

1132 W CHISHOLM ST

ALPENA, MI 49707

PROPERTY SUMMARY



LOCATION DESCRIPTION

In the Alpena, MI area, you'll find an array of amenities and attractions near the property. Located in a lively area, this spot combines business and leisure seamlessly. Just a short distance away, the serene Thunder Bay River offers a peaceful escape, while the Alpena Bi-Path provides outdoor recreation options. Nearby, the Thunder Bay National Marine Sanctuary and Underwater Preserve and Besser Museum for Northeast Michigan offer enriching cultural experiences. You'll also find convenient dining options like The Fresh Palate and Courtyard Restaurant, providing a variety of choices for professionals and visitors. This vibrant setting embodies the perfect blend of work and leisure for businesses in search of a new office space.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	0.6 Acres
Lot Size:	0.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,764	7,068	7,900
Total Population	5,862	15,148	17,047
Average HH Income	\$59,864	\$67,819	\$68,967

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
http://legacypro.com

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ADDITIONAL PHOTOS



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RETAILER MAP



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209 Powell Place

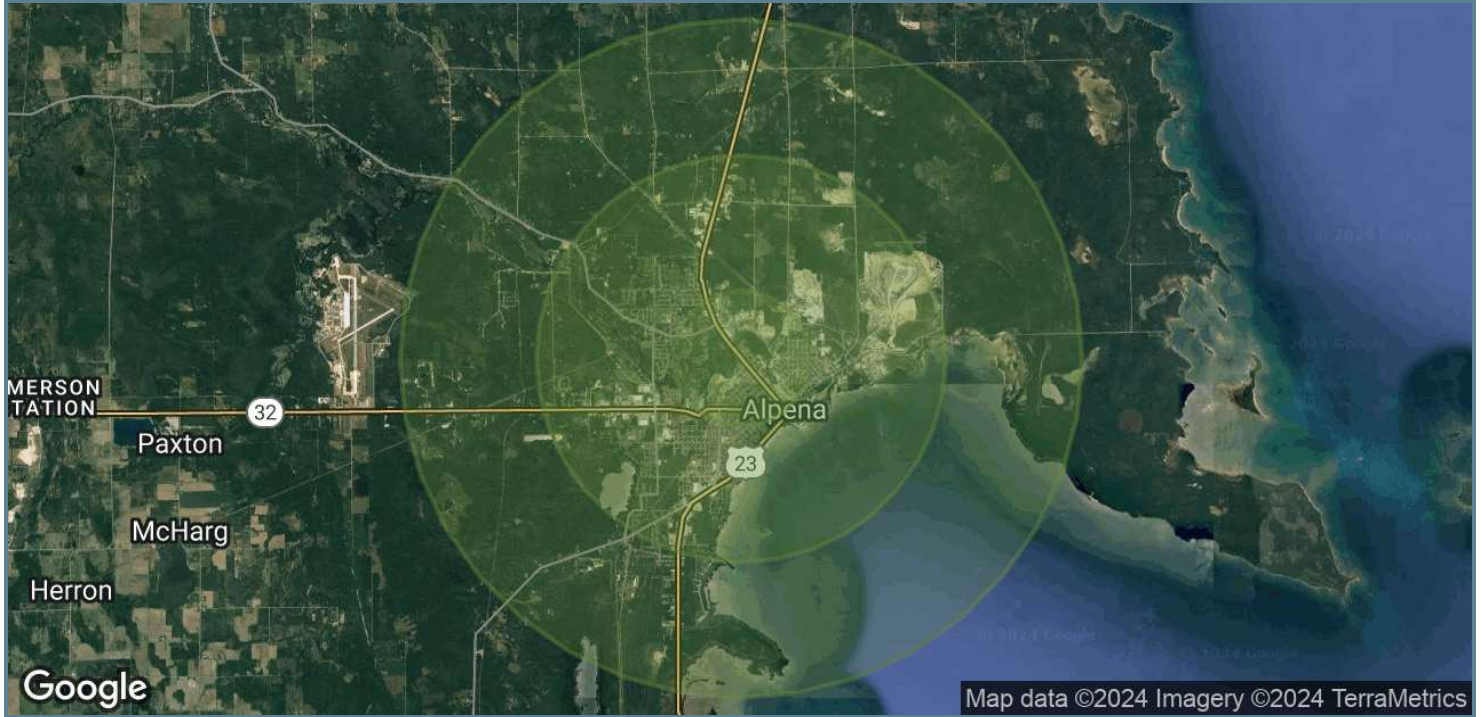
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,862	15,148	17,047
Average Age	43	46	46
Average Age (Male)	42	44	44
Average Age (Female)	45	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,764	7,068	7,900
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$59,864	\$67,819	\$68,967
Average House Value	\$130,578	\$151,469	\$155,505

Demographics data derived from AlphaMap

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