



WOODCREST
CAPITAL, LLC

Cheboygan Plaza

1109 - 1129 East State Street | Cheboygan MI

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
2,500 - 16,488 SF
up to 96,564 SF



- 170,607 SF Center
- Cheboygan County, Michigan
- Large Parking Field
- Great Visibility & Access

| Type | PSF |
|-------------|----------------|
| NNN's | \$ 1.90 |
| Lease Rates | Call for Rates |

| Traffic Counts | |
|----------------|------------|
| N Main St | 12,585 VPD |
| US-23 | 6,026 VPD |



| Demographics | 1-mile* | 3-mile | 5-mile | True Trade Area** |
|-------------------|----------|----------|----------|-------------------|
| Population | 2,379 | 6,343 | 7,252 | 297,819 |
| Households | 999 | 2,670 | 3,042 | 110,894 |
| Average HH Income | \$60,548 | \$55,707 | \$55,321 | \$76,719 |

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
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Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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