

Former Empire School House

1.15 Acres - 10017 W. Front Street



Lease Rate

\$16 - \$20 NNN,
plus CAM fees

Space Available

634 - 7,500 Sq. Ft.

Remarks

Historic revitalization project, energy efficient, high-profile corner (M-22 & M-72), kitty-corner from Sleeping Bear Dunes National Park Headquarters. Sleeping Bear Dunes National Park gets on average 1.5 million visitors per year. A DC2 fast charging station is on site.

Project Timeline

The landlord is working with Revitalize LLC, the Michigan Economic Development Corporation (MEDC), Leelanau County, and local government. Now is the time to become involved so all approvals can be incorporated into the site plan and construction planned accordingly.

Additional Information

Feature	Details
Restoration project	Architectural Renderings, Commercial Rental Space Details
Empire Village Information	Zoning, Zoning Ordinance, Tourists, Electric Vehicles



Contact Information
Joe Van Esley
Office: 734-459-7570
Cell: 313-418-3188
Email: vanesleyre@aol.com
Van Esley Real Estate
44675 Joy Road, Canton, MI,
48187



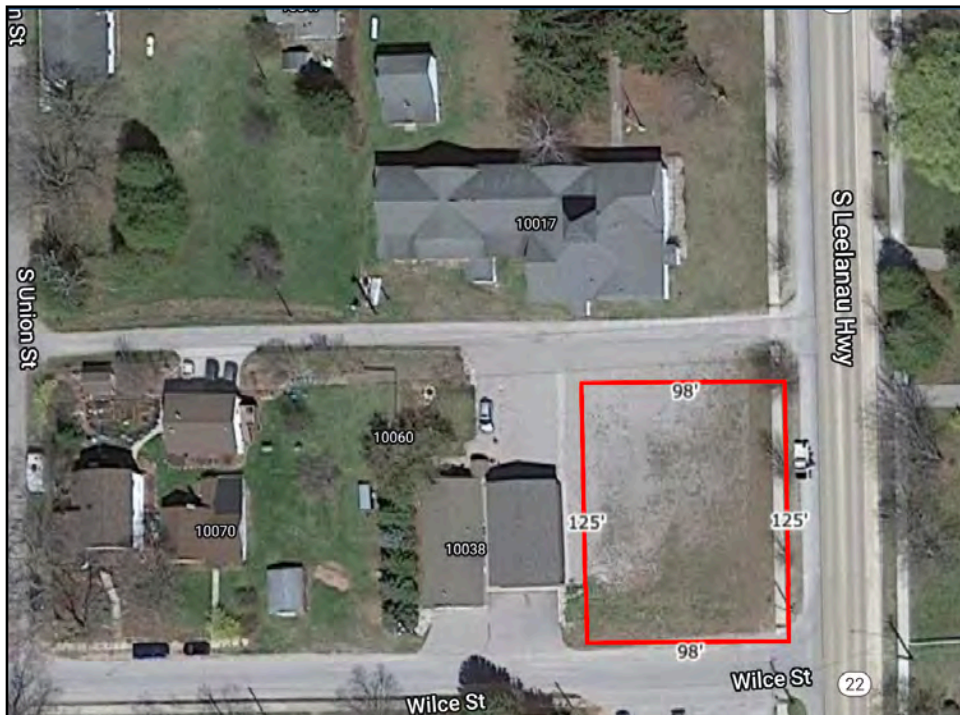
Information contained herein subject to errors, omissions, and should be verified prior to purchase or lease. Property may be subject to prior sale, change, and withdrawal without notice. All offers may be rejected. Price is without buyer brokers fees. Seller is Real Estate Broker.

Macro Aerial



Information contained herein subject to errors, omissions, and should be verified prior to purchase or lease. Property may be subject to prior sale, change, and withdrawal without notice. All offers may be rejected. Price is without buyer brokers fees. Seller is Real Estate Broker.

Dimensions



Information contained herein subject to errors, omissions, and should be verified prior to purchase or lease. Property may be subject to prior sale, change, and withdrawal without notice. All offers may be rejected. Price is without buyer brokers fees. Seller is Real Estate Broker.

Tourists

Year	Tourist Count
2019	1,570,001
2020	1,718,696
2021	1,722,955
2022	1,501,117
2023	1,143,857
Average	1,531,325

Sleeping Bear Sand Dunes had 1,143,857* annual visitors, The tourist will be the target market, along with local and regional residents. Empire has multiple events every year, including the Asparagus Festival, Empire Hops Festival, Sleeping Bear Marathon and Half Marathon, and other events in addition to park activities

*<https://www.nps.gov/slbe/learn/management/statistics.htm>

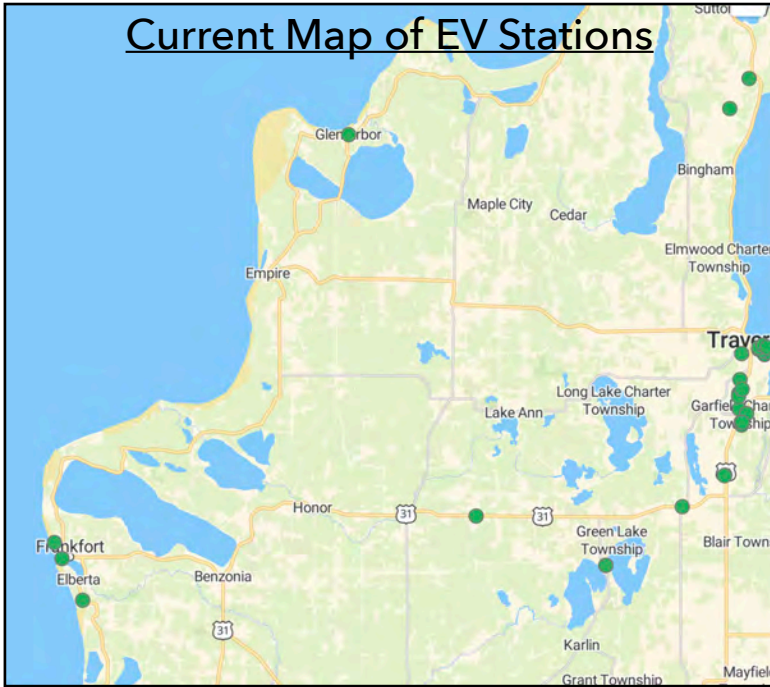


https://empirechamber.com/wp-content/uploads/2020/07/Empire-Businesses_webmap-1.pdf

Information contained herein subject to errors, omissions, and should be verified prior to purchase or lease. Property may be subject to prior sale, change, and withdrawal without notice. All offers may be rejected. Price is without buyer brokers fees. Seller is Real Estate Broker.

Electric Vehicles

Current Map of EV Stations



The site has a DC Fast Charging Station. This is another target market. The planned coffee shop and various other tenants can service the charging vehicle owners. While they wait, they can relax, have a coffee, eat, and visit the National Park HQ.

https://www.michigan.org/ev#/analyze?region=US-MI&fuel=ELEC&show_map=true

Year	% of Vehicles EV's
2021	0.2%
2030*	22%

*EGLE 2022 MI Healthy Climate Plan

Information contained herein subject to errors, omissions, and should be verified prior to purchase or lease. Property may be subject to prior sale, change, and withdrawal without notice. All offers may be rejected. Price is without buyer brokers fees. Seller is Real Estate Broker.