

**For Lease**

630 W. Mitchell Street | Petoskey, MI



**TODD FRANK**  
todd.frank@srsre.com  
847.722.8253

**MICHAEL CARTER**  
michael.carter@srsre.com  
586.549.4260

 **SRS**  
Real Estate Partners



## For Lease

630 W. Mitchell Street  
Petoskey, MI

### Property Specifications

AVAILABLE SF	<b>2,828 SF</b>
SPACES AVAILABLE	<b>1</b>
DIMENSIONS	<b>85 FT x 33.27 FT</b>
ZONING	<b>B-3 (General Business)</b>



### About the Property

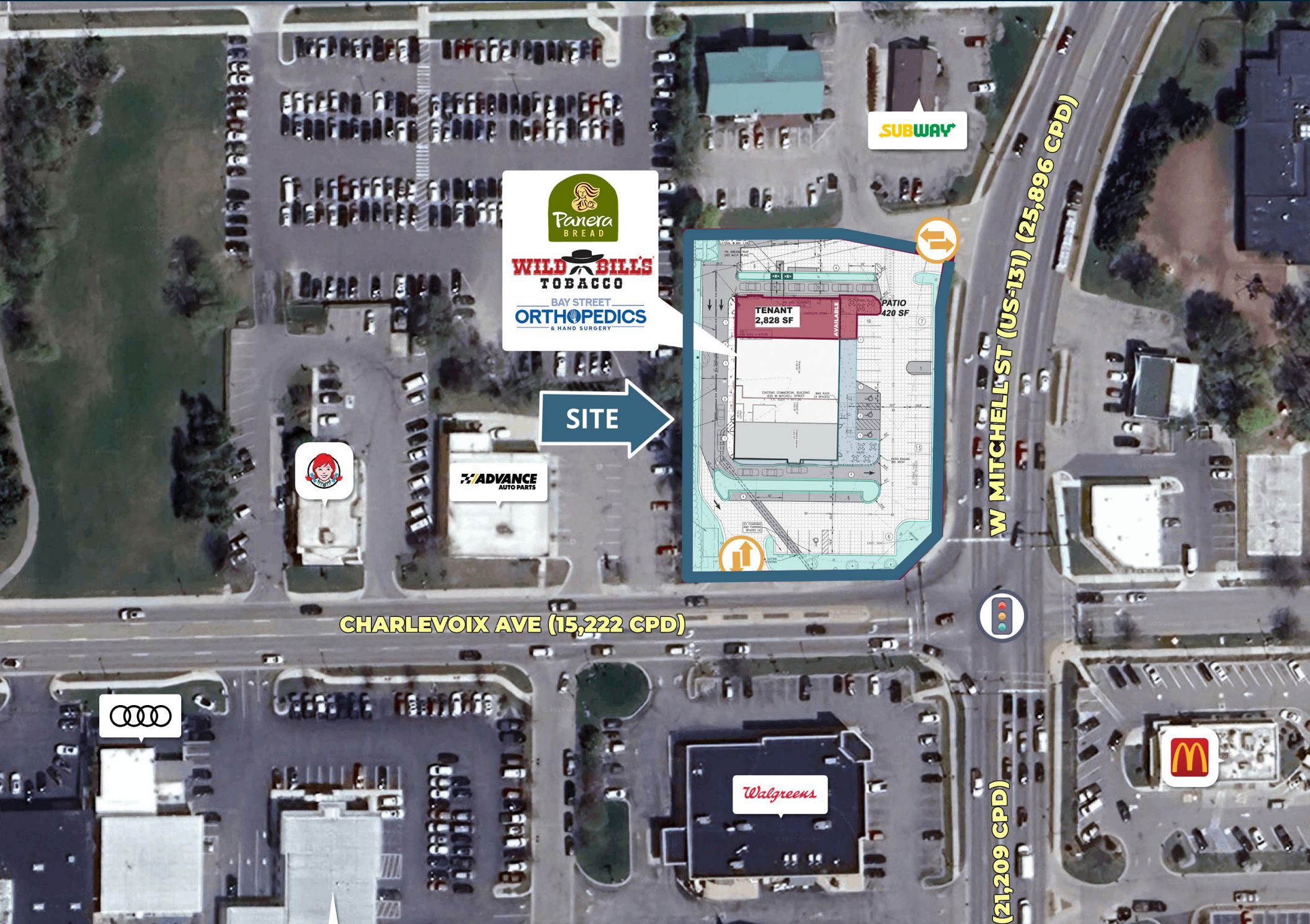
- Asking Rent: \$40/SF NNN | NNN Expenses: \$7.54/SF
- Available immediately
- Co-tenants include Panera Bread, Bay Street Orthopedics, and Wild Bill's Tobacco
- Endcap space at the corner of W Mitchell Street and Charlevoix Avenue (44,900+ VPD)
- Pick up window possible on the north end-cap
- RED EV plans to install four (4) high speed charging stations in Spring 2026.
- Two points of ingress/egress
- Most prominent hard corner in Petoskey
- Building signage and monument signage on the corner available

### Join These Retailers



**TODD FRANK**  
847.722.8253 | todd.frank@srsre.com  
License No. 475166338

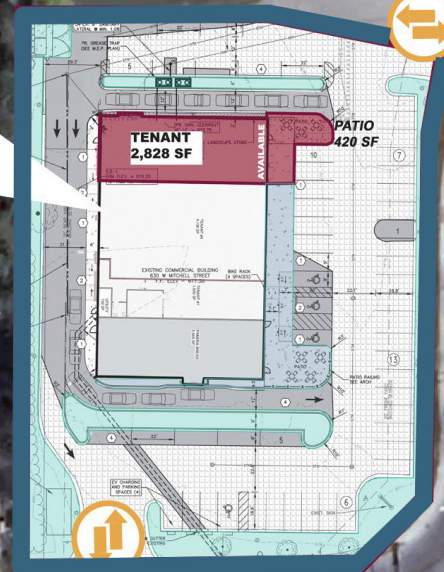
**MICHAEL CARTER**  
586.549.4260 | michael.cater@srsre.com  
License No. 6501369793



**SUBWAY**

**Panera BREAD**  
**WILD BILL'S TOBACCO**  
BAY STREET  
**ORTHOPEDICS & HAND SURGERY**

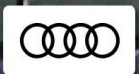
**SITE** →



**ADVANCE AUTO PARTS**

**W MITCHELL ST (US-131) (25,896 CPD)**

**CHARLEVOIX AVE (15,222 CPD)**



**Walgreens**

**(21,209 CPD)**





**SIGNAGE**

POTENTIAL PICK UP WINDOW



**BURGER KING**  
**Wendy's**  
**Advance Auto Parts**

**McDonald's**  
**Audi**  
**BUICK**  
**GMC**

**Bay Mall**  
**Dunham's SPORTS**  
**HARBOR FREIGHT**  
**DOLLAR TREE**  
**ROSS DRESS FOR LESS**  
**SHOE sensation**

**Days Inn BY WYNDHAM**  
**Hampton**  
**Gordon FOOD SERVICES**

**Bear Creek Crossings**  
**Walmart Supercenter**  
**Marshalls**  
**HomeGoods**  
**Office DEPOT**  
**OfficeMax**  
**five BELOW**

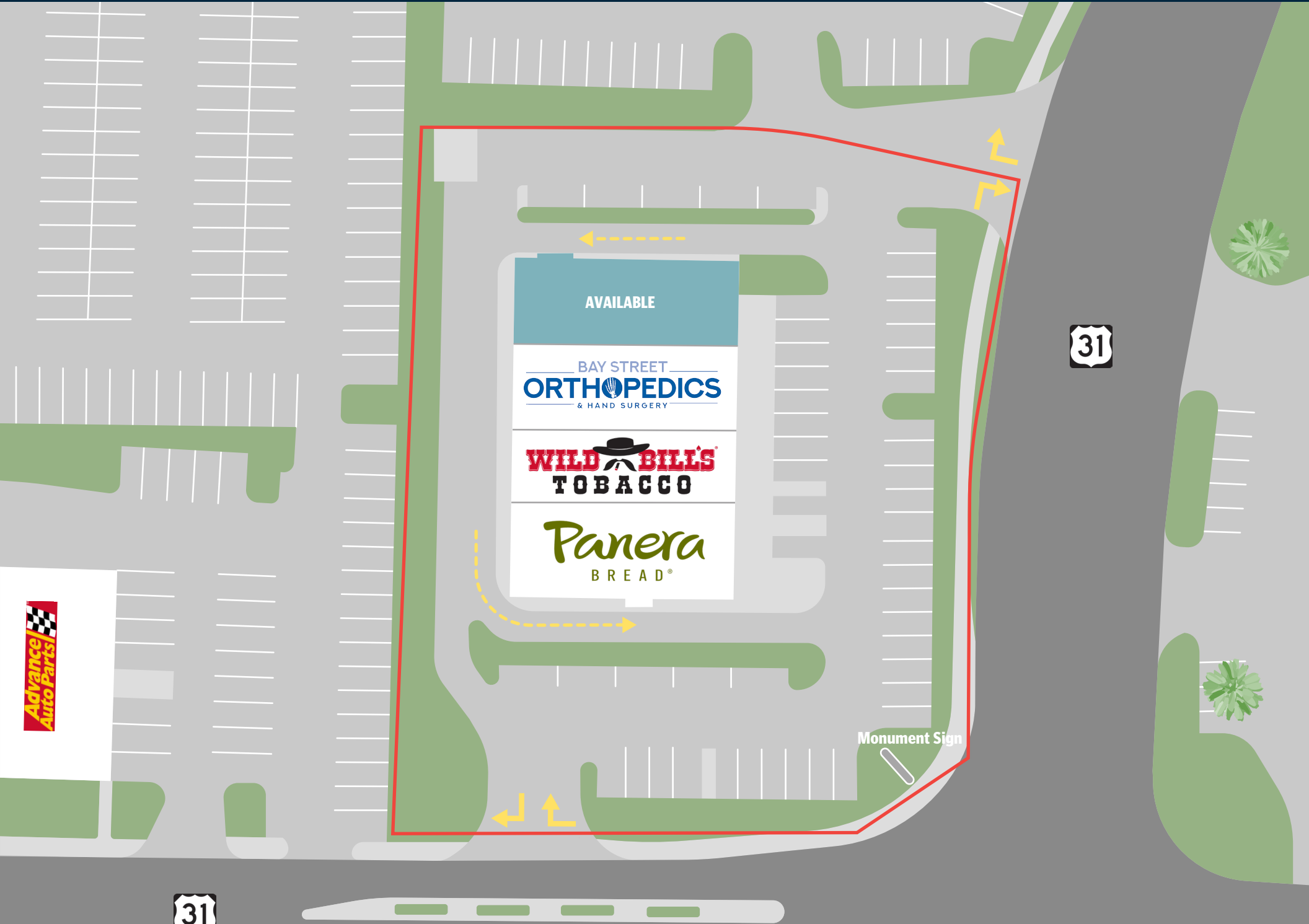
**Northern Michigan CINEMAS**  
**ODAWA Casino**  
**MUNSON HEALTHCARE**  
**Monday Inn Express & Suites**  
**AN IHG HOTEL**

**tropical CAFE SMOOTHIE**  
**BUFFALO WILD WINGS**  
**Starbucks**  
**Spectrum**  
**metro by T-Mobile**  
**Great Clips**  
**IT'S GONNA BE GREAT**  
**COURTYARD BY MARRIOTT**  
**Super 8 BY WYNDHAM**  
**T**

**LOWE'S**  
**PET SUPPLIES PLUS.**  
**goodwill**  
**BELLE TIRE**  
**GameStop**  
**ALDI**

**Applebee's GRILL + BAR**  
**Bob Evans**

**meijer**  
**AutoZone**  
**TACO BELL**



AVAILABLE

BAY STREET  
**ORTHOPEDICS**  
& HAND SURGERY

**WILD BILL'S**  
TOBACCO

*Panera*  
BREAD®

Monument Sign

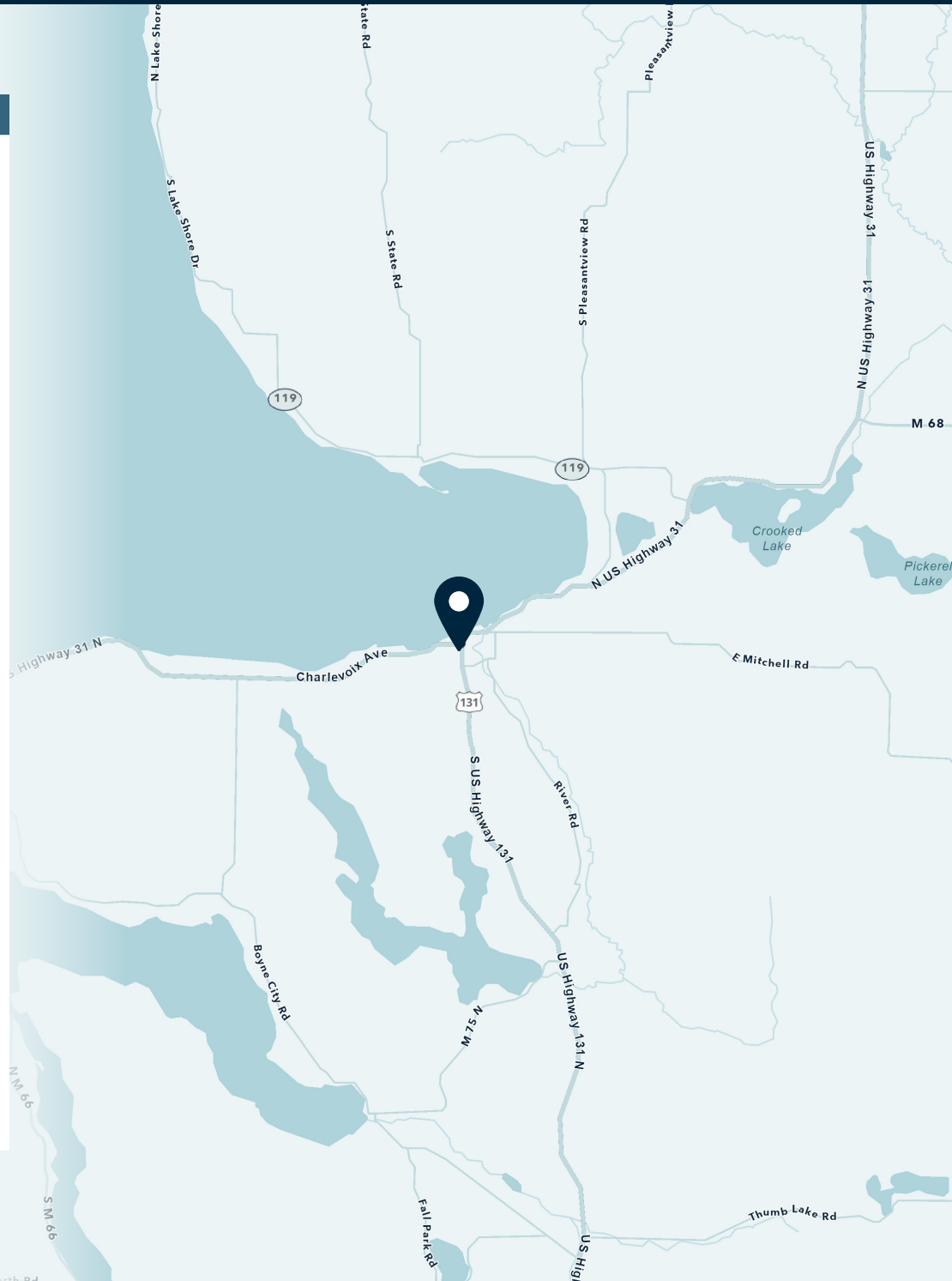


**Advance**  
Auto Parts



## Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	3,884	9,305	16,018
2030 Projected Population	3,826	9,204	16,015
Proj. Annual Growth 2025 to 2030	-0.30%	-0.22%	0.00%
<b>Daytime Population</b>			
2025 Daytime Population	6,735	16,425	23,753
Workers	5,138	12,492	16,434
Residents	1,597	3,933	7,319
<b>Income</b>			
2025 Est. Average Household Income	\$92,516	\$102,821	\$110,647
2025 Est. Median Household Income	\$65,917	\$69,198	\$74,367
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,980	4,543	7,392
2030 Estimated Households	1,994	4,584	7,514
Proj. Annual Growth 2025 to 2030	0.14%	0.18%	0.33%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	89%	89%	89%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	3%	3%	3%
2025 Est. Other Races	6%	6%	6%
2025 Est. Hispanic (Any Race)	3%	3%	3%



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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**SRS REAL ESTATE PARTNERS**

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125 S Wacker Drive | Suite 1910  
Chicago, IL 60606  
312.279.5320

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