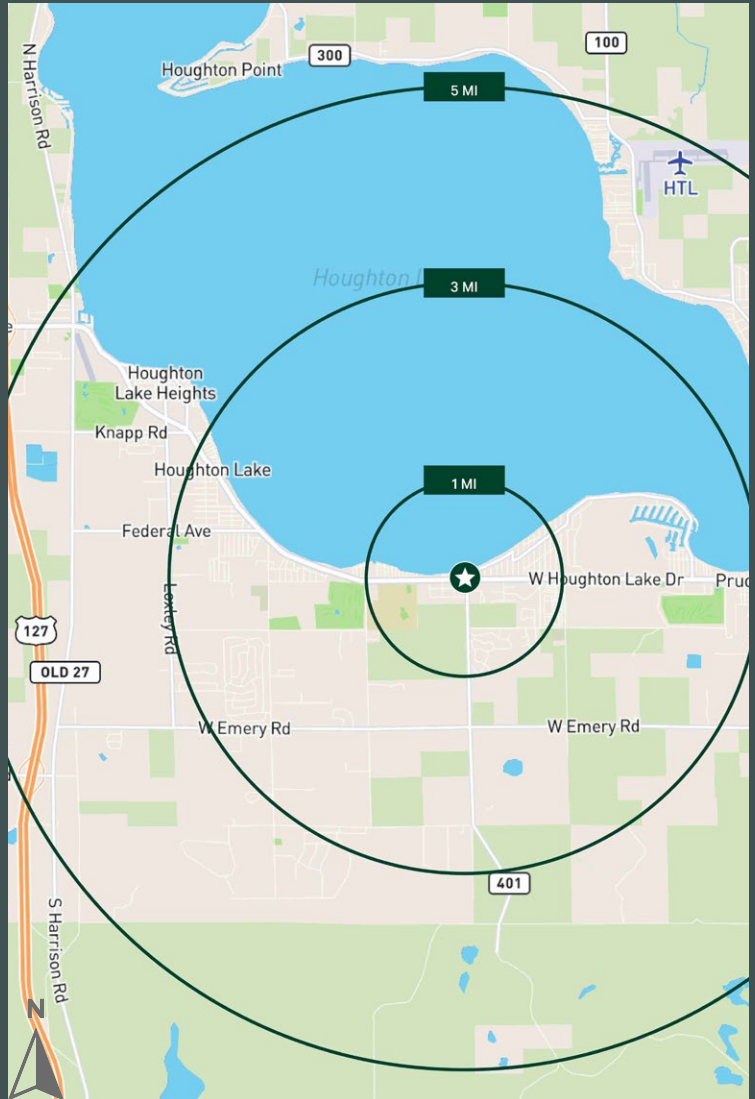
Building Size	2,215 SF
Lease Size	± 1,100 SF
Parking	9 shared spaces
Zoning	C1 "General Commercial District"
Traffic	11,955 ADT (Houghton Lake Dr & Reserve Rd)
Lease Rate	Negotiable
Lease Type	NNN
NNN (est.)	\$5.50
Term	60 - 120 months

Demographics

2025	1 Mile	3 Miles	5 Miles
Population	1,332	5,353	10,414
Daytime Population	2,242	6,356	11,167
Avg Household Income	\$66,114	\$67,568	\$69,447
Households	737	2,681	5,171
Avg Home Value	\$208,530	\$217,980	\$235,767
Median Age	58.8	56.0	56.2

Highlights

- + On the corner of a hard signalized intersection
- + Popular resort community for outdoor enthusiasts
- + Located steps away from Houghton Lake
- + Surrounded by tourist attractions, lodging, restaurants, and shops



Contact Us

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