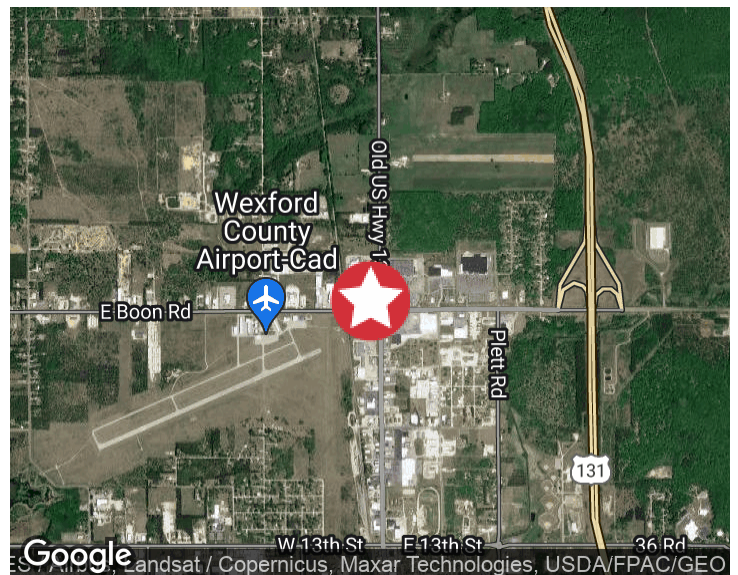




3970 Old US Hwy 131
Cadillac, Michigan 49601

Property Highlights

- 1,200 sf retail space available on busy corner of north Cadillac.
- Across from Meijer near Home Depot and Harbor Freight
- National retail corridor
- High traffic counts



For More Information

Todd Leinberger

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todd@naiwwm.com

Lease Overview

3970 Old US Hwy 131
Cadillac, Michigan 49601

Lease Information

Lease Type:	NNN
Terms:	60 months
Municipality:	Haring
PPN:	2209-21-3408

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH	TOTAL MONTHLY RENT
Suite B	1,200 SF	\$26.50	\$2,650.00	\$376.00	\$3,026.00



Additional Photos

3970 Old US Hwy 131
Cadillac, Michigan 49601



Site Plans

3970 Old US Hwy 131
Cadillac, Michigan 49601



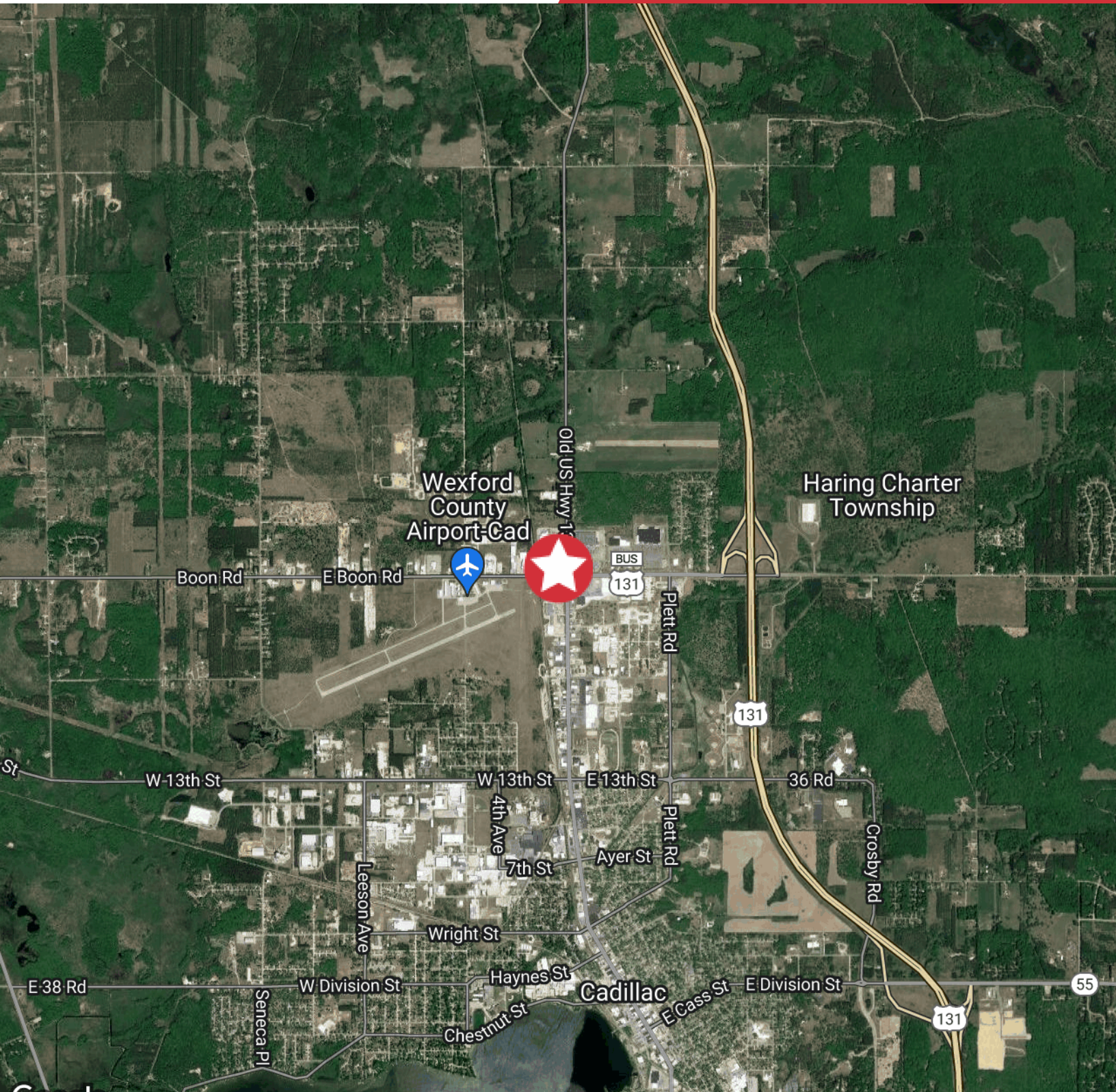
Parcel

3970 Old US Hwy 131
Cadillac, Michigan 49601



Location Map

3970 Old US Hwy 131
Cadillac, Michigan 49601



Google

Map data ©2023 Imagery ©2023 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

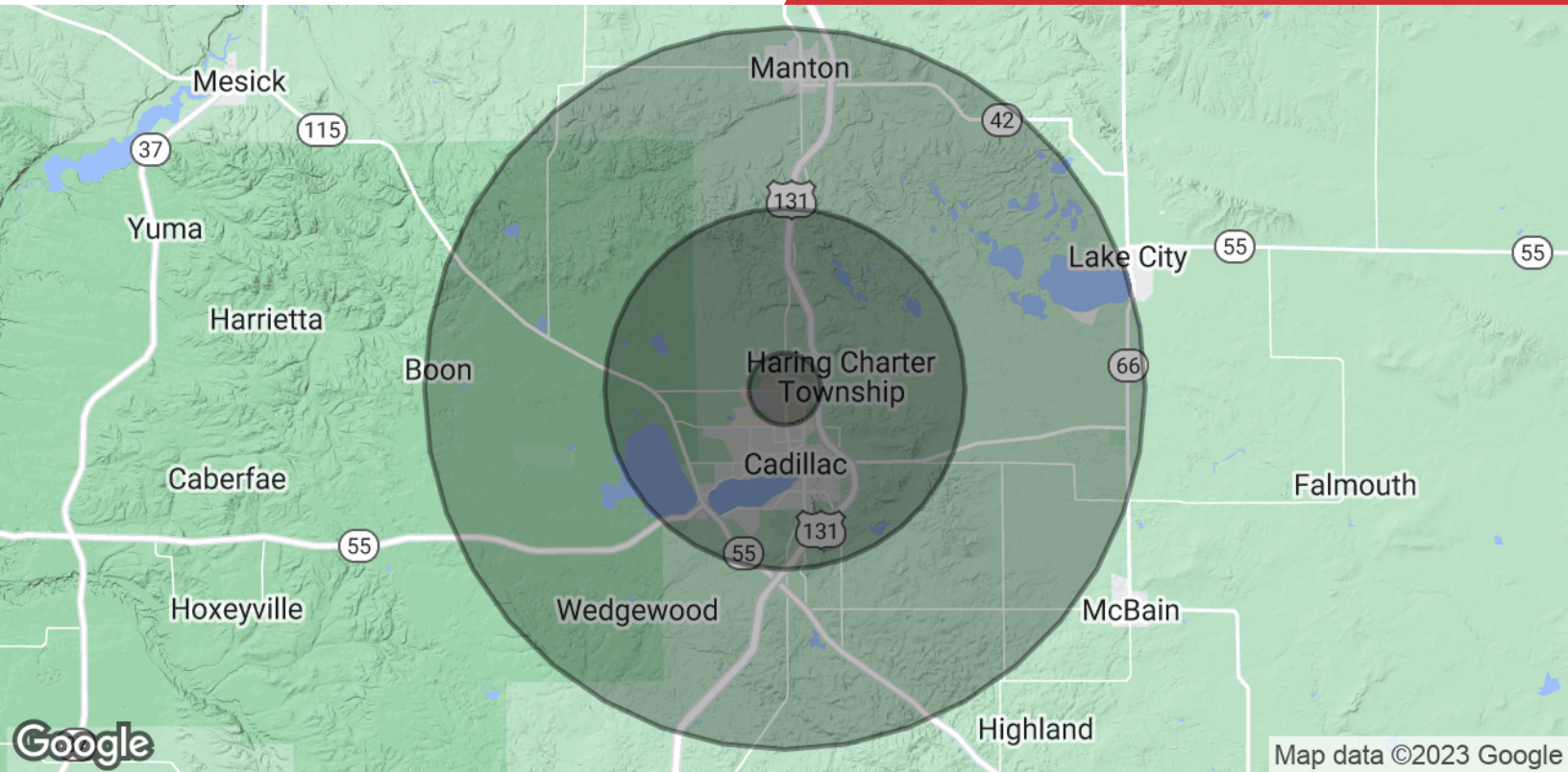
Retail Map

3970 Old US Hwy 131
Cadillac, Michigan 49601



Demographics Map & Report

3970 Old US Hwy 131
Cadillac, Michigan 49601



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	444	15,918	30,927
Average Age	45.5	42.4	42.6
Average Age (Male)	44.4	41.9	42.5
Average Age (Female)	46.5	44.3	43.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	185	7,631	15,536
# of Persons per HH	2.4	2.1	2.0
Average HH Income	\$64,693	\$55,272	\$54,272
Average House Value	\$153,521	\$121,150	\$131,513

* Demographic data derived from 2020 ACS - US Census