



Brokerage
 Retail Site Selection
 Investment
 Development
 Project and Construction
 Consulting

Available For Lease • RETAIL
101 Newman Street
 East Tawas, MI 48730

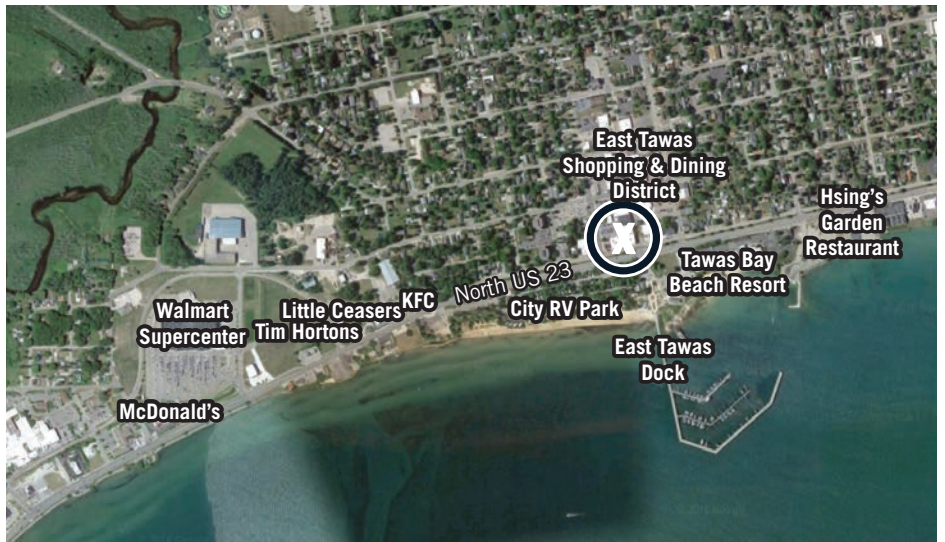
YOUR PREMIER BREWERY LOCATION

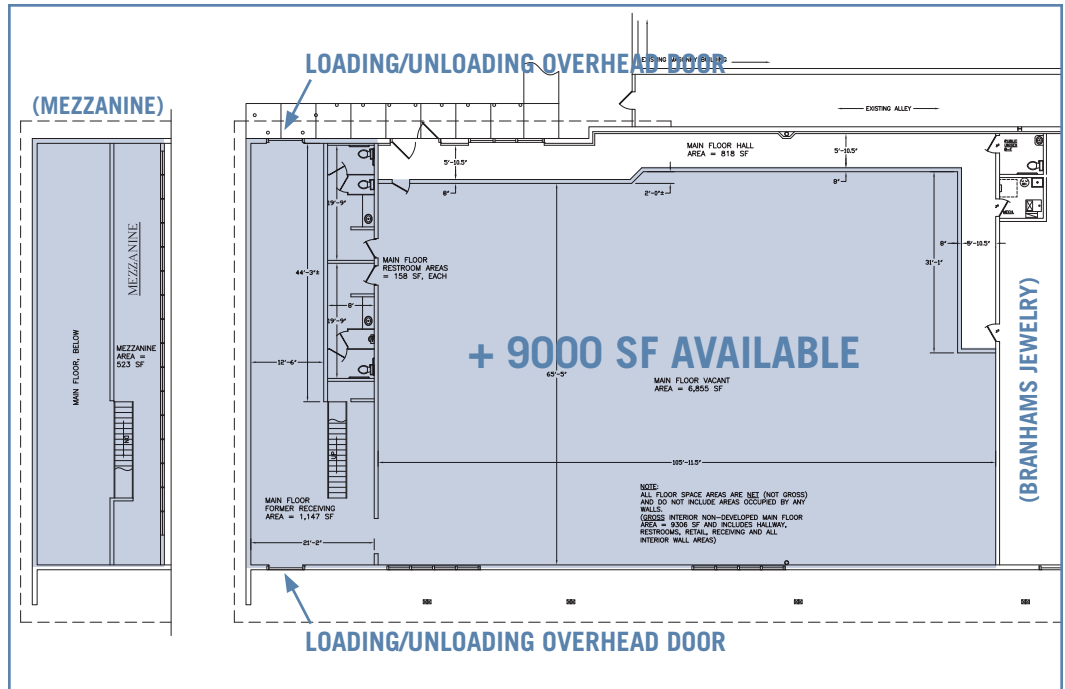


- **SIGNAGE: BUILDING SIGNAGE AVAILABLE •**
- **LEASE RATE: \$5.50 PSF NNN •**
- **PARKING: ATTACHED CITY PARKING AVAILABLE •**

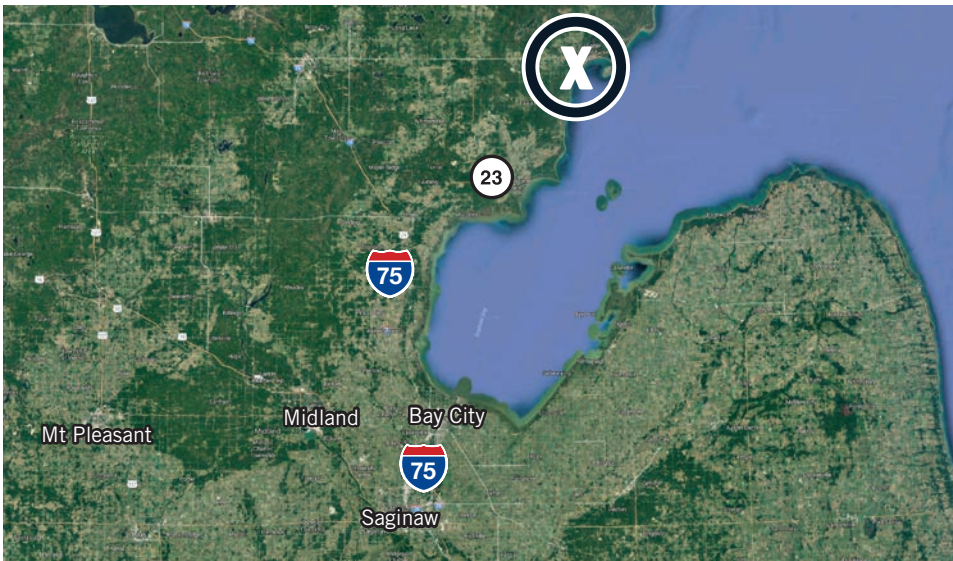


OVERHEAD DOOR AND STAIRS TO MEZZANINE





FLOOR PLAN



LOCATION DEMOGRAPHICS WITHIN 5-MILE RADIUS

- Average Household Income: \$54,652
- Daily Traffic Counts: 12,700 Directly in Front of Location on US 23
- 2016 Consumer Spending on Entertainment/Recreation and Food Away from Home: \$13,645,437
- Residents 18+ Years of Age: 83.5%
- Residents Who Visited Family Restaurant in Last 6 Months: 72%
- Residents Who Visited Family Restaurant 4+ Times Per Month in Last 6 Months: 30.7%

Located at the entrance of the downtown Tawas retail district and less than 300 feet from the charming and bustling marina known as East Tawas Dock, this newly remodeled space is a prime location for your brewery, tap house, or eatery with views of Tawas Bay. With almost 10,000 square feet available and boasting a 21-foot tall clear-span ceiling, there are unlimited options to create a trendy environment for your patrons.

The back of the house offers two grade-level overhead doors and a rear loading zone for convenient receiving access. This neighborhood is a central hub for the surrounding area relative to retail, dining, and health services, plus employment. The best views of the bay are just steps away from your next location here in East Tawas.

SPACE DETAILS/SPECS

LEASE RATE: \$5.50 NNN

LEASE TERM: 10 YEARS

RSF AVAILABLE: UP TO 9,709

AVAILABILITY: IMMEDIATE

PARKING: ATTACHED CITY LOT

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