

FOR SALE



8133 US Hwy 2/US Hwy 141, Iron Mountain, MI

Home Depot Outparcel



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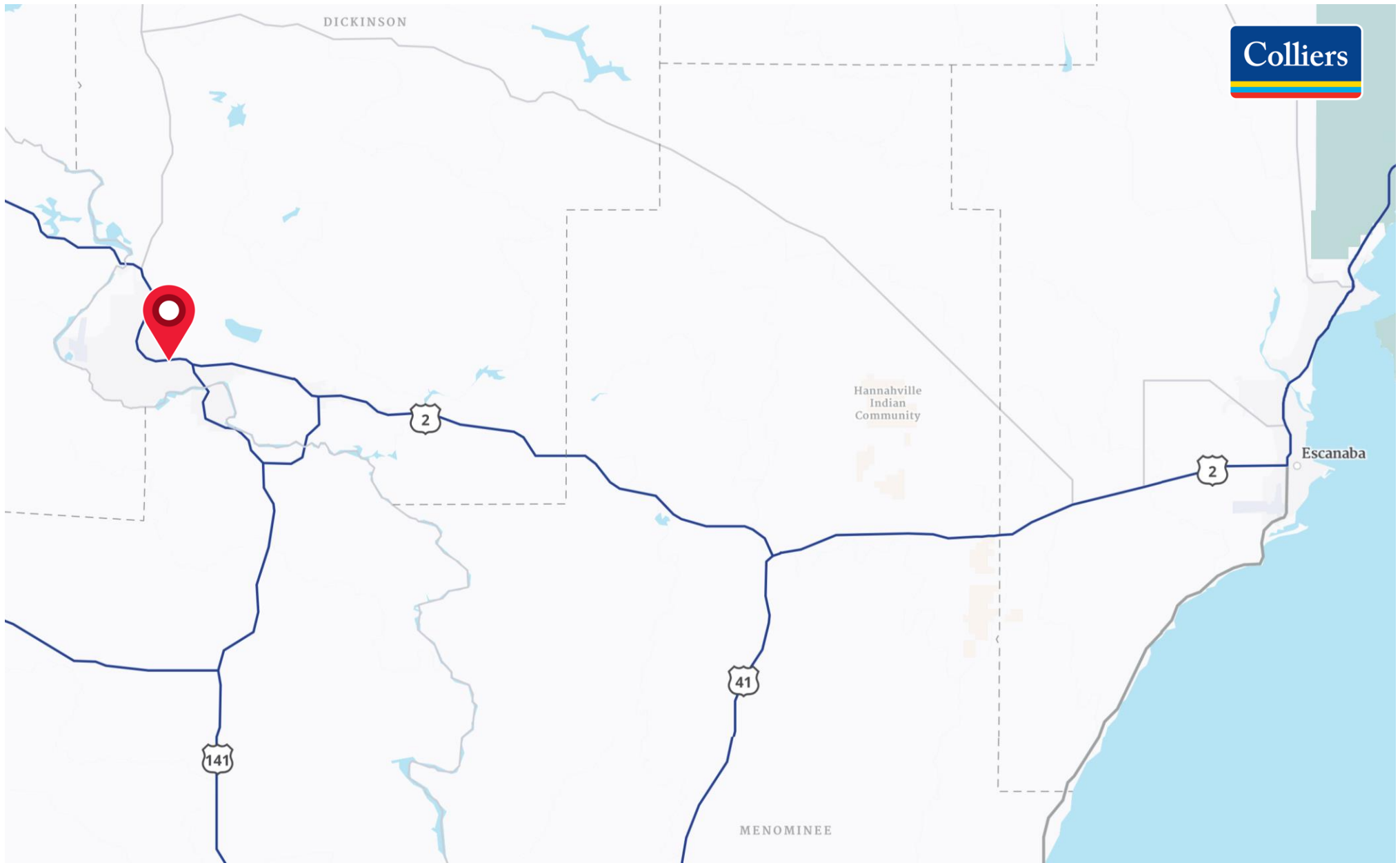
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PROPERTY SPECIFICATIONS

- 1 Acre Lot, Zoned C-2
- ± 168 FT of Frontage on US Highway 2
- 16,046 VPD on US-2/141
- Municipality – Breitung Charter Township
- Excellent Retail Development Parcel Out Front of Destination Retailers Home Depot & Walmart
- Former QRS “Quick Serve Restaurant” site
- Taxes:
 - Winter (2025) - \$1,240.77
 - Summer (2025) - \$5,288.33
- Parcel Number: 002-132-013-45
- **Sale Price: \$450,000**





LOCATION MAP

Home Depot Outparcel



RETAIL MAP

Home Depot Outparcel

DEMOGRAPHICS

Home Depot Outparcel



CURRENT YEAR SUMMARY	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
Total Population	1,230	15,126	19,951
Total Households	652	6,984	9,055
Total Family Households	303	3,913	5,248
Average Household Size	1.88	2.12	2.16
Median Age	51.1	45.5	46.3
Population Age 25+	939	11,207	14,800
CURRENT YEAR POPULATION BY SEX	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
Male Population / % Male	48%	50%	50.1%
Female Population / % Female	52%	50%	49.9%
INCOME & HOUSEHOLDS SUMMARY	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
2025 Median Household Income	\$42,842	\$56,194	\$59,211
Average Household Income	\$57,569	\$70,630	\$76,155
Per Capita Income	\$29,695	\$32,578	\$34,581
SUMMARY BUSINESS DATA	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
Total Businesses	130	1,044	1,164
Total Daytime Population	2,688	19,906	23,875
Daytime Population: Workers	1,920	11,147	12,515
Daytime Population: Residents	768	8,759	11,360

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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