

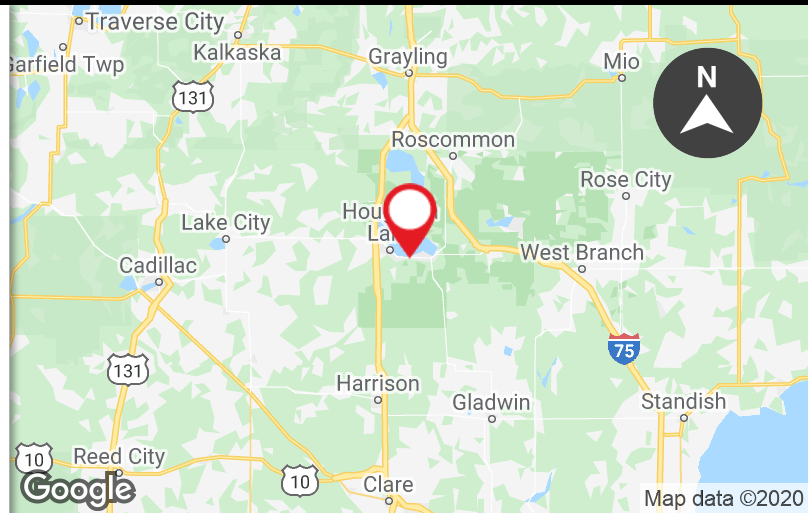
# INVESTMENT SALE

HOUGHTON LAKE SHOPPING CENTER  
3451 WEST HOUGHTON LAKE ROAD  
HOUGHTON LAKE, MI 48629



## INVESTMENT HIGHLIGHTS:

- ±94,522 SF community retail shopping center
- Occupied by national tenants such as Tractor Supply Company, Dunham's Sporting Goods, Gordmans, and Cooper-Standard Automotive
- 2019 NOI over \$312,000 at 80% occupancy
- Value-add component through lease up of existing ±18,483 SF and new development opportunities
- Significant capital improvements within the last four (4) years, includes a new roof, sealed parking lot, updated fire sprinkler system, updated well-water system, and new exterior paint
- With limited nearby retail, the center is located within the main commercial hub serving the population of the entire county
- Located along Michigan Highway 55 (M-55) connecting US-127 to I-75, which runs from southern Florida to the northern tip of Michigan
- No set asking price



FOR MORE INFORMATION PLEASE CONTACT:

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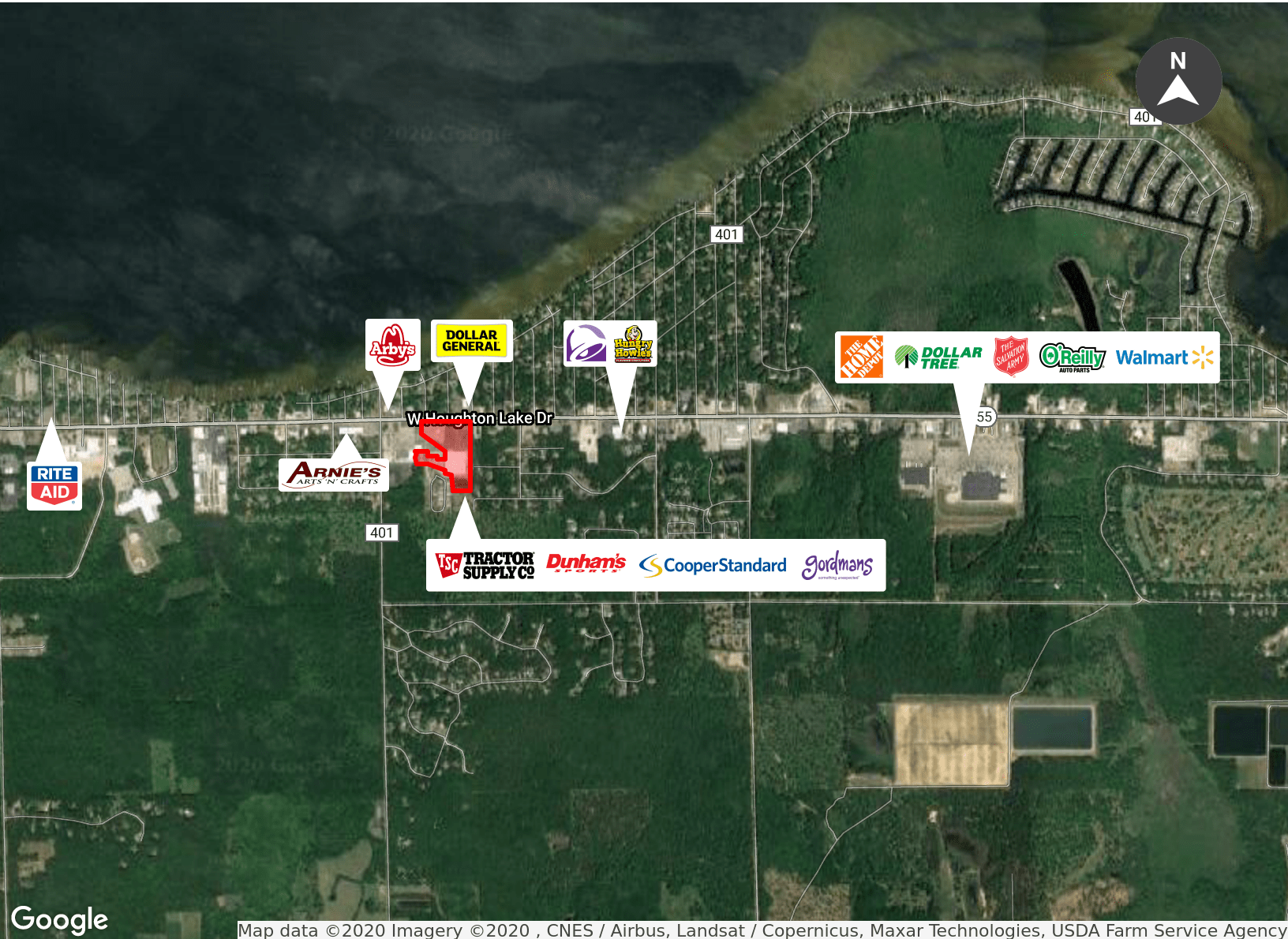
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## TRAFFIC COUNTS

### INTERSECTION

### CARS PER DAY

W Houghton Lake Dr & Shady Lane Ave E	12,712
W Houghton Lake Dr & 12th St W	15,100
S Gladwin Rd & Deer Run Blvd S	6,800
W Houghton Lake Dr & Dexter St SW	7,000

## DEMOGRAPHICS

### 1 MILE

### 5 MILES

### 10 MILES

2019 Total Population	1,414	10,007	13,971
Total Households	694	4,682	6,594
Average HH Incomes	\$38,144	\$46,984	\$47,113
Median Home Values	\$78,662	\$105,257	\$112,256

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