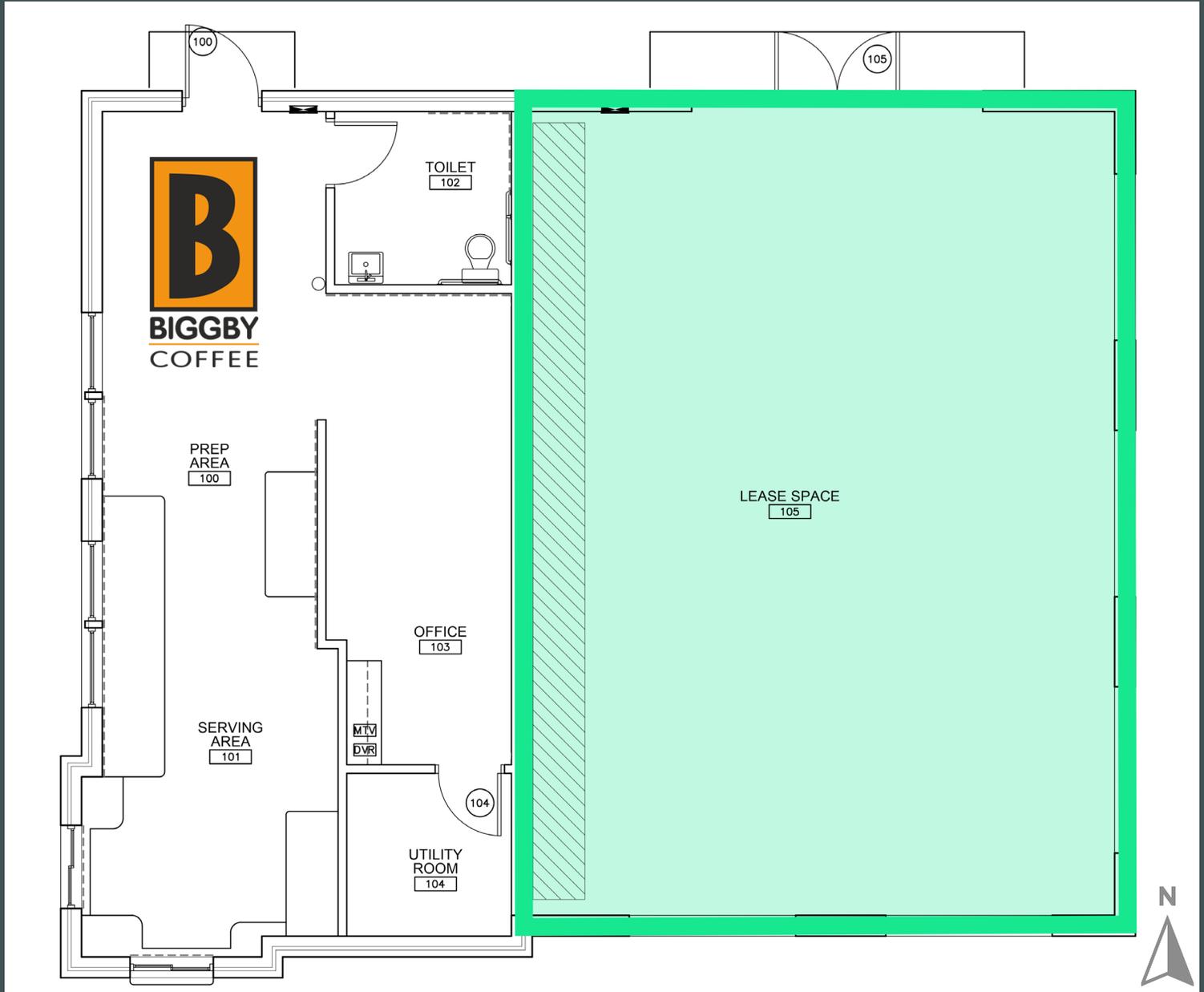


# 3580 W Houghton Lake Drive

Houghton Lake, MI 48629

± 1,100 Square Feet | Expected Completion September 2025





# New Construction

This 1,100 SF space is situated next to a future Biggby Coffee, benefiting from high visibility and significant traffic with an average daily traffic count of 11,955 at the intersection of Houghton Lake Dr and Reserve Rd. The property is zoned C1 and offers nine shared parking spaces for customers. The lease rate is negotiable. Flexible lease terms range from 60 to 120 months. This space will be delivered as a white box, ready for your business to make its mark in this bustling location.

# Architectural Renderings



C1

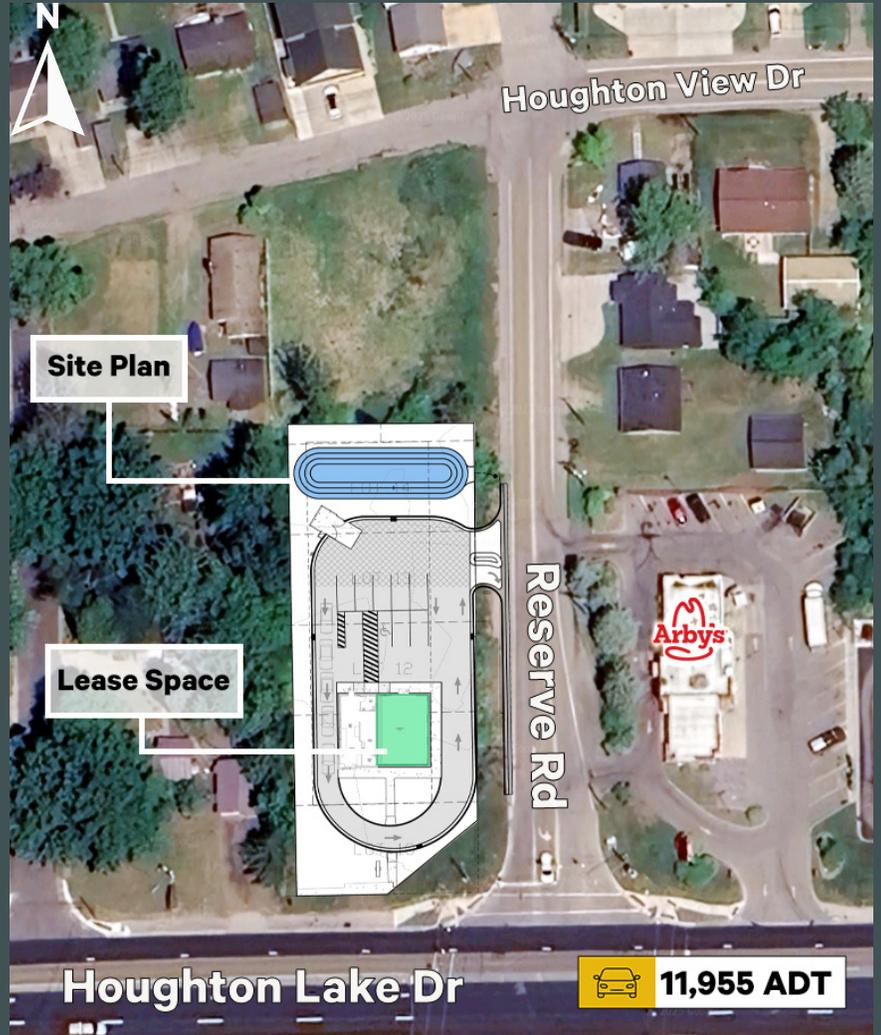
Zoning

1.1K

Square Footage

2025

Year Built



### Property Overview

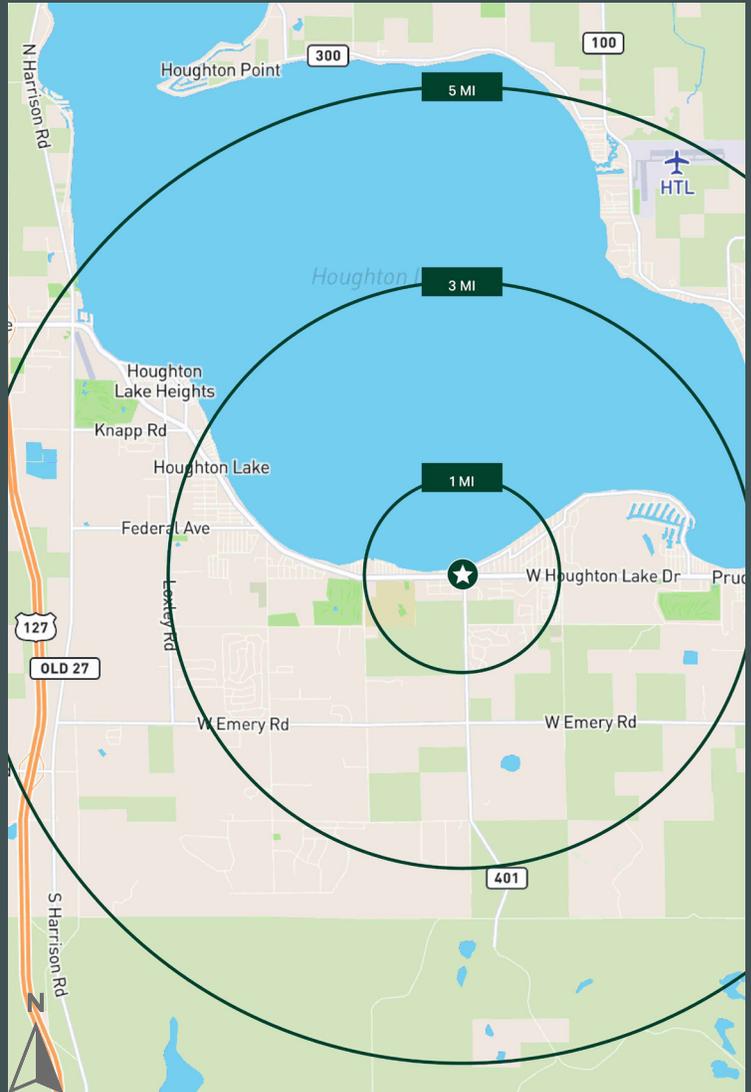
Est. Completion Date	September 2025
Building Size	2,215 SF
Lease Size	1,100 SF
Parking	9 shared spaces
Zoning	C1 "General Commercial District"
Traffic	11,955 ADT (Houghton Lake Dr & Reserve Rd)
Lease Rate	Negotiable
Lease Type	NNN
NNN (est.)	\$5.50
Term	60 - 120 months

# Demographics

2024	1 Mile	3 Miles	5 Miles
Population	1,307	5,342	10,358
Daytime Population	2,238	6,195	10,993
Avg Household Income	\$68,568	\$68,343	\$66,574
Households	717	2,644	5,082
Avg Home Value	\$204,649	\$223,164	\$238,331
Median Age	58.1	55.9	56.4

## Highlights

- + Large windows provide ample natural light
- + High traffic count
- + On the corner of a hard signalized intersection
- + Located steps away from Houghton Lake
- + Popular resort community for outdoor enthusiasts
- + Surrounded by tourist attractions, lodging, restaurants, and shops



## Contact Us

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