



195 M 66 N | Charlevoix, MI 49720

<b>SALE PRICE:</b>	\$1,699,000
<b>LEASE RATE:</b>	CONTACT LISTING BROKER
<b>LOT SIZE:</b>	1.1 ACRES
<b>BUILDING SIZE:</b>	11,180 SF
<b>YEAR BUILT:</b>	1996

**PROPERTY OVERVIEW**

Excellent opportunity to purchase or lease a prime standalone former drug store building that has plenty of parking and features a drive through window for a variety of uses. The property is just south of beautiful Downtown Charlevoix, MI, which is home to Lake Michigan, Round Lake and Lake Charlevoix beaches, golf courses, and year-round attractions.

The building is located within the main retail center for the Charlevoix area anchored by Family Fare Grocery Store. The site provides premium exposure and accessibility with 41 standard parking spaces and 2 Accessible Spaces. The property has direct frontage on M66 with visibility from the intersection of US 31 and M 66 with combined AADT 27,930+. The previous drug store did \$5.8 Million in sales in the past 12 months. Final Lease rate is subject to agreement of lease terms.

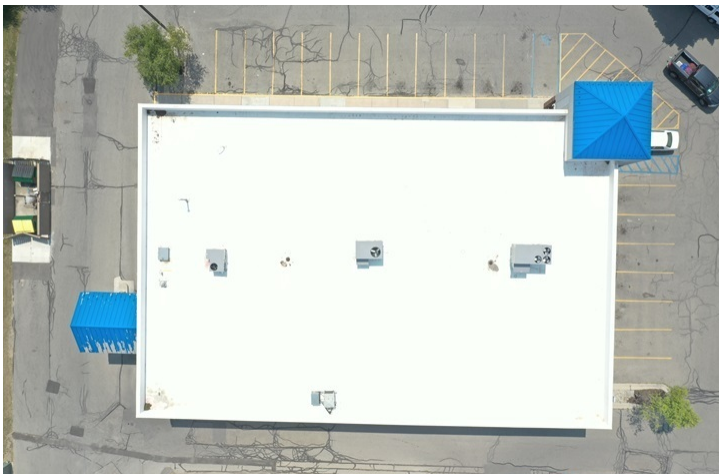
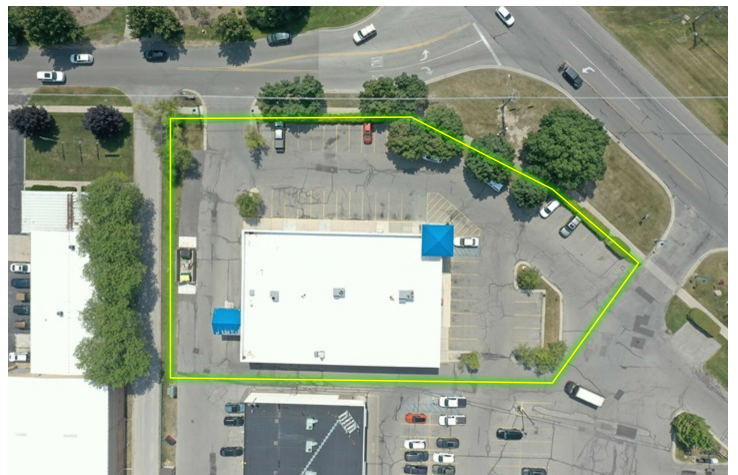
**PROPERTY HIGHLIGHTS**

- Brand New Roof in 2022 with 20-year Transferrable Warranty
- Drive Thru Equipped
- 43 Total Parking Spaces

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

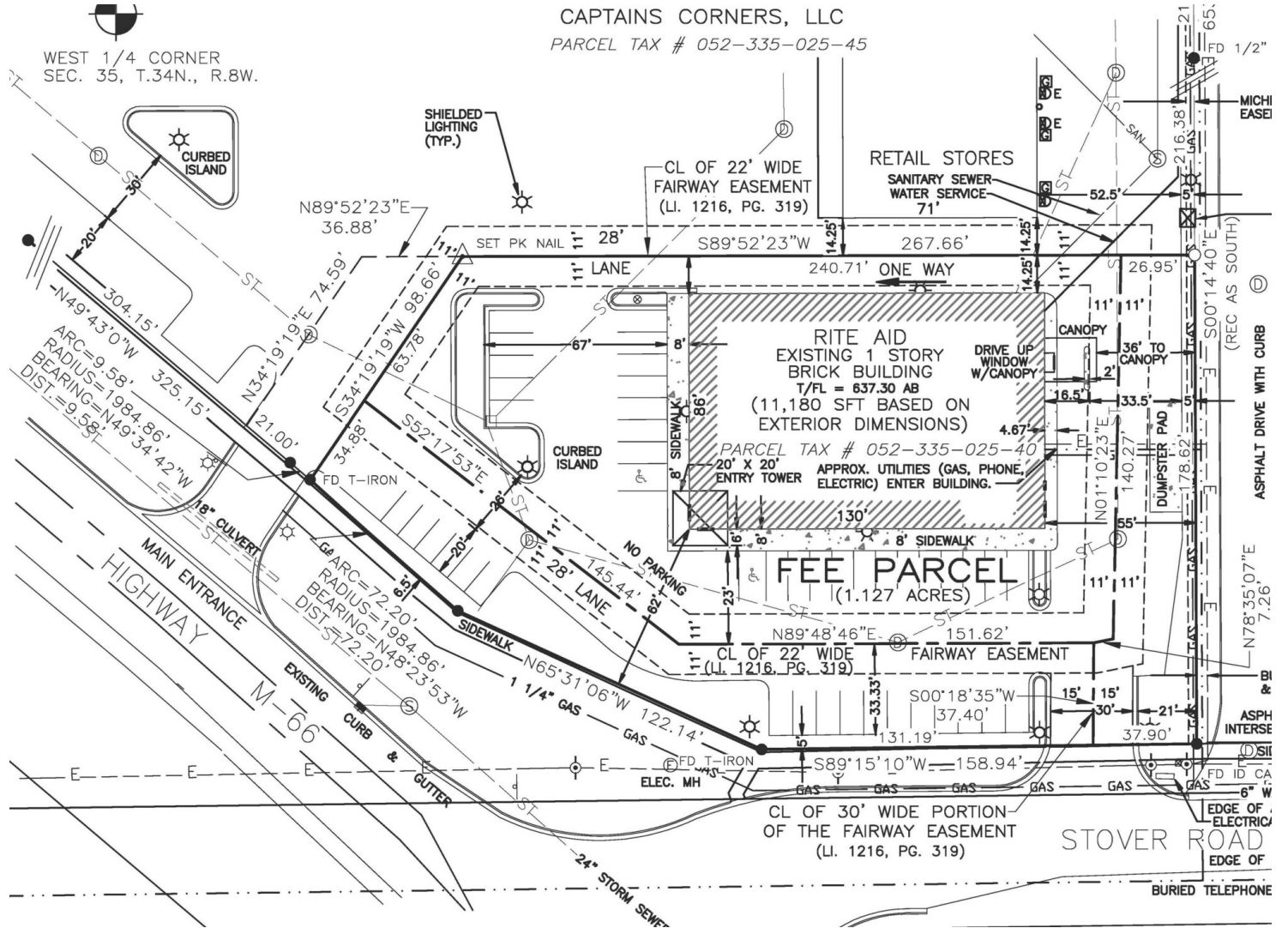


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com



# RETAIL PROPERTY FOR SALE OR LEASE

# 195 M 66 N



**KEVIN ENDRES, PE, SIOR, CCIM** // Owner | Broker // 231.929.2955 // kendres@threewest.com

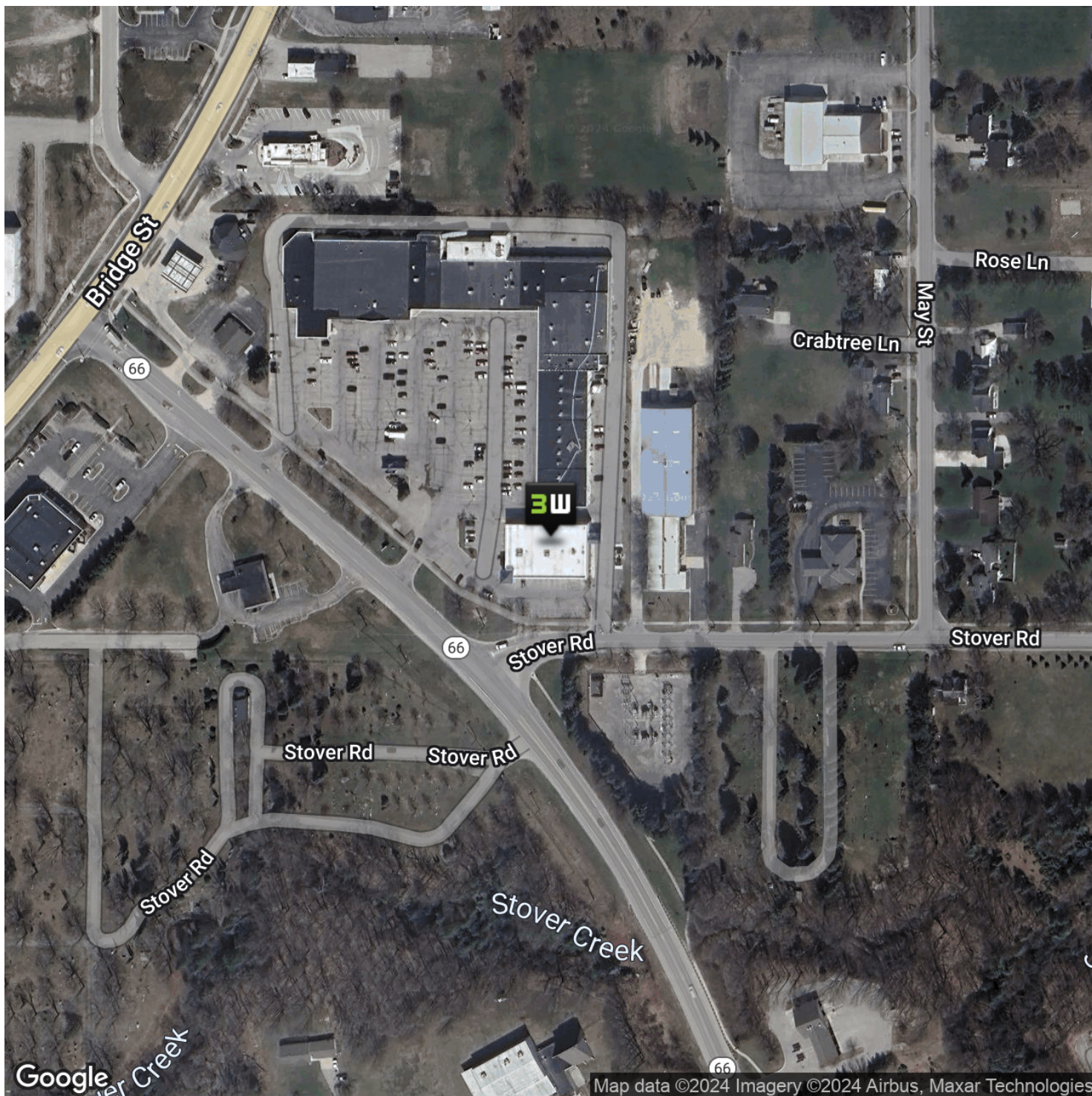


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com



# RETAIL PROPERTY FOR SALE OR LEASE

## 195 M 66 N

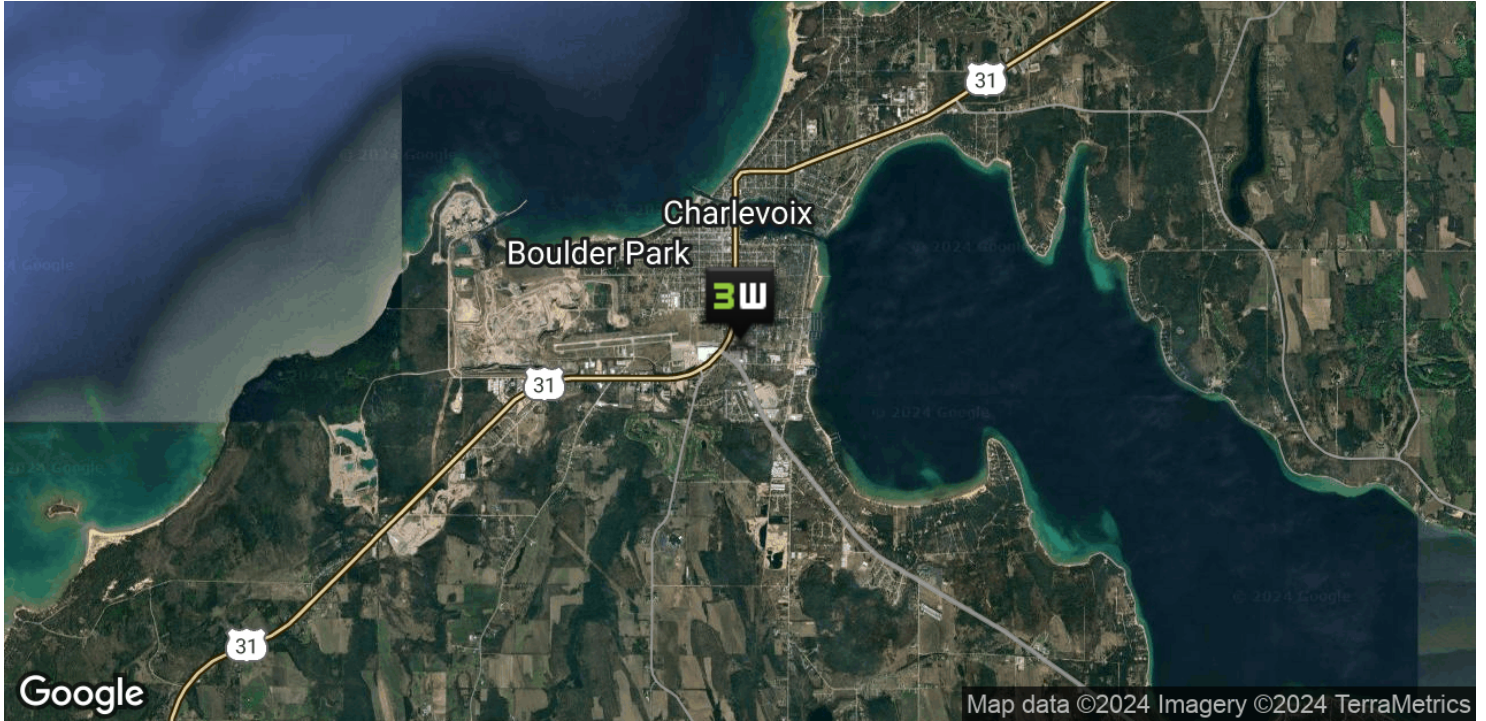


KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com

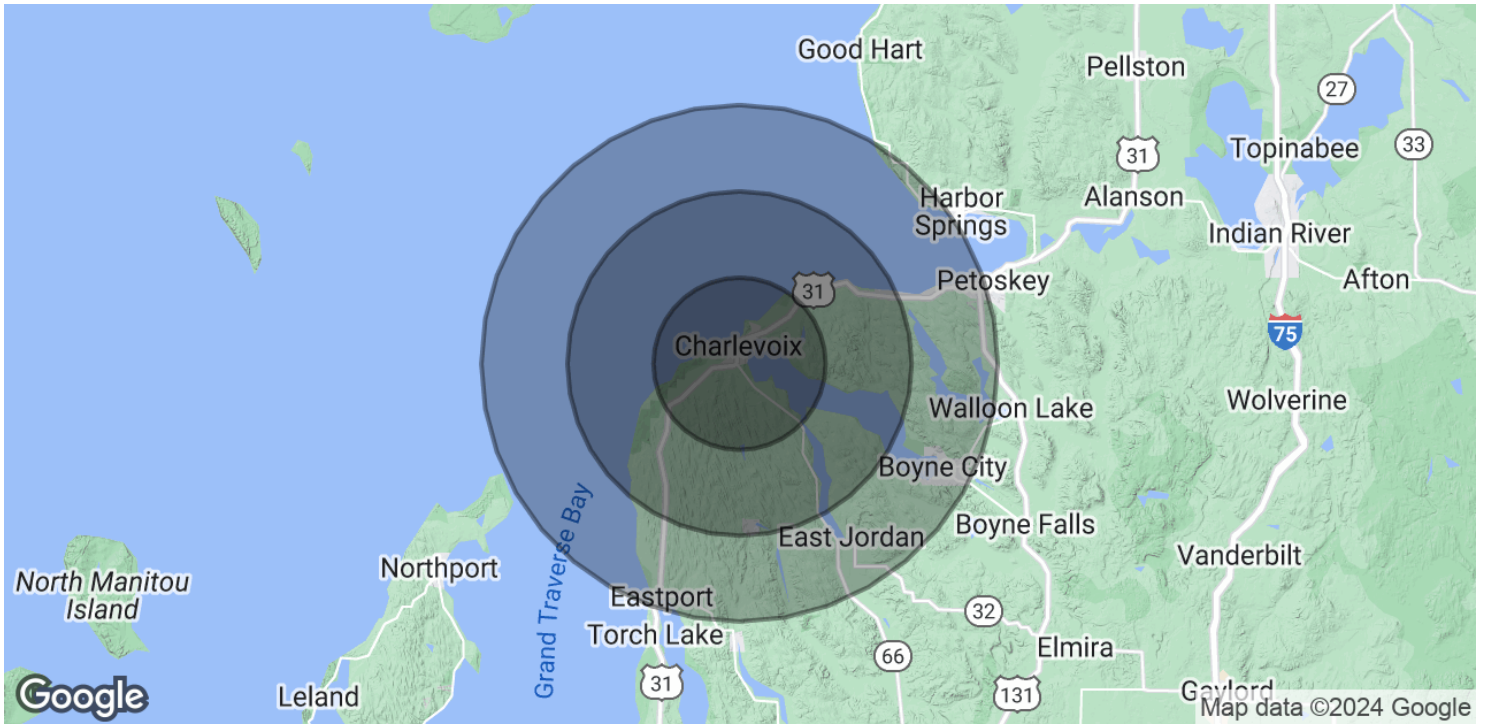


# RETAIL PROPERTY FOR SALE OR LEASE

## 195 M 66 N



KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // [kendres@threewest.com](mailto:kendres@threewest.com)



### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	6,711	12,238	34,418
Average Age	50	49	47
Average Age (Male)	49	48	46
Average Age (Female)	50	49	48

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	3,156	5,532	15,540
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$101,890	\$105,230	\$106,089
Average House Value	\$359,468	\$378,200	\$374,618

Demographics data derived from AlphaMap

KEVIN ENDRES, PE, SIOR, CCIM // Owner | Broker // 231.929.2955 // kendres@threewest.com