

# RETAIL PROPERTY | FOR SALE



## 11802 CHIPPEWA HWY BEAR LAKE, MI 49614: DOLLAR GENERAL 9% CAP RATE | NN+ DOLLAR GENERAL AVAILABLE

- Freestanding 8,125 SF building on a 1-acre lot with 34 surface parking spaces
- NN+ Corporate Lease with 4–5 years remaining and minimal landlord responsibilities
- Attractive Cap Rate with stable NOI and strong rent performance
- Strategic Rural Michigan Location with Zero Vacancy
- Located on US-31 in Manistee County (5,588+ VPD)
- Underserved rural trade area with no local competition and strong traffic.
- Part of a 7-building Dollar General Portfolio



DIRECTOR

**Anthony Pellegrino**

C: 313.878.7735

[Anthony@StonePointCre.com](mailto:Anthony@StonePointCre.com)



DIRECTOR

**Alexa Venezia**

C: 248.762.4318

[Alexa@StonePointCre.com](mailto:Alexa@StonePointCre.com)



**STONEPOINT**  
COMMERCIAL REAL ESTATE



**SALE PRICE**  
**\$606,487.44**

### OFFERING SUMMARY

Building Size:	8,125 SF
Lot Size:	1 Acres
Price / SF:	\$74.64
Cap Rate:	9.0%
Year Built:	2005
Zoning:	C-1
Market:	Other Market Areas
Submarket:	Michigan Northwest
Traffic Count:	5,588

## PROPERTY OVERVIEW

This offering features a 100% occupied, single-tenant Dollar General store located in Bear Lake, Michigan, as part of a 7-property portfolio of NN+ leased assets. The 8,125 SF freestanding retail building sits on a 1-acre parcel along US-31 (Chippewa Highway)—a key corridor through Northwest Michigan with over 5,000 vehicles per day.

The property is backed by a corporate-guaranteed lease with approximately 4–5 years of term remaining, offering investors stable cash flow with minimal landlord responsibilities. The annual NOI reflects a strong return profile in a recession-resistant, essential retail category.

Strategically positioned in a growing rural trade area with 0.0% vacancy, the site benefits from limited local competition and consistent traffic from surrounding communities. With a robust parking ratio and well-maintained construction, this Dollar General meets both national tenant standards and long-term investment criteria.

## LOCATION OVERVIEW

This Dollar General is strategically located in Bear Lake, a rural village in Manistee County, within the Northwest Michigan submarket cluster. Positioned along Chippewa Highway (US-31), a primary north-south corridor through the region, the property benefits from strong visibility and consistent local traffic, with over 5,588 vehicles per day at nearby intersections.

The immediate area is predominantly residential and lightly commercial, supporting essential retail needs for surrounding small communities. Despite the rural setting, the property serves as a critical retail anchor, drawing daily traffic from a wide geographic radius due to limited competition.

The area features a stable and growing population, with projected 4.24% growth over the next five years and a median household income of \$62,833 within a 3-mile radius. The site is surrounded by residential neighborhoods, schools, and light commercial uses, making it a highly accessible and visible location that supports strong in-store traffic and long-term tenant success.



DIRECTOR

**Anthony Pellegrino**

C: 313.878.7735

Anthony@StonePointCre.com



DIRECTOR

**Alexa Venezia**

C: 248.762.4318

Alexa@StonePointCre.com



**STONEPOINT**  
COMMERCIAL REAL ESTATE



# FOR SALE | RETAIL PROPERTY

## 11802 CHIPPEWA HWY BEAR LAKE, MI 49614: DOLLAR GENERAL

### LOCATION INFORMATION

Street Address	11802 Chippewa Hwy
City, State, Zip	Bear Lake, MI 49614
County	Manistee
Market	Other Market Areas
Sub-market	Michigan Northwest
Cross-Streets	Potter Rd and West St
Side of the Street	West
Road Type	Paved
Market Type	Rural
Nearest Highway	M-31

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-1
Lot Size	1 Acres
APN	# 02-008-200-07
Lot Depth	0 ft
Corner Property	No
Traffic Count	5588
Traffic Count Street	US-31
Amenities	Pylon Sign
Waterfront	No
Power	Yes

### BUILDING INFORMATION

Building Size	8,125 SF
Cap Rate	9.0
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	8,125 SF
Year Built	2005
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Spaces	34

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Restrooms	0.0
Gas / Propane	Yes



DIRECTOR

**Anthony Pellegrino**

C: 313.878.7735

Anthony@StonePointCre.com



DIRECTOR

**Alexa Venezia**

C: 248.762.4318

Alexa@StonePointCre.com

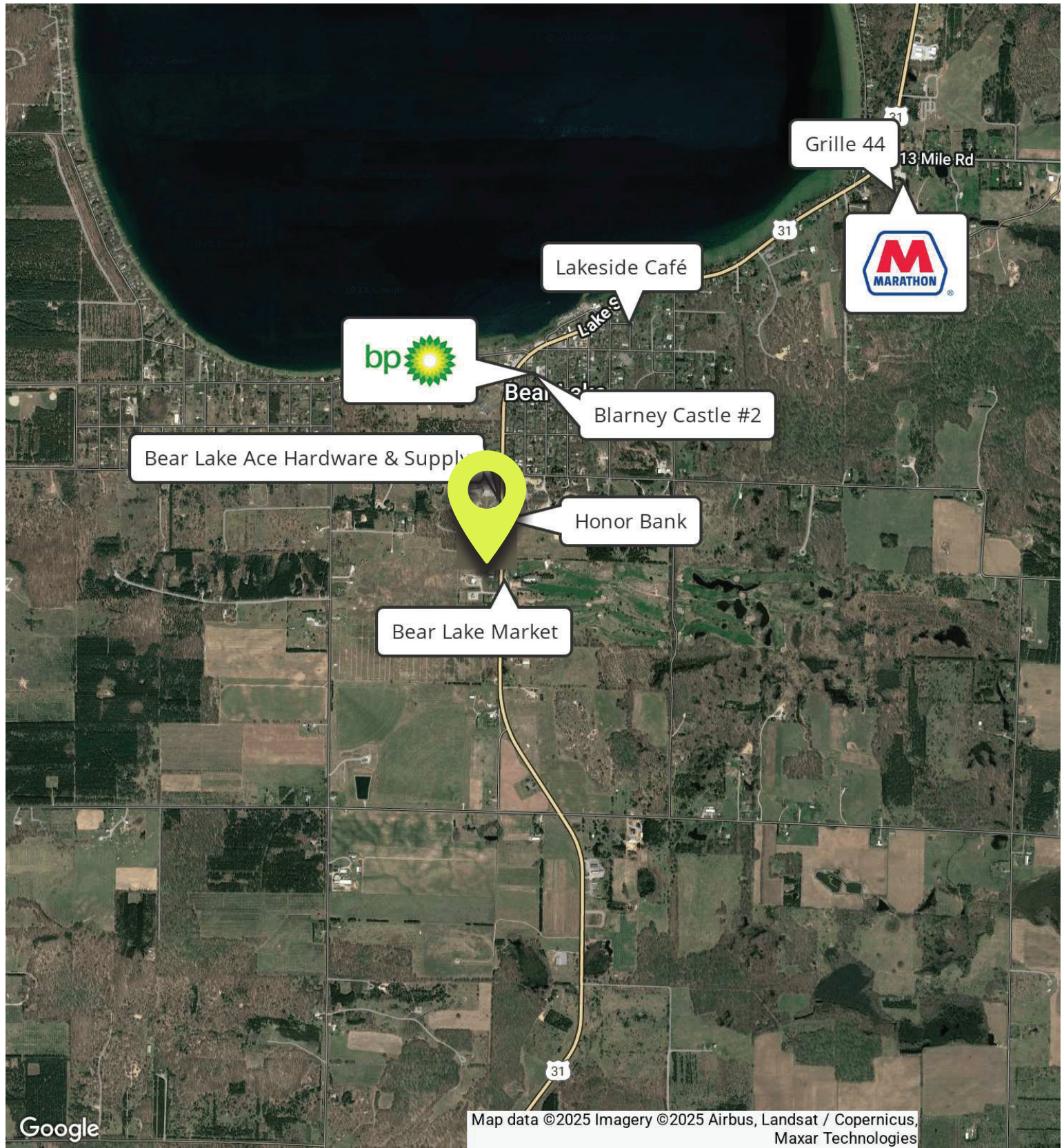


**STONEPOINT**  
COMMERCIAL REAL ESTATE



**FOR SALE | RETAIL PROPERTY**

**11802 CHIPPEWA HWY BEAR LAKE, MI 49614: DOLLAR GENERAL**



DIRECTOR

**Anthony Pellegrino**

C: 313.878.7735

Anthony@StonePointCre.com



DIRECTOR

**Alexa Venezia**

C: 248.762.4318

Alexa@StonePointCre.com



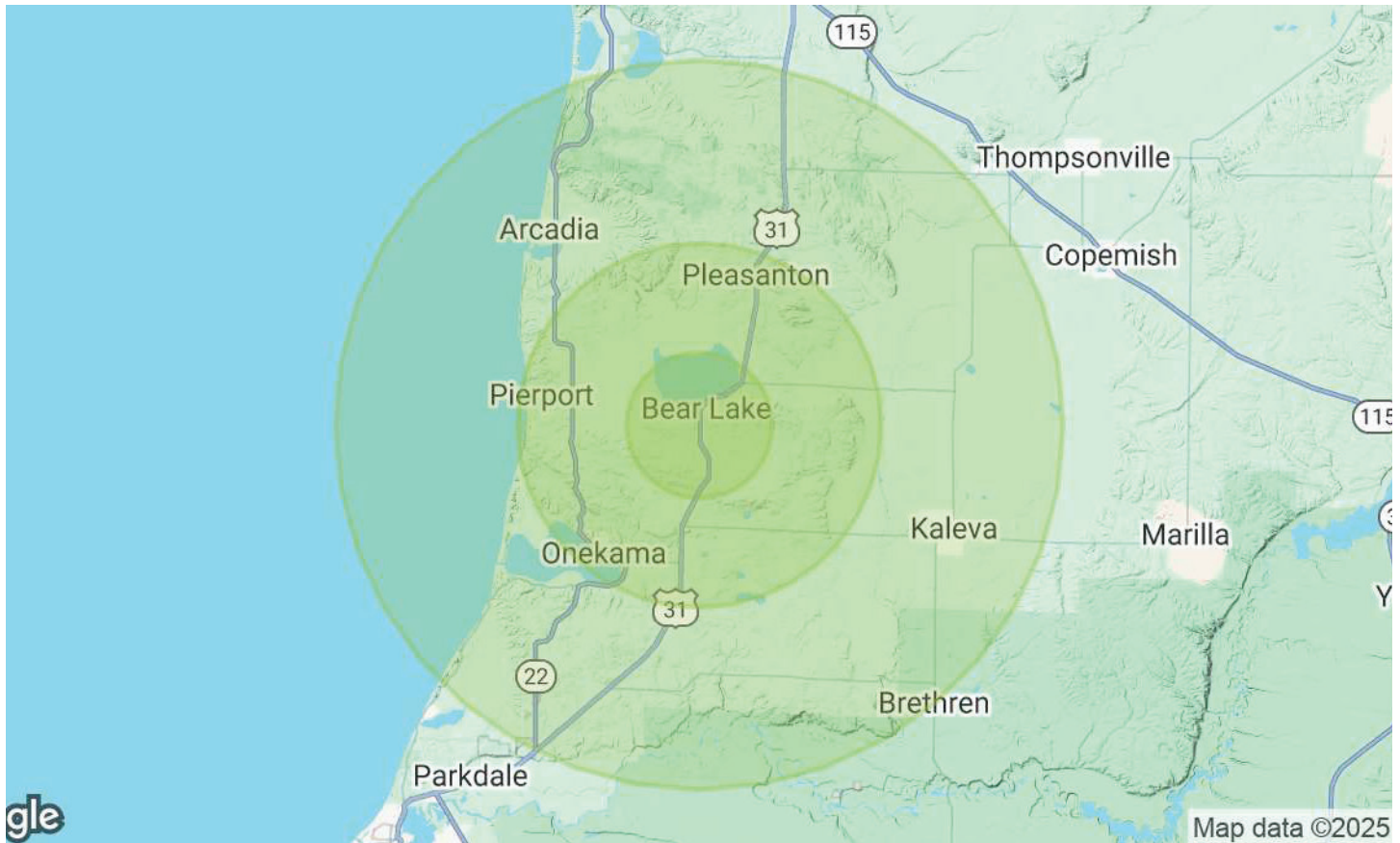
**STONEPOINT**  
COMMERCIAL REAL ESTATE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FOR SALE | RETAIL PROPERTY

11802 CHIPPEWA HWY BEAR LAKE, MI 49614: DOLLAR GENERAL



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	1,063	3,555	8,226
Average Age	46	49	49
Average Age (Male)	45	48	49
Average Age (Female)	47	50	49

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	419	1,510	3,544
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$88,032	\$91,914	\$89,378
Average House Value	\$245,632	\$298,946	\$275,313

Demographics data derived from AlphaMap.



DIRECTOR

**Anthony Pellegrino**

C: 313.878.7735

Anthony@StonePointCre.com



DIRECTOR

**Alexa Venezia**

C: 248.762.4318

Alexa@StonePointCre.com



**STONEPOINT**  
COMMERCIAL REAL ESTATE