



## 4743 US 10 Ludington Michigan

Building for Lease or Sale

- Located in major retail corridor with close proximity to national retailers including Lowe's, Tractor Supply, Walmart, Aldi's, Goodwill, Meijer, The Home Depot, Maurices, Aaron's, Walgreens, Taco Bell, Great Clips, Arby's, Culver's, Wendy's, Burger King, McDonald's and Biggby Coffee.
- High exposure with frontage on US-10.
- Located directly across from Walmart Supercenter.



### LISTING AGENTS:

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### STAY CONNECTED



naiwwm.com  
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# LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-120 Month Terms Available
Possession:	at Lease execution
Municipality	Amber Township

## AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
Combined	19,300 SF	\$9.00	\$14,475.00
Suite A	11,600 SF	\$10.00	\$9,666.67
Suite B	7,700 SF	\$10.00	\$6,416.67





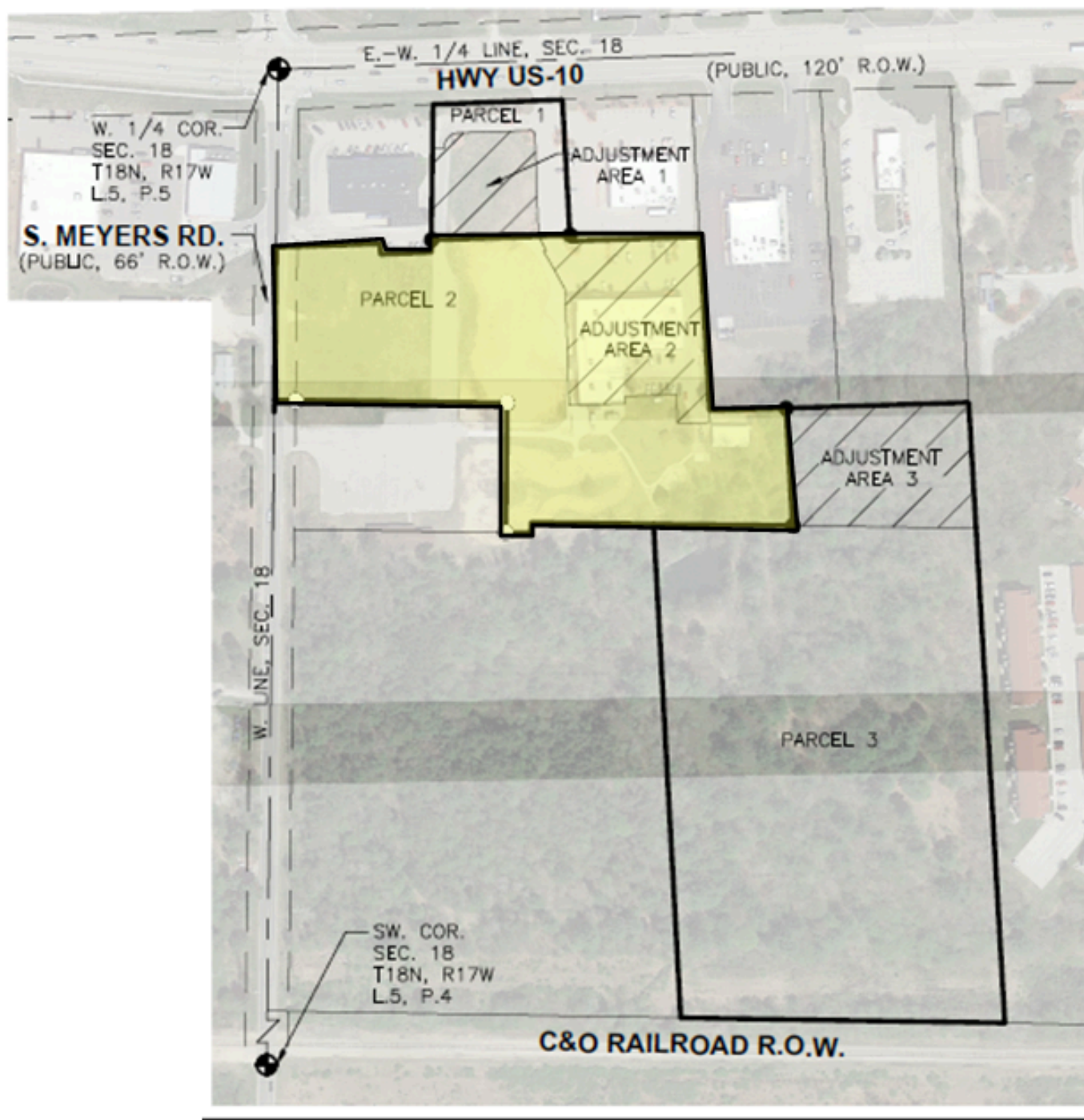
# SALE OVERVIEW

## SALE INFORMATION

Price:	\$1,975,000
Per SF:	\$102.33
Municipality:	Amber Township
PPN:	001-018-086-50
Terms:	Cash / Conventional
Possession:	Close of Escrow



**CERTIFICATE OF SURVEY**  
**US-10**  
**AMBER TOWNSHIP, MASON COUNTY, MICHIGAN**





# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Location:	South side of US-10, just West of US 31 and East of N Meyers Rd.
Total Building Size:	19,300
Year Built:	2006 and renovations completed in 2022
Municipality:	Amber Township
Parking:	Ample Onsite

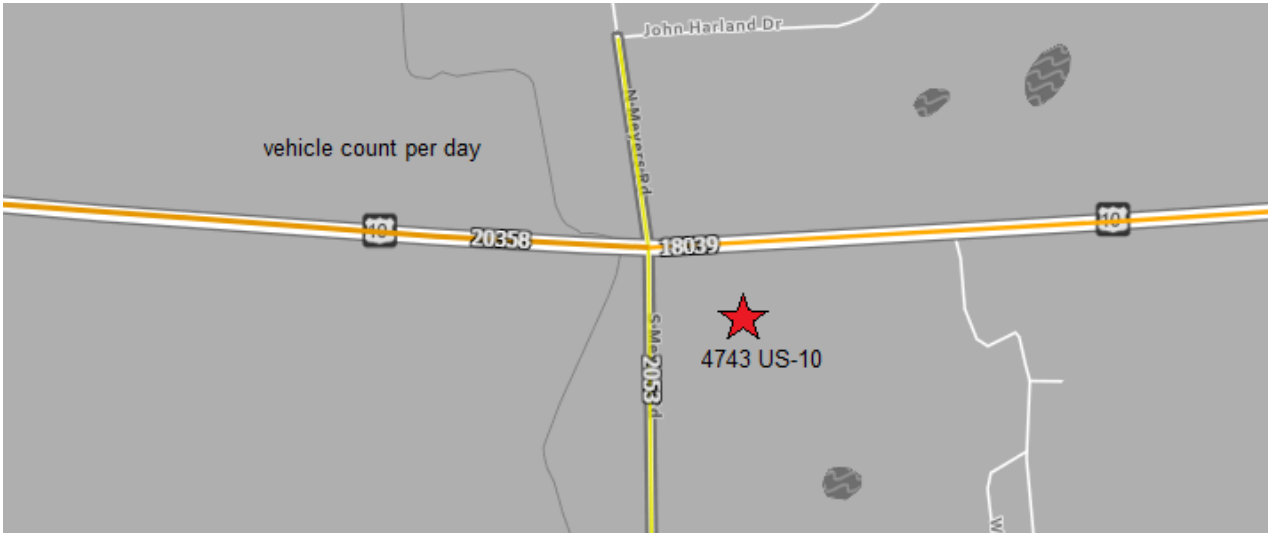


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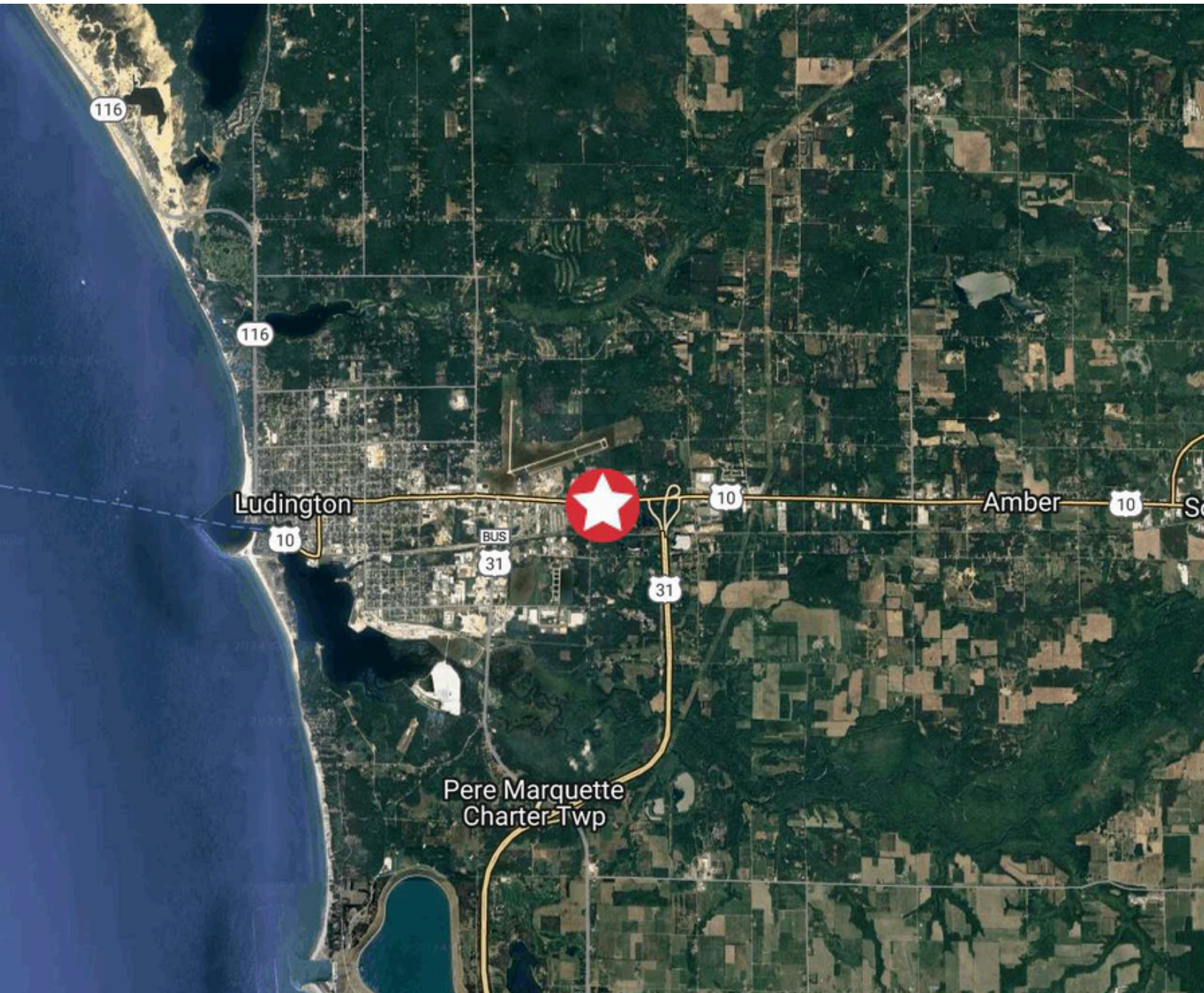




TRAFFIC COUNT







Welcome to

# LUDINGTON

With miles of sandy beaches, picturesque sunsets and outdoor adventures for the whole family, in Ludington, you have found your perfect, summer getaway!

*michigan.org*



## THINGS TO DO

Ludington State Park spans nearly 5,300 acres of scenic sand dunes. Indulge in diverse culinary delights and unique dining experiences, including some of the best Michigan beer in the Ludington area. Explore the vibrant arts scene that connects the community to a range of cultural attractions.



## ARTS & CULTURE

Ludington presents a thriving art community, showcasing murals throughout the city and the picturesque Waterfront Sculpture Park. Explore Ludington's heritage, culture, and environment through the interactive 5 Mason County Cultural Trails. The Ludington Center for the Arts hosts various shows and events.



## SKILLED WORKFORCE

With around 8,000 residents, Ludington's economy is anchored by manufacturing, healthcare, and accommodation & food services. The town thrives on tourism alongside key sectors like agriculture, retail, and manufacturing.



## DEMOGRAPHICS

Ludington, with a population of 7,728, has a median household income of \$45,673 and a median age of 43.6. Its demographics reflect a blend of community stability and mature living, shaping a unique cultural landscape in the heart of Michigan.



## LUDINGTON ADVANTAGE

Ludington is a harbor town located on Lake Michigan at the mouth of the Pere Marquette River. Ludington is home to 28 miles of Lake Michigan shoreline, and over 2,000 miles of rivers and streams. This Pure Michigan destination contains seemingly never-ending beaches, as well as a lively downtown that is full of retail, frequent events, restaurants, and people.

## #1 BEST HISTORIC SMALL TOWN 2024

📍 Ludington



## THE BEST TRAVEL DESTINATIONS TO VISIT IN 2024

📍 Northwest Michigan



## BEST MIDWEST STATE PARKS

📍 Ludington State Park

