

THUNDER BAY SHOPPING CENTER

2205-2219 US Highway 23 / Alpena, MI



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR LEASE



RETAIL OPPORTUNITY

THUNDER BAY SHOPPING CENTER



Address

2205-2219 US Highway 23
Alpena, MI 49707

Availability

- **96:** 2,550 SF
- **106:** 900 SF
- **112:** 1,400 SF
- **132:** 1,400 SF
- **136:** 8,470 SF
- **138:** 14,500 SF
- **144:** 12,000 SF
- **2215:** 1,500 SF



Features

Ollie's Bargain Outlet has recently signed an anchor space, creating a coveted endcap suite spanning approximately 12,000 SF, ideally facing US-23. Opportunity to lease junior box space.

Thunder Bay Shopping Center is located on US Highway 23 S. and Ripley Boulevard, at a traffic-controlled intersection that sees over 25,000 vpd. The site is strategically located across the street from the Alpena Mall. Alpena is the county seat in Alpena County.

Large parking field, with pylon signage available. Aggressive lease terms.

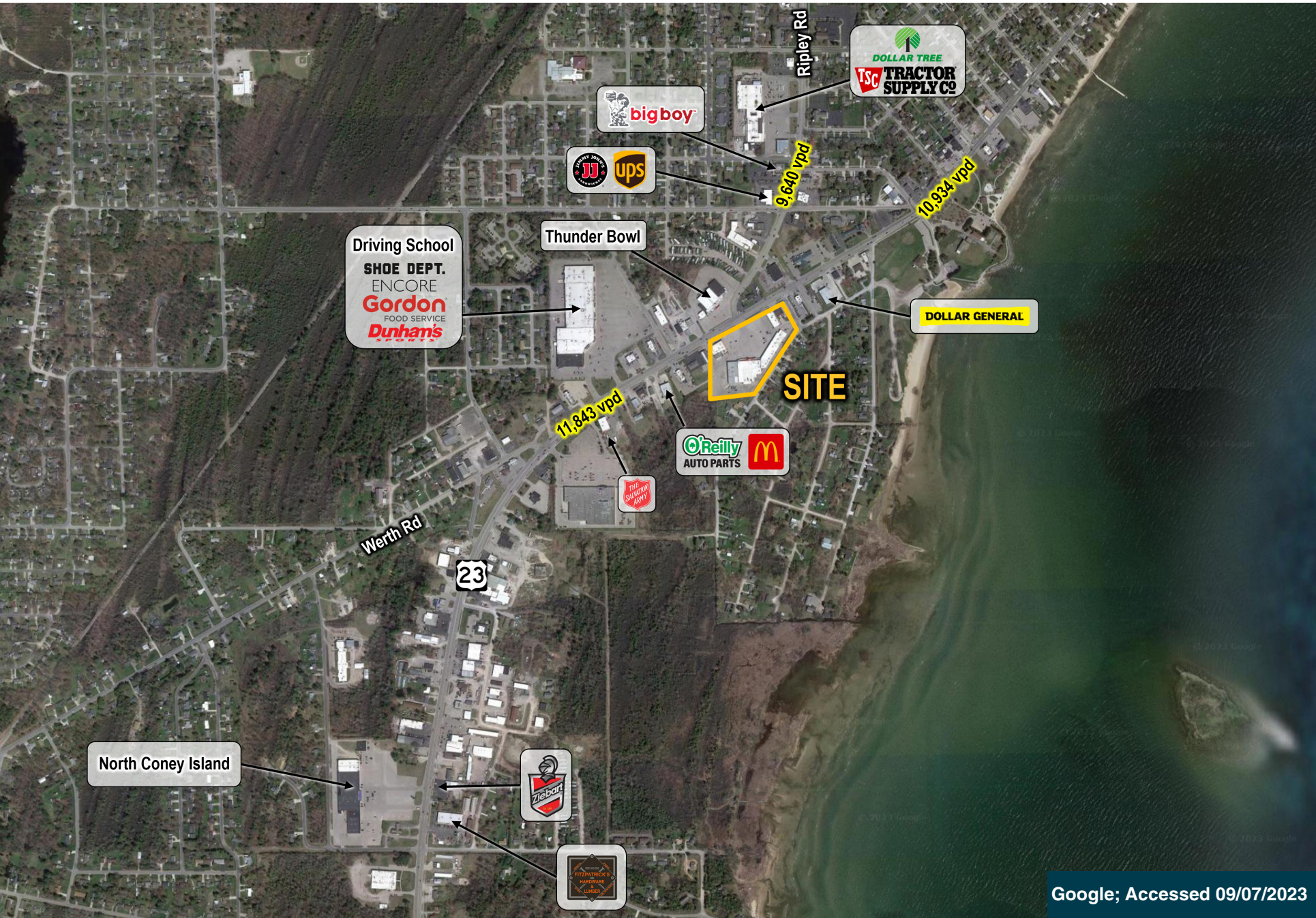
Demographics (2025)

	3 MILE	5 MILES	10 MILES
POPULATION	10,322	17,300	22,323
HOUSEHOLDS	4,662	7,921	10,205
AVG HOUSEHOLD INCOME	\$60,649	\$64,855	\$69,346
DAYTIME POPULATION	13,677	21,428	25,067

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AERIAL

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