

FOR SALE/LEASE
FORMER ART VAN FURNITURE

1619 ANDERSON RD, PETOSKEY, MI 49770



PRICING REDUCED

PROPERTY DETAILS

LOCATION:	1619 Anderson Rd Petoskey, MI 49770
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	\$5,000,000.00 (Pricing Guidance)
RENT:	Contact Broker
NNN EXPENSE:	Self Maintain
PROPERTY TAXES:	\$83,627.88 (2020)
BUILDING SIZE:	55,331 SF
LOT SIZE:	4.06 AC
AVAILABLE SPACE:	55,331 SF
ZONING:	PUD (Planned Unit Development)
GLA:	55,331 SF
TRAFFIC COUNT:	Anderson St (2,522 CPD) Spring St (US-131) (10,440 CPD)

EXCLUSIVELY LISTED BY:



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4.06 AC

LOT SIZE

55,331 SF

BLDG SIZE

DESCRIPTION

The property is strategically located in the busiest retail sector of Petoskey with the large and mid-box retail serving this market. Retailers in the market include: Meijer, Walmart, Lowe's, Home Depot, Dunham's Sporting Goods, Hobby Lobby, JoAnn and HomeGoods. The property is also just south of downtown Petoskey, a vibrant shopping district that drives considerable traffic. Traffic coming from, or going to, downtown will pass by this site. This site is ideal for box retail, warehouse, storage, or other specialty uses.

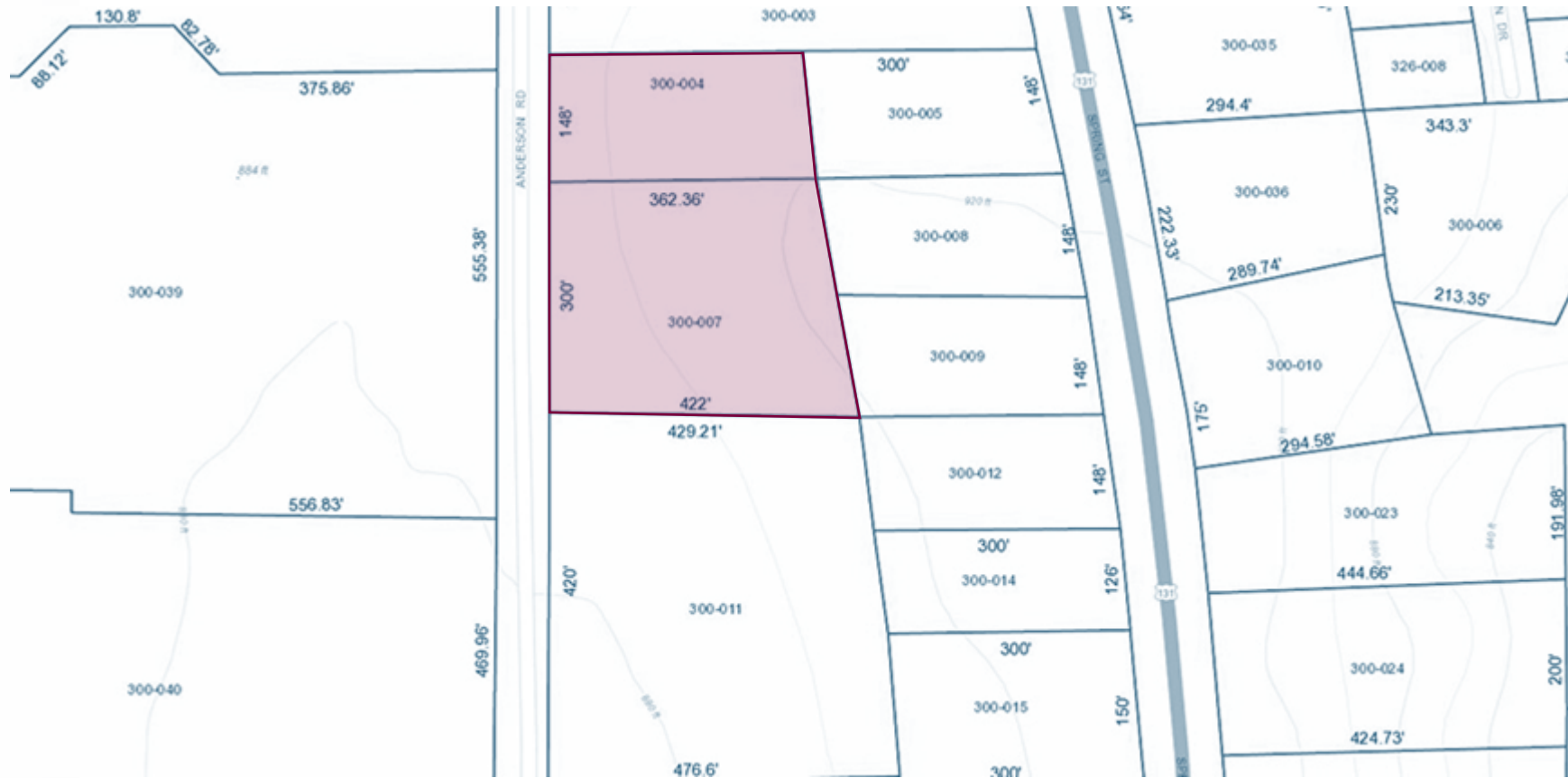
MICRO AERIAL



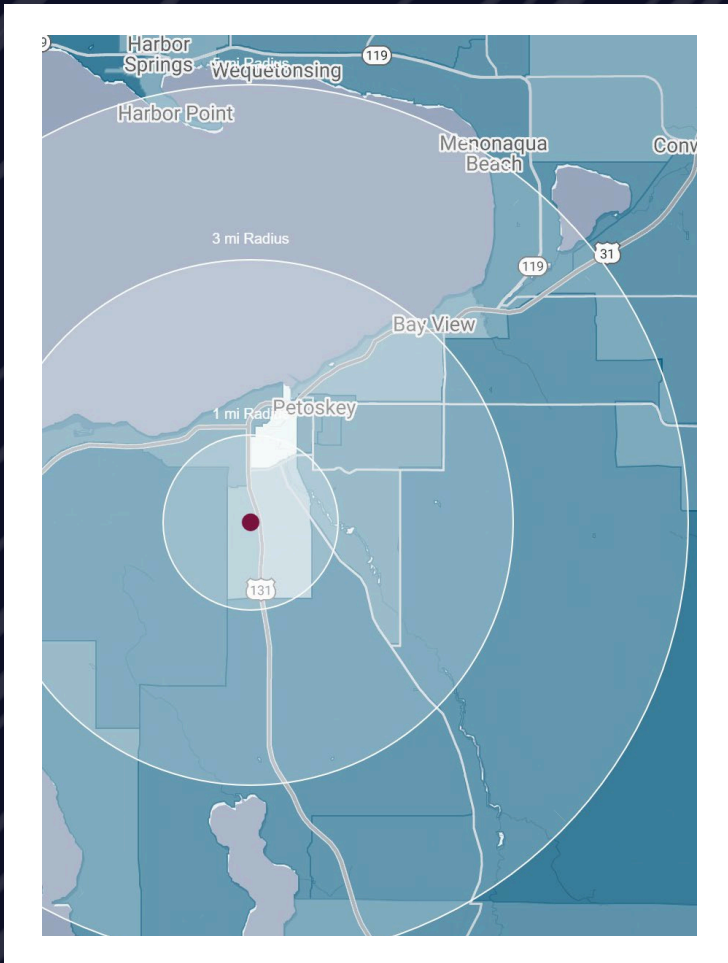
MACRO AERIAL



PLAT



DEMOGRAPHICS



FORMER ART VAN/LOVES FURNITURE

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimated Population	2,646	10,289	14,042
2027 Projected Population	2,669	10,359	14,101
2020 Census Population	2,702	10,088	13,826
2010 Census Population	2,538	9,612	13,204
Projected Annual Growth 2022 to 2027	0.2%	0.1%	-
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.5%
HOUSEHOLDS			
2022 Estimated Households	1,394	4,766	6,272
2027 Projected Households	1,415	4,842	6,367
2020 Census Households	1,422	4,685	6,181
2010 Census Households	1,270	4,220	5,605
Projected Annual Growth 2022 to 2027	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2022	-0.2%	0.1%	0.1%
RACE			
2022 Est. White	88.0%	88.1%	88.7%
2022 Est. Black	0.8%	1.0%	0.8%
2022 Est. Asian or Pacific Islander	1.6%	1.9%	1.6%
2022 Est. American Indian or Alaska Native	2.7%	2.2%	2.1%
2022 Est. Other Races	6.9%	6.8%	6.7%
INCOME			
2022 Est. Average Household Income	\$67,005	\$84,166	\$86,581
2022 Est. Median Household Income	\$49,285	\$60,683	\$63,537
2022 Est. Per Capita Income	\$35,503	\$39,354	\$38,954
BUSINESS			
2022 Est. Total Businesses	189	1,070	1,273
2022 Est. Total Employees	2,470	9,848	11,454

CONTACT US

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