

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
900 RSF Available



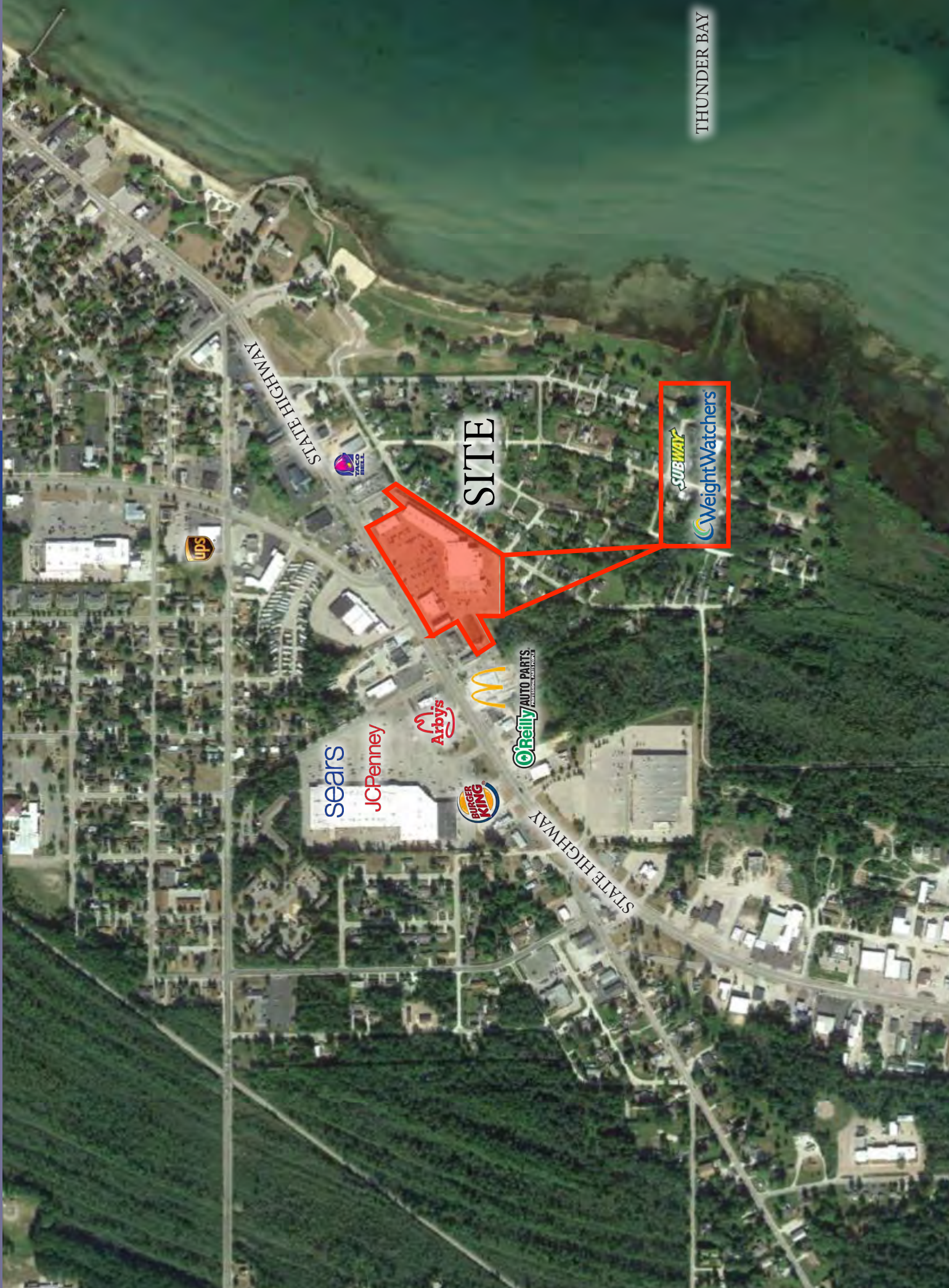
Demographics	1-mile	3-mile	5-mile
Population	3,224	16,770	23,373
Households	1,554	7,539	10,228
Average HH Income	\$50,034	\$53,013	\$54,188

\*Demographic information taken from CoStar Realty information 2017 demographic

- 92,117 Square Foot Property
- Located on the Busy Highway 23
- Nearby Beach Access to Lake Huron
- Rapidly Growing Area
- Large Parking Field
- Great Visibility & Access
- Diverse Tenant Mix

Type	Retail
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US Highway 23 South	12,300 VPD



STATE HIGHWAY

SITE

THUNDER BAY

sears

JCPenney

Arby's

BURGER KING

McDonald's

O'Reilly AUTO PARTS

ups

SUBWAY

Weight Watchers

STATE HIGHWAY