



FOR LEASE OR SALE - 11,203 SF - FORMER DRUG STORE AVAILABLE

**FOR LEASE OR SALE -
FORMER DRUGSTORE
AVAILABLE**

301 South Main Street. Standish. MI 48658

Prepared By:

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

AYSON SHAMMAMI

Senior Director

248.702.0727

ayson@encorereis.com

FOR LEASE OR SALE - FORMER DRUGSTORE AVAILABLE

301 South Main Street | Standish, MI 48658

TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
AERIAL	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS	6
REGIONAL MAP	7
LOCATION MAP	8
AERIAL MAP	9
DEMOGRAPHICS MAP	10
STANDISH MARKET OVERVIEW	11
BACK PAGE	12

FOR LEASE OR SALE - FORMER DRUGSTORE AVAILABLE

301 South Main Street | Standish, MI 48658

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Determined by Market

Lease Price: Determined by Market

Land Acreage: 1.42 Acres

Year Built: 1997

Zoning: C- 2

Parking: 48+3 Handicap

Parcel ID: 040-3-200-000-118-01

Building Size: 11,203 SF

PROPERTY HIGHLIGHTS

- 11,203 Square Foot Former Pharmacy Building Located on 1.42 Acres of Land
- Prototypical Freestanding Building with Drive Thru - "Main on Main" Location surrounded by a plethora of National Retailers
- C-2 Zoning, General Business District
- Drive Thru Equipped Asset
- Average Household Income within a mile exceeds \$60,081
- 2 minutes away from Ascension Standish Hospital - a Level 4 Trauma Center, providing a range of medical services



Ascension
Standish Hospital

CHEMICAL
BANK
Member FDIC


ALL AMERICAN FOOD


Little Caesars


TACO
BELL

 15,650+
VPD

S Main Street


State Farm

Huntington
Welcome


ACE
Hardware


SUBWAY
eat fresh.


O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



 RITE
AID


Advance
Auto Parts


McDonald's

CHRYSLER
DODGE
Jeep
RAM


Ford


BURGER
KING

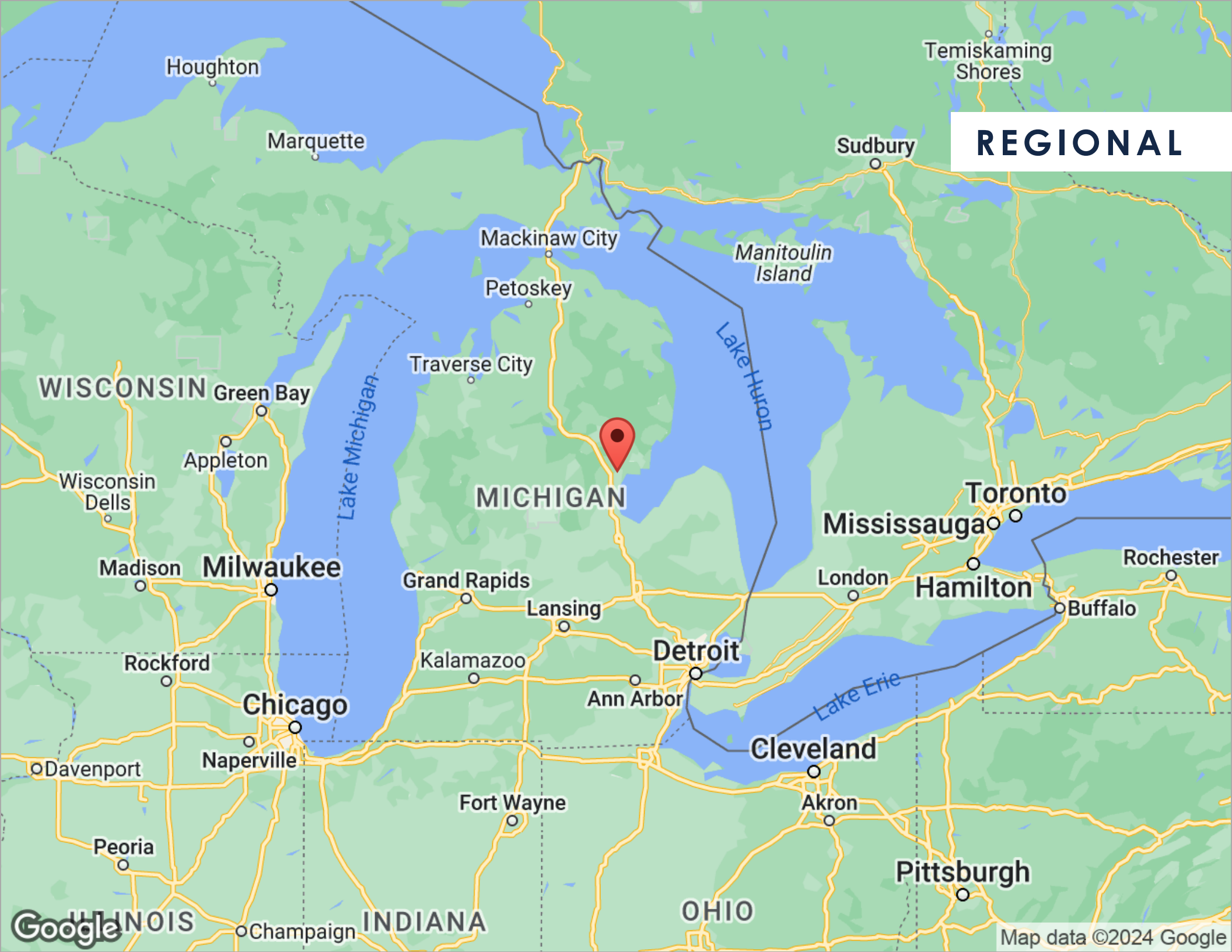

FAMILY
FARE
SUPERMARKETS
verizon

FAMILY DOLLAR
my family my family dollar

RETAILER







REGIONAL

WISCONSIN

MICHIGAN

Milwaukee

Chicago

Detroit

Cleveland

Toronto

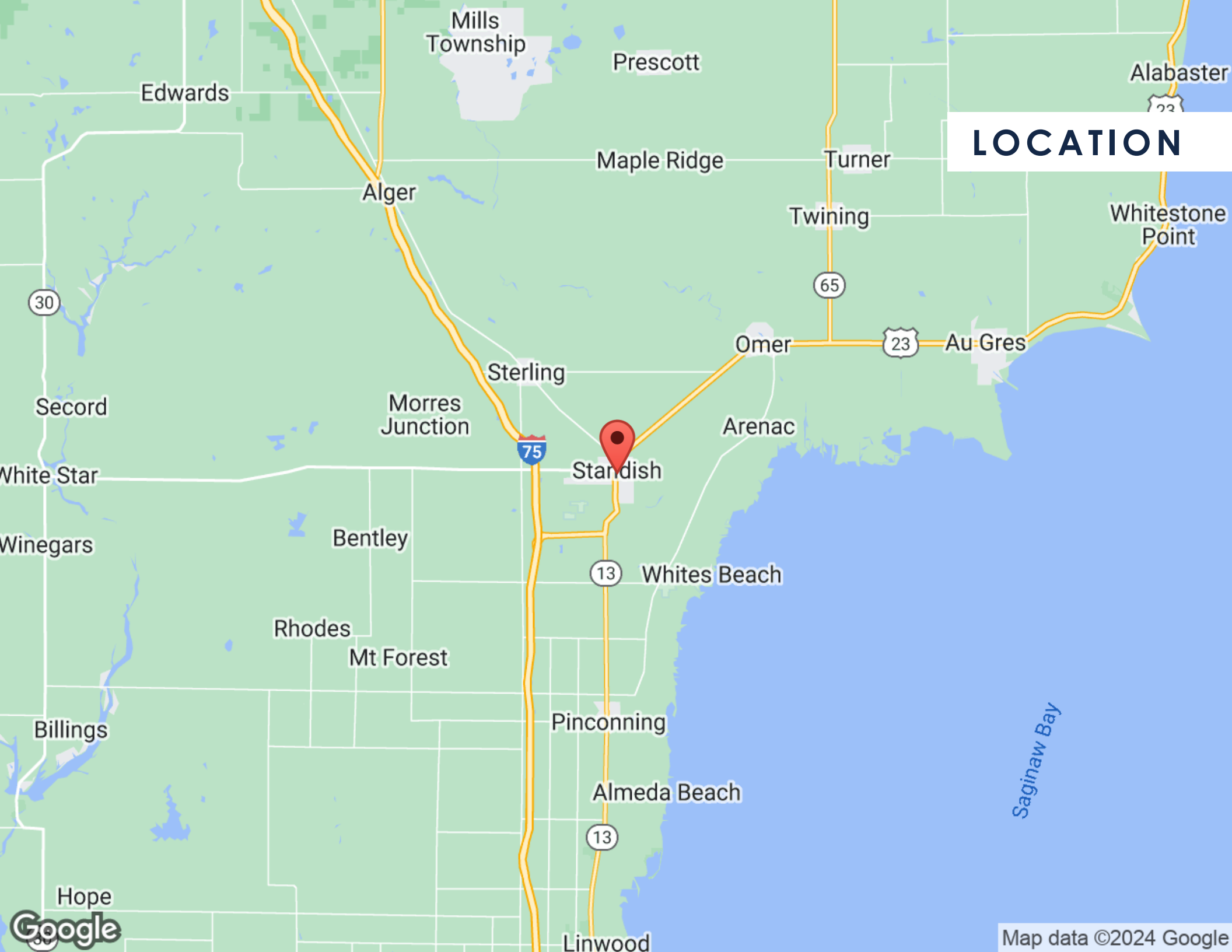
Hamilton

Pittsburgh

ILLINOIS

INDIANA

OHIO



LOCATION

Standish

Au Gres

Omer

Standish

Whites Beach

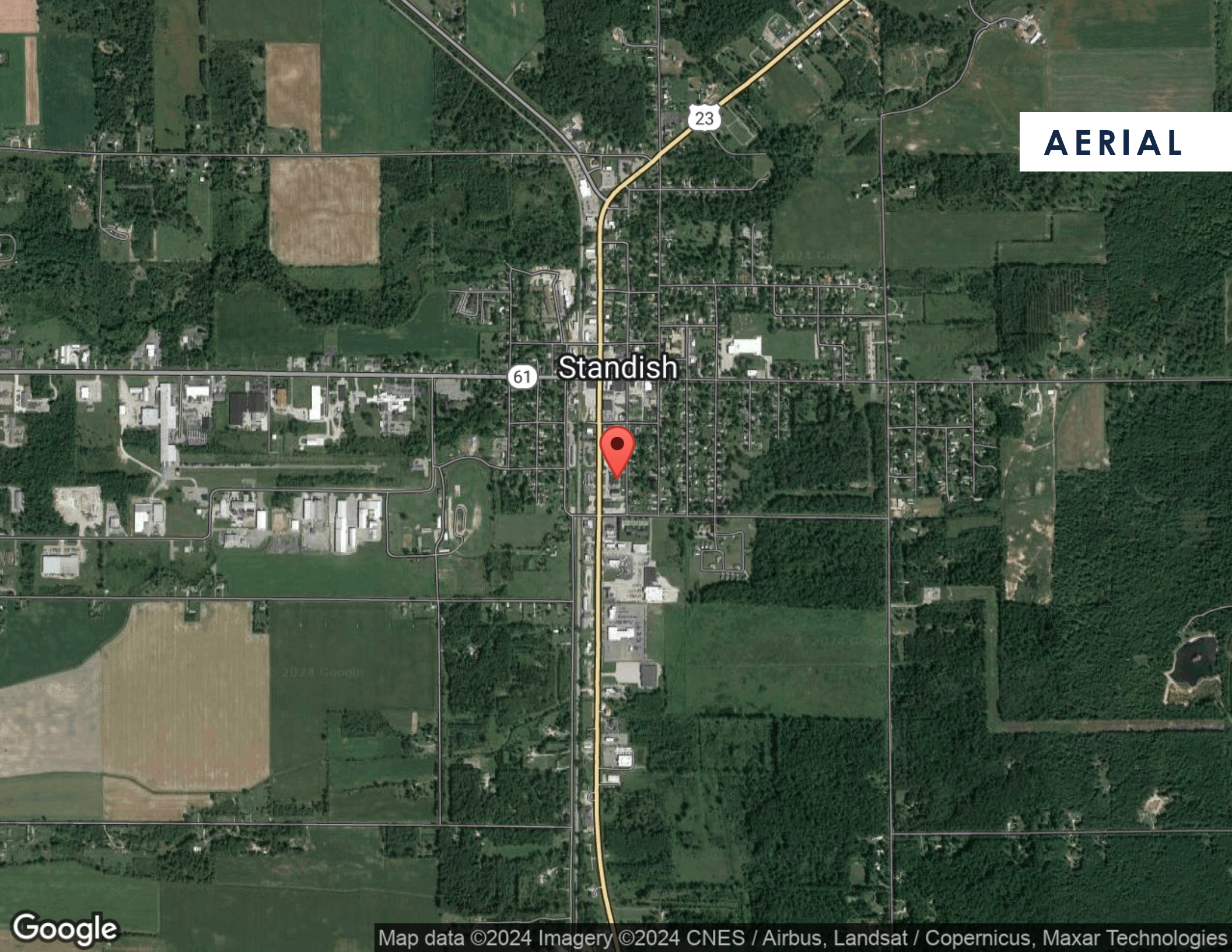
Pinconning

Alameda Beach

Linwood

Saginaw Bay

AERIAL



61

Standish

23

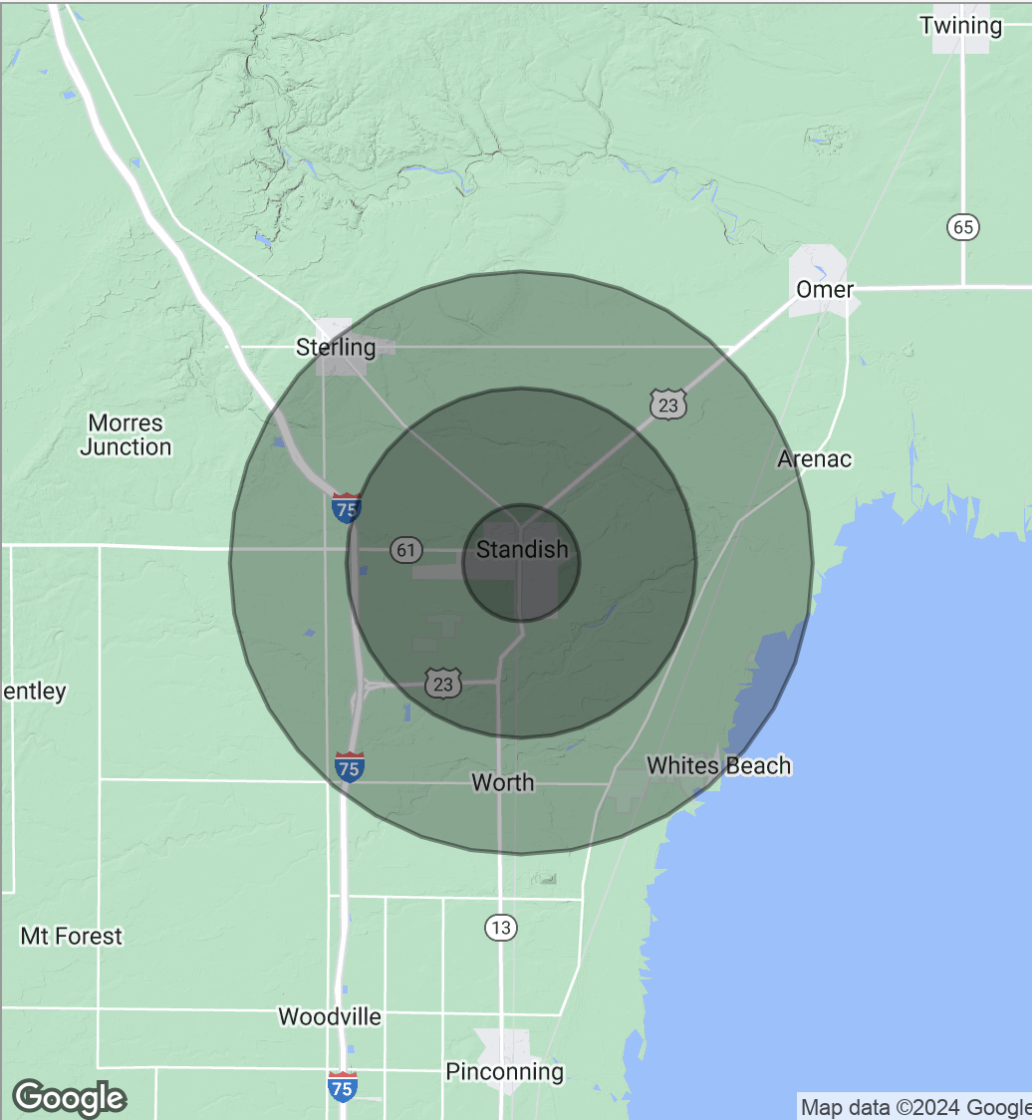
Google

Map data ©2024 Imagery ©2024 CNES / Airbus, Landsat / Copernicus, Maxar Technologies

FOR LEASE OR SALE - FORMER DRUGSTORE AVAILABLE

301 South Main Street | Standish, MI 48658

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,628	3,063	5,193
Median age	43	44	44
Median age (Male)	41	42	43
Median age (Female)	46	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	719	1,315	2,212
# of persons per HH	2.3	2.3	2.3
Average HH income	\$60,081	\$68,553	\$71,533
Average house value	\$123,816	\$138,997	\$147,985
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	2.5%	2.5%	2.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	89.3%	90.0%	90.4%
Black	0.2%	0.2%	0.2%
Asian	0.4%	0.4%	0.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.8%	1.3%	1.3%
Other	0.3%	0.5%	0.5%

* Demographic data derived from 2020 ACS - US Census

FOR LEASE OR SALE - FORMER DRUGSTORE AVAILABLE

301 South Main Street | Standish, MI 48658

STANDISH MARKET OVERVIEW



LOCATION OVERVIEW

The city of Standish is the county seat of Arenac County, Michigan. It is located about 35 miles south of Tawas Bay, just off of Lake Huron. Standish is home to 1,813 people (2009, U.S. Census). It encompasses 2.1 square miles on the eastern border of Michigan, on Lake Huron, spurring the city motto of "Gateway to the Sunrise Side." Standish is home to Saganing Eagles Landing Casino. The casino is a 32,000 square foot facility with more than 800 slot machines and 40 electronic table games.

Arenac County was organized in 1883 during the lumber boom. Today, it remains a popular resort area, with plenty of canoeing, hunting, and fishing. Standish, the county seat, is known as a supply headquarters for those traveling up North. Arenac County is located at the bottom of Saginaw Bay on Lake Huron. This area has long been inhabited, as 5000-year-old Native American artifacts have been found in the area. The Rifle, Au Gres, and Pine Rivers made for excellent fishing and canoeing routes for both the Ottawa Indians and early settlers to the area. The Rifle, AuGres, and Pine Rivers continue to be favorite canoeing, rafting, and fishing. The miles of Saginaw Bay shoreline Arenac County offer challenging Lake Huron fishing and boating.

FOR LEASE OR SALE - 11,203 SF - FORMER DRUG STORE AVAILABLE

FOR LEASE OR SALE - FORMER DRUGSTORE AVAILABLE

301 South Main Street, Standish, MI 48658



ENCORE REAL ESTATE INVESTMENT SERVICES

6755 Daly Road
West Bloomfield, MI 48322
Encorereis.com

Prepared By:

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

AYSON SHAMMAMI

Senior Director

248.702.0727

ayson@encorereis.com