



**LOCATION:**

- One block off US-131 just south of US-31
- Petoskey's primary big box retail district close to Bay Harbor's \$1 billion+ Luxury Resort Community
- At the entrance of the new Odawa 98-acre Casino/Resort

**DESCRIPTION:**

- 300,000 square feet of one-story retail
- Directly adjacent to Super Wal-Mart, Home Depot, Office Max and 10-Screen Cineplex
- ALDI has joined Lowe's Home Improvement, Pet Supplies Plus, Maurices, Sally Beauty, Game Stop, AT&T, Buffalo Wild Wings, and others on this site. There is still some availability.
- Architecturally controlled quality development
- Excellent accessibility to major Highways
- Strong demographics in one of the fastest growing areas in Michigan
- 240-unit apartment complex adjacent to site

**TERMS:**

- Lease/Land Lease/Build to Suit



No warranty or representation is made by owner, and the foregoing is subject to correction, change of price, or withdrawal without notice.

# BEAR CREEK CROSSINGS

## Petoskey, Michigan




**For Leasing and Sales Information:**  
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**Brokers Protected**

SPACE AVAILABLE FOR LEASE		
BLDG	SUITE	SIZE
1	130	2,950 SF
1	195	1,500 SF
3	120	1,147 SF
4	130	3,325 SF

LAND AVAILABLE FOR SALE	
PARCEL #	SIZE IN ACRES
1	2.0 AC
2	1.5 AC



	3 MILE	5 MILE	TRADE AREA
POPULATION	10,050	13,576	68,509
TOTAL HOUSEHOLDS	4,426	5,796	28,818
MEDIAN HOUSEHOLD INCOME	\$50,131	\$54,359	\$54,606
AVERAGE HOUSEHOLD INCOME	\$75,339	\$79,572	\$77,078
MEDIAN AGE	41.4	42.2	47.2

**Additional Information:**  
 17,000 seasonal second homes in the market  
 2019 total retail sales volume: \$601,549,359