

# Menominee, MI

## Prime 2.26 Acre Retail Site – For Sale or Lease

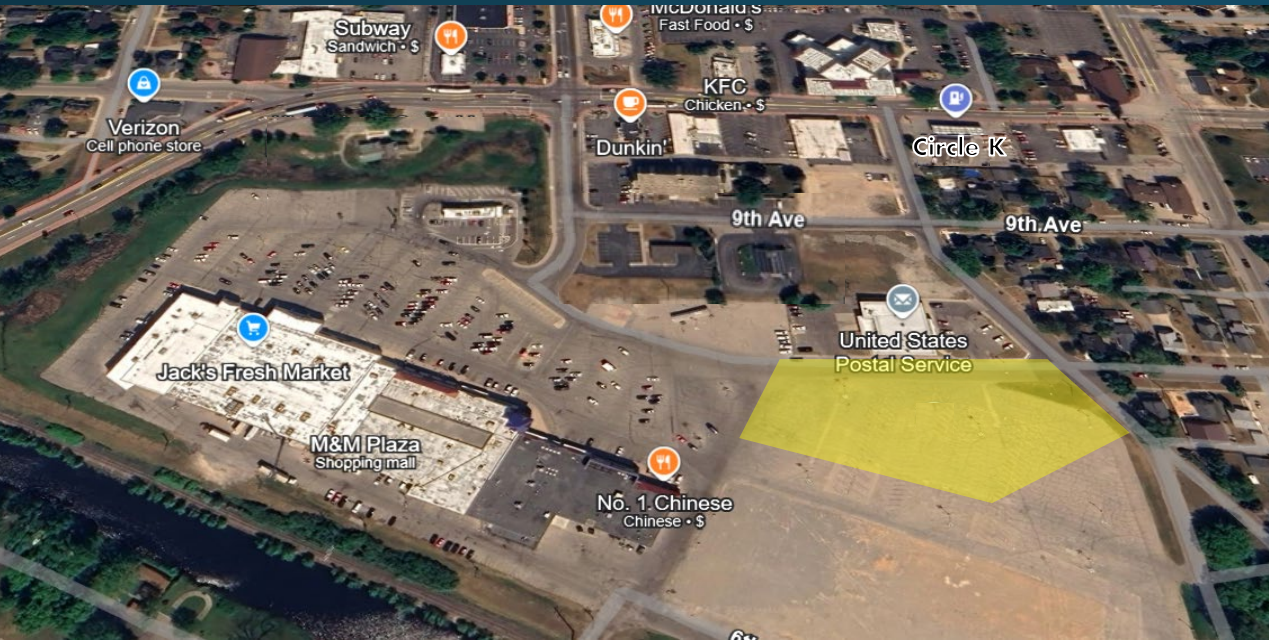
### Construction Ready



- Located in a prime retail corridor with  $\pm 20,000$  Vehicles Per Day
- Zoned General Commercial
- Supermarket at adjacent mall has strong local draw
- Less than a 5 minute drive from Marinette Marine
- Excellent ingress/egress, spillover parking available at adjacent mall
- New TownePlace Suites By Marriott commencing construction 2025



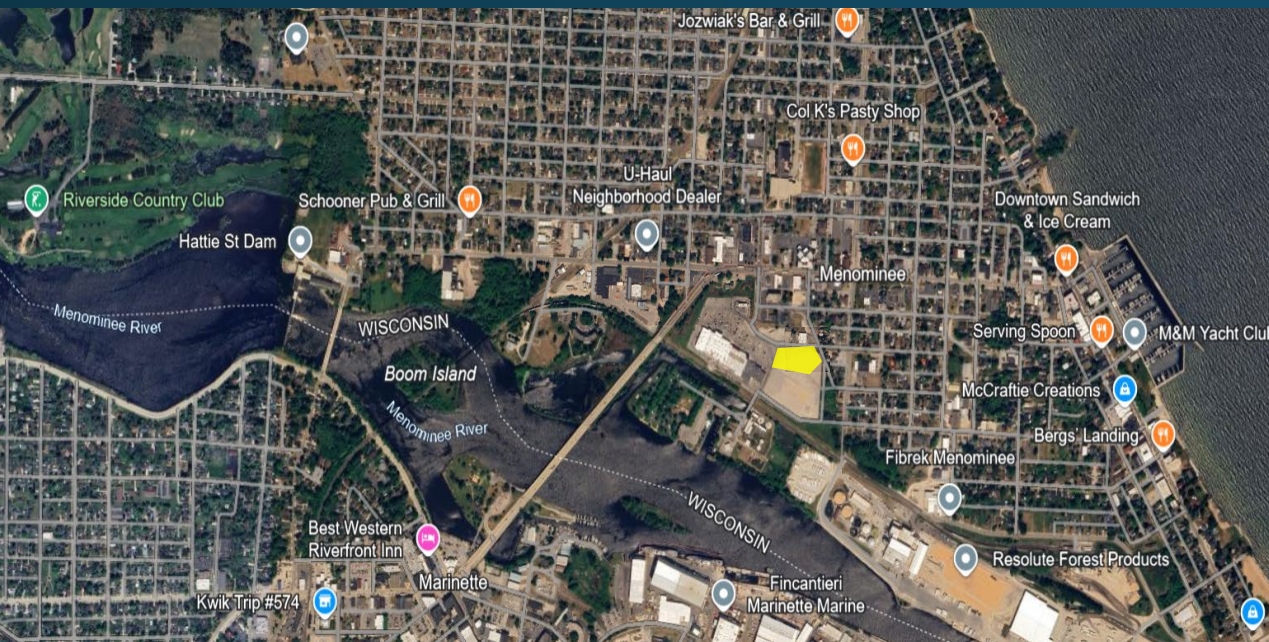
# Location Overview



## Nearby Retail

- Adjacent strip mall tenants: Jack's Fresh Market Supermarket, Ace Hardware, Flagstar Bank, Laundromat, Pet Store, Gym, Home Medical, Chinese Restaurant, and Coffee Shop
- Nearby businesses: United States Postal Service, Dunkin' Donuts, McDonald's, Subway, KFC, and Circle K

 = Parcel for Sale



## Regional Points of Interest

- Highly visible from highway, VPD count of  $\pm 20,000$
- Marinette Marine employs  $\pm 1,500$  people: was recently awarded the contract for the next generation of the Navy's Constellation class frigates
- In close proximity to downtown Menominee and downtown Marinette
- $\pm 30,000$  residents in a 15-mile radius with an average household income of \$78,000