

705 NORTH CEDAR ST.

705 NORTH CEDAR ST., KALKASKA, MI 49646

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 705 North Cedar St. in Kalkaska exudes a strong sense of community and presents an inviting location for prospective retail or strip center tenants. The property benefits from its close proximity to a thriving commercial district featuring a variety of local shops, dining options, and cultural attractions, fostering a lively environment with steady foot traffic. Additionally, nearby attractions such as the Kalkaska Kaliseum and the picturesque Rapid River add to the charm of the area, drawing in both residents and visitors. With its favorable demographics, community engagement, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Kalkaska market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	2,597 SF
Building Size:	4,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	604	1,545	2,717
Total Population	1,223	3,041	5,250
Average HH Income	\$44,708	\$43,769	\$42,426

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

705 NORTH CEDAR ST.

705 NORTH CEDAR ST., KALKASKA, MI 49646

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

705 NORTH CEDAR ST.

705 NORTH CEDAR ST., KALKASKA, MI 49646

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,597 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
705 N Cedar St	Available	2,597 SF	NNN	Contact Broker for Pricing	-
705 N Cedar St	Wild Bills	2,028 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



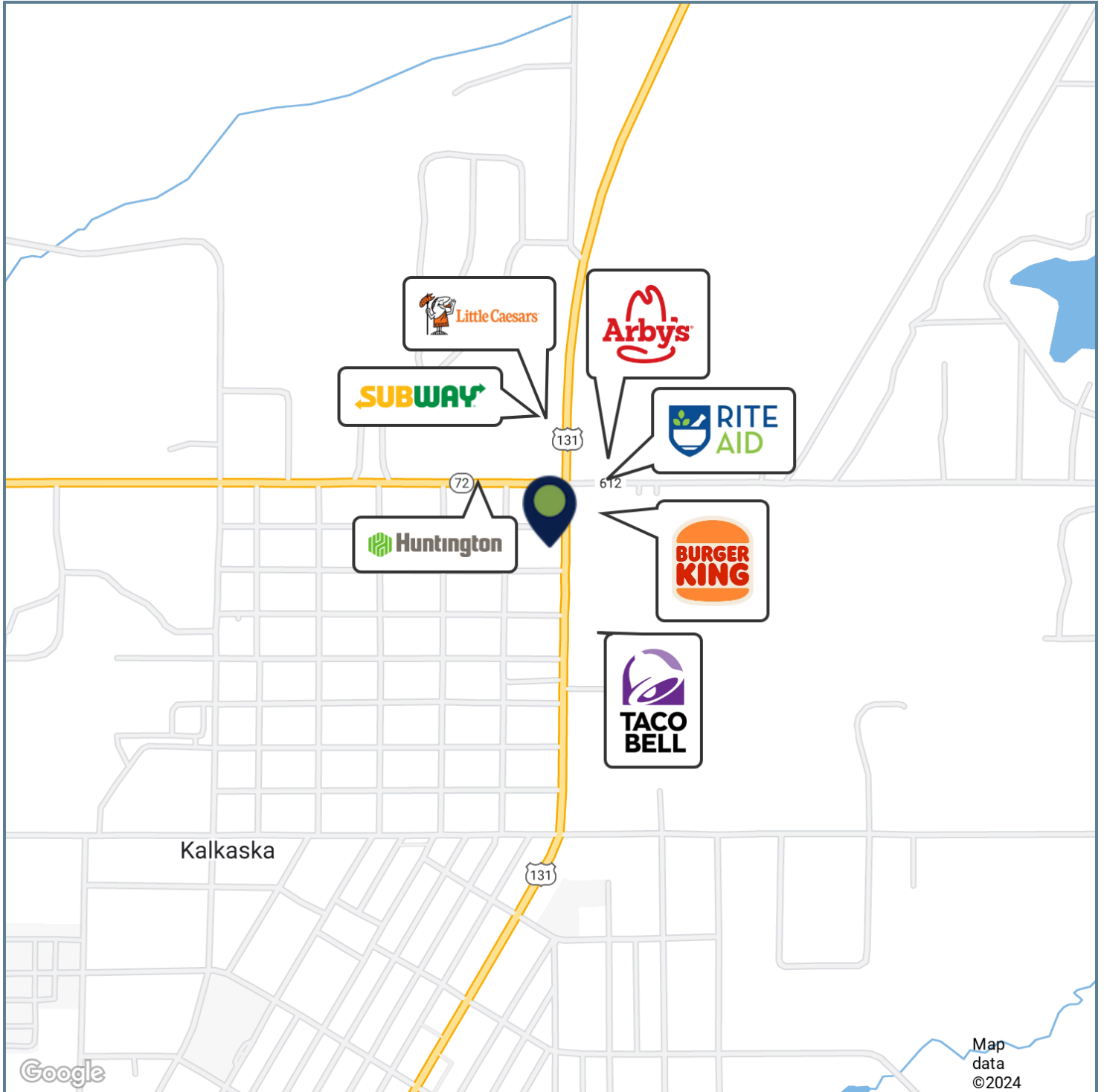
LEGACY
COMMERCIAL PROPERTY

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

705 NORTH CEDAR ST.

705 NORTH CEDAR ST., KALKASKA, MI 49646

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



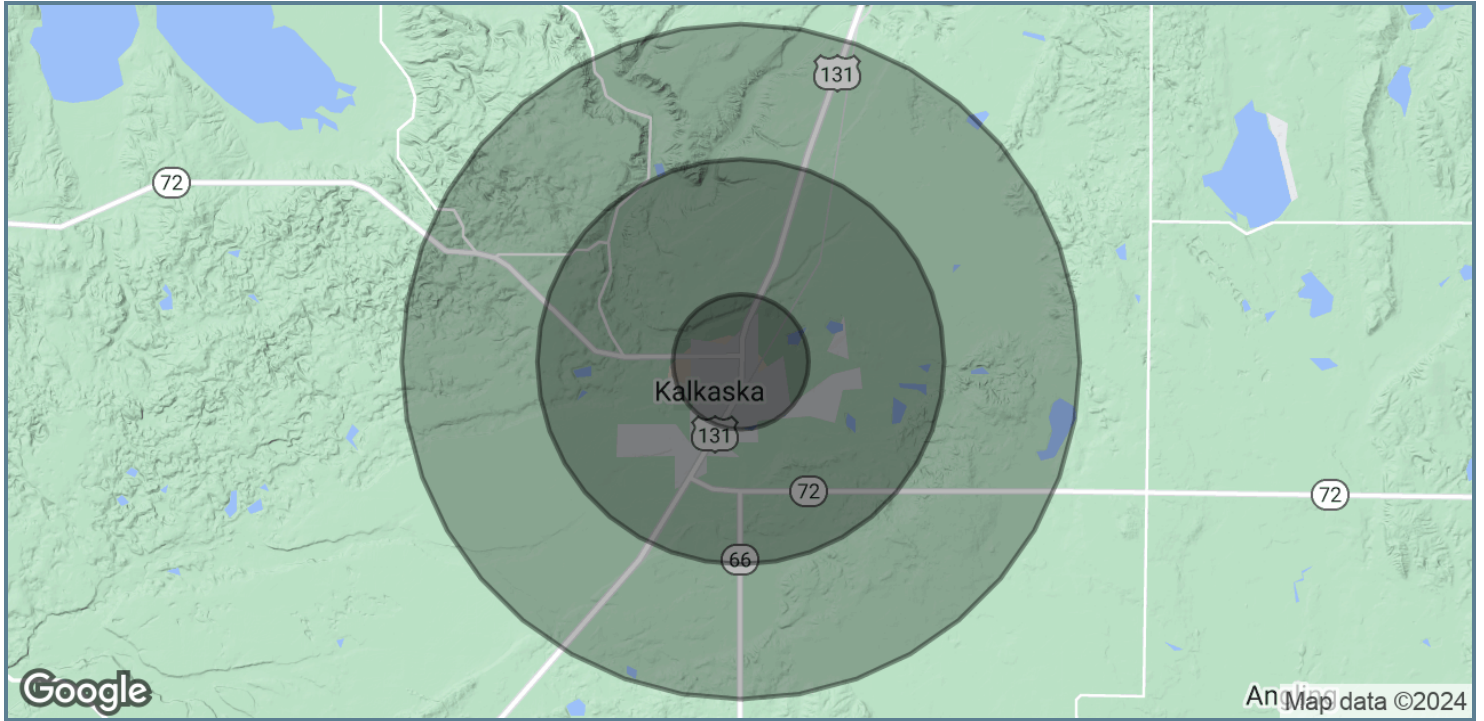
LEGACY
COMMERCIAL PROPERTY

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

705 NORTH CEDAR ST.

705 NORTH CEDAR ST., KALKASKA, MI 49646

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,223	3,041	5,250
Average Age	41.5	39.0	38.8
Average Age (Male)	39.9	38.3	38.4
Average Age (Female)	45.1	40.7	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	604	1,545	2,717
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$44,708	\$43,769	\$42,426
Average House Value	\$109,532	\$116,324	\$121,592

2020 American Community Survey (ACS)

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

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



Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

