

708 W. BAY STREET
EAST TAWAS, MICHIGAN

RETAIL FOR SALE
5,000 Square Feet Available



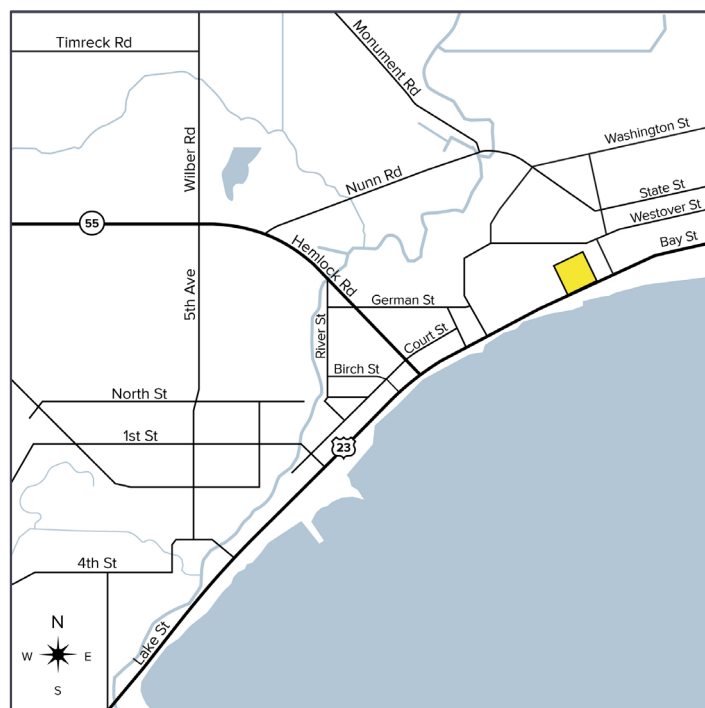
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BRAND-NEW FREESTANDING BUILDING



PROPERTY FEATURES

- 5,000 square feet available
- Located on busy US-23 in East Tawas
- Positioned directly across from scenic lakefront views and surrounded by a mix of national and local retailers
- Perfect for retail, medical, office, or automotive uses such as a gas station, car wash, oil change or restaurant with drive-thru
- Ample parking and additional land for expansion
- Great visibility and ideal for owner-user investors
- **East Tawas auto retail on the rise** – Placer AI data shows auto stores in this area ranking in the top 25% nationwide – drawing strong customer traffic and repeat visits
- Do not approach employees
- Sale Price: \$975,000 (\$195.00/sq. ft.)



For more information, please contact:

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Additional Photos



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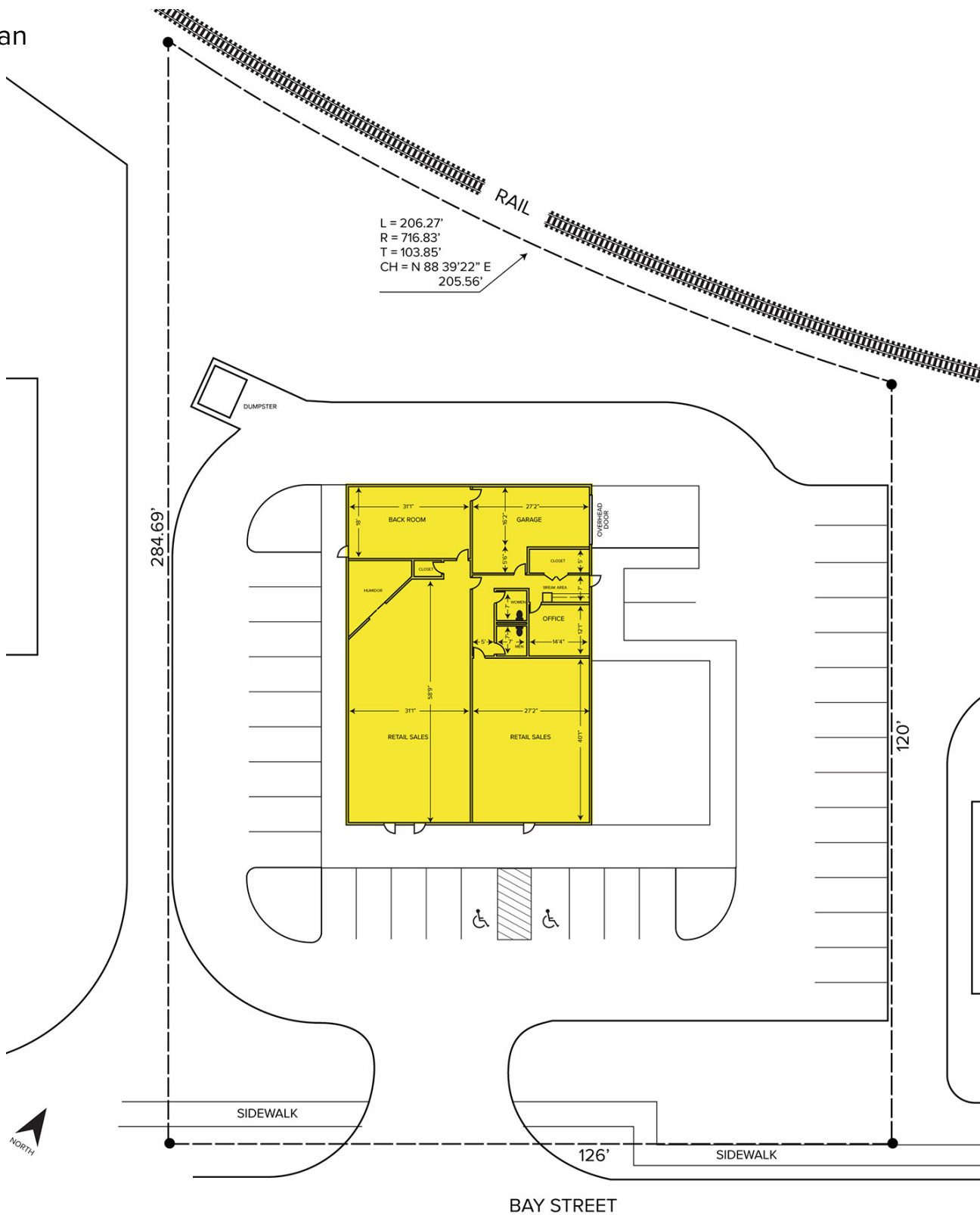
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Site Plan



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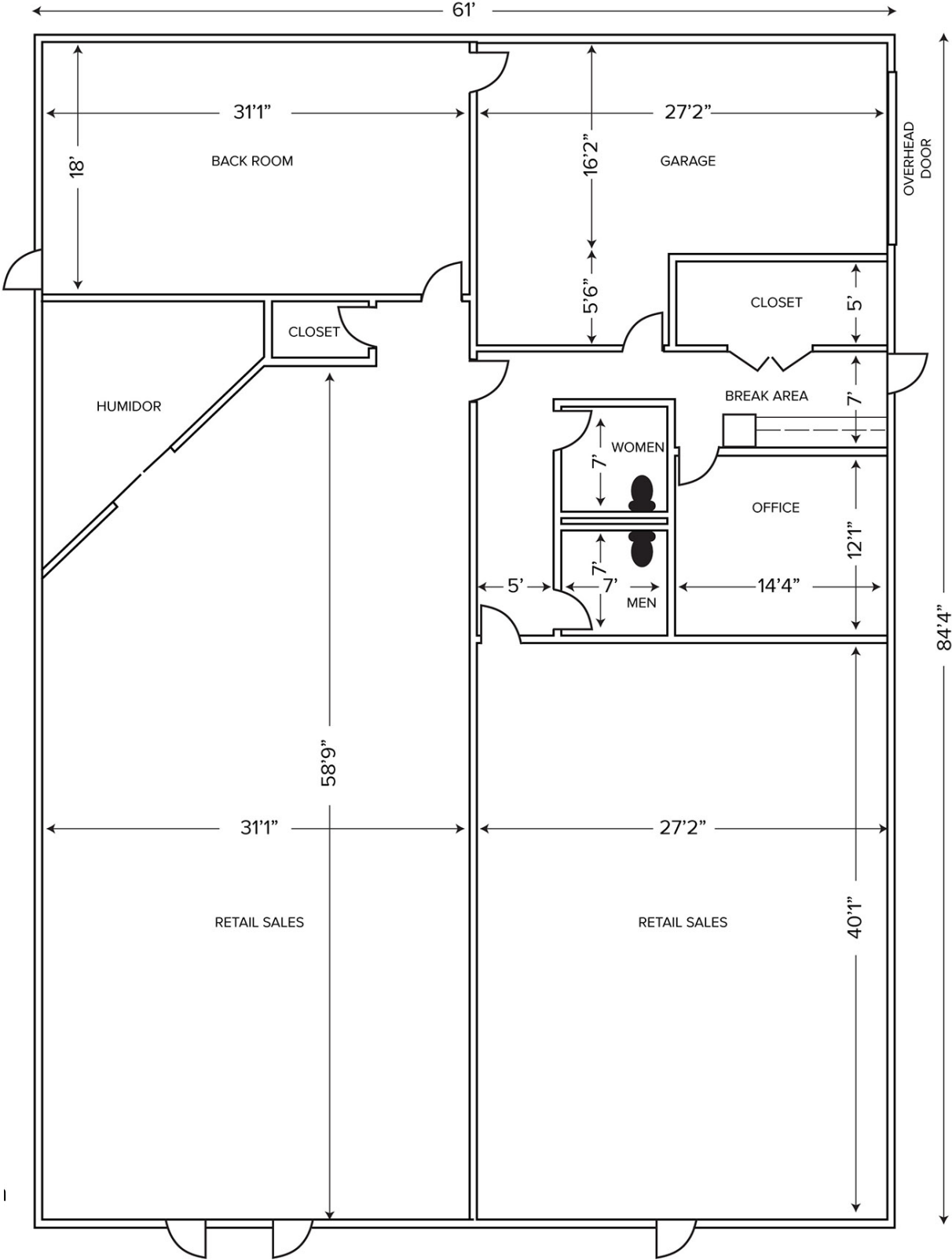
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Floor Plan



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455 Barclay Circle – Rochester Hills, Michigan

Office For Sale or Lease

For Lease –
678 – 3,910 SF

For Sale –
11,986 SF



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,789	\$42,690
3 MILE	4,813	\$50,150
5 MILE	6,599	\$53,150

TRAFFIC COUNTS (TWO-WAY)

16,430	Bay St. W of Pine St.
16,089	Bay St. E of Pine St.
799	Pine St. N of Bay St.



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