

FOR LEASE

FORMER ADVANCE AUTO PARTS

1200 W HOUGHTON LAKE DR, PRUDENVILLE, MI 48651

**7,000 SF
AVAILABLE**



PROPERTY DETAILS

\$12.00/SF

7,000 SF

RENT

AVAILABLE SF

LOCATION:	1200 W Houghton Lake Dr Prudenville, MI 48651
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	August 2025
RENT:	\$12.00/SF
NNN EXPENSE:	\$6.00/SF EST.
BUILDING SIZE:	7,000 SF
AVAILABLE SPACE:	7,000 SF
LOT SIZE:	1.72 AC
TAXES:	\$10,000
ZONING:	C3
TRAFFIC COUNT:	W Houghton Lake Dr (13,915 CPD) S Gladwin Rd (4,017 CPD)

HIGHLIGHTS

- The building is located on W Houghton Lake Dr, the primary corridor in the Trade Area.
- Pylon and monument signage opportunities available.
- The property is positioned in front of Bay Breeze Cottages and marks the start of the retail hub.
- Tenant is responsible for self-maintenance of the property.
- Tenant vacates August 2025

EXCLUSIVELY LISTED BY:

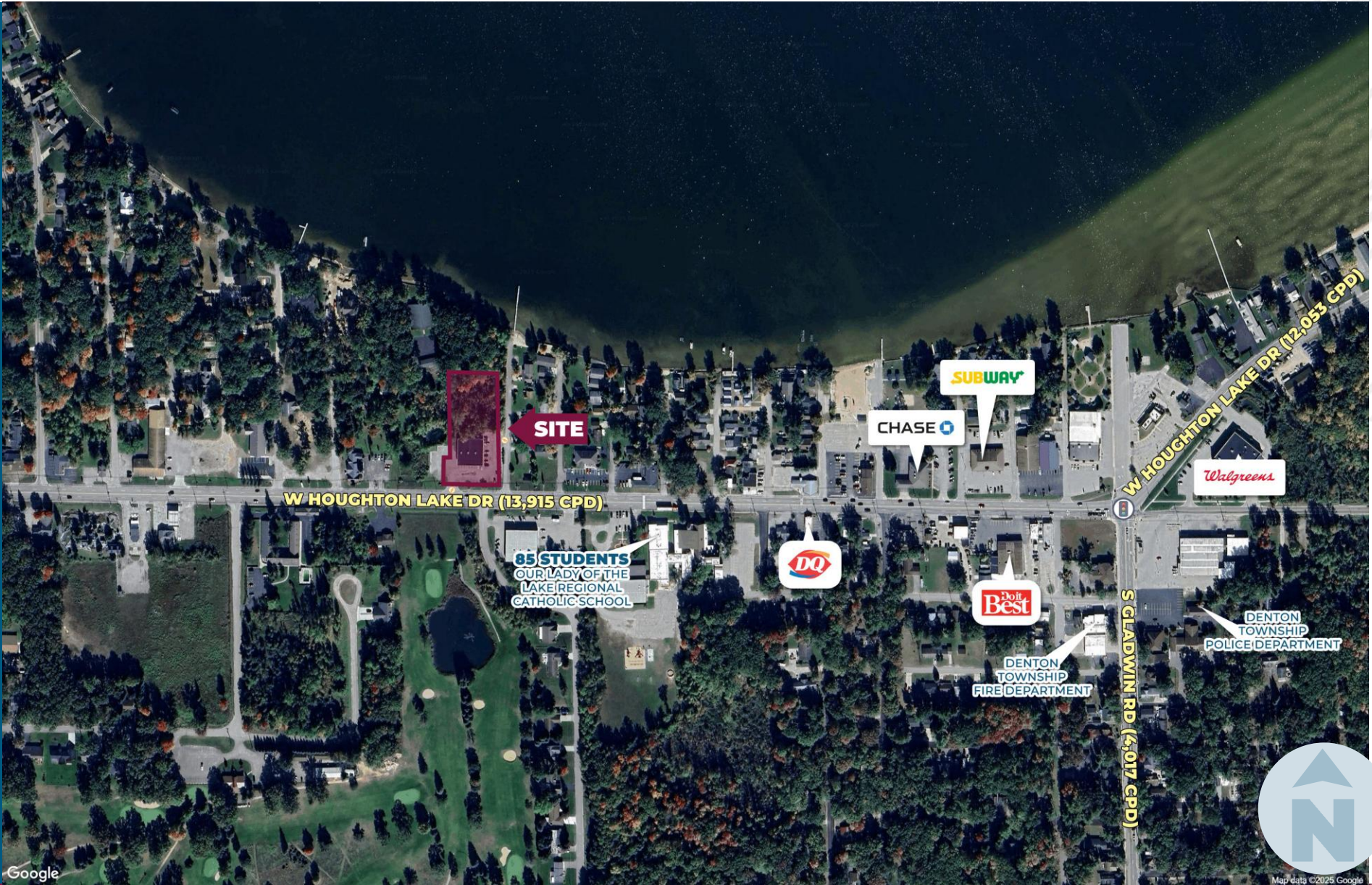


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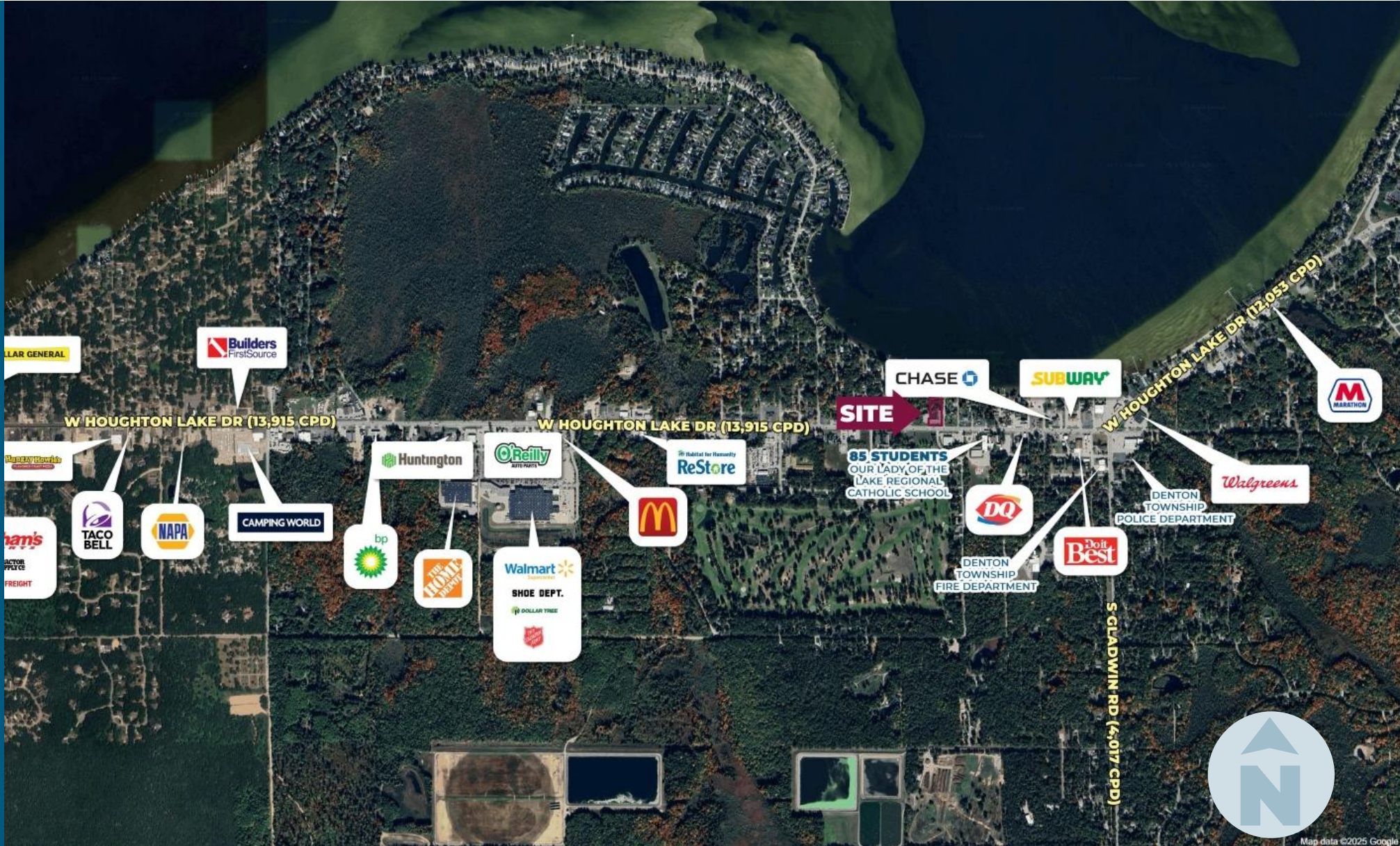


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MICRO AERIAL



MACRO AERIAL



PLAT

HOUGHTON LAKE

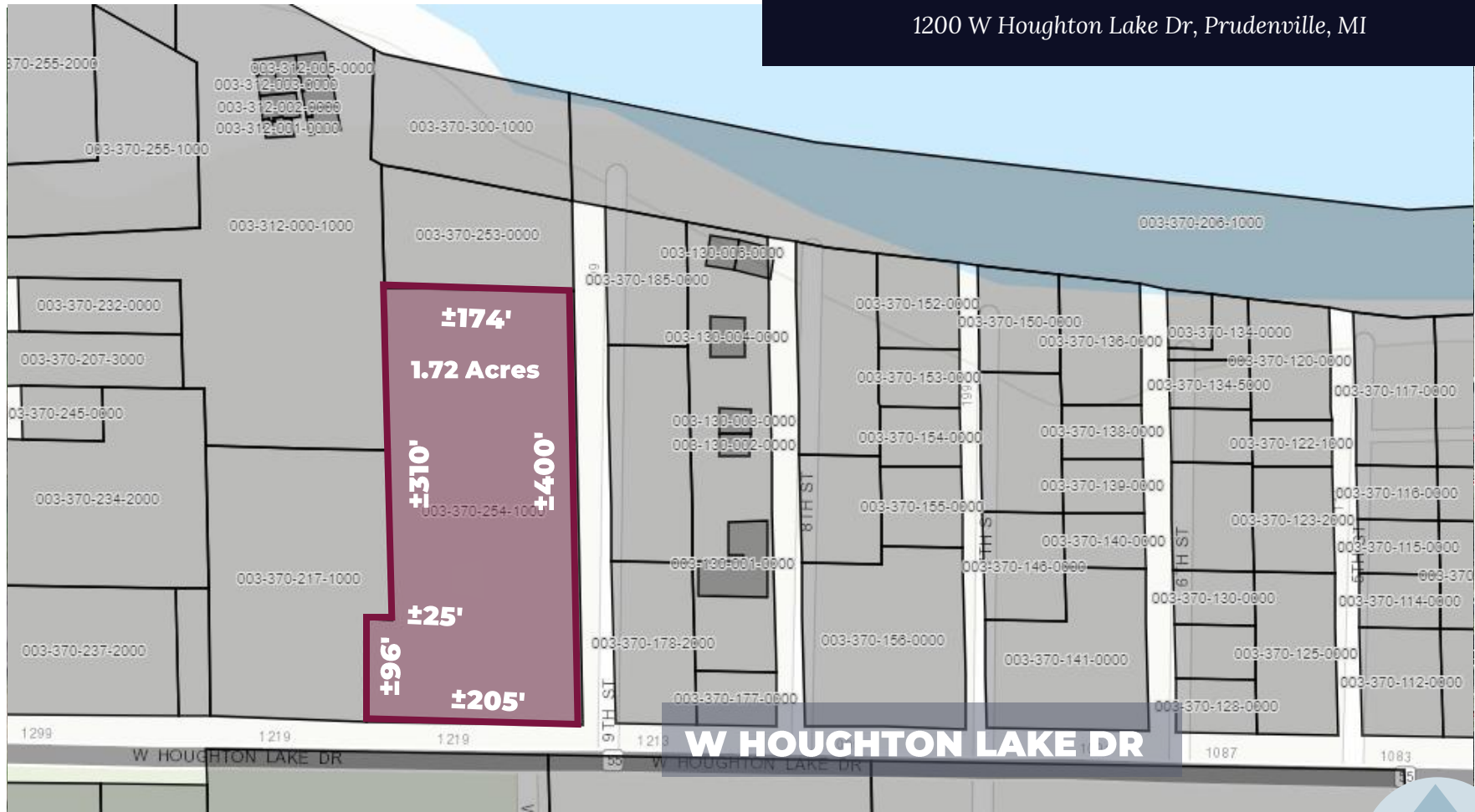
1200 W Houghton Lake Dr, Prudenville, MI



PLAT

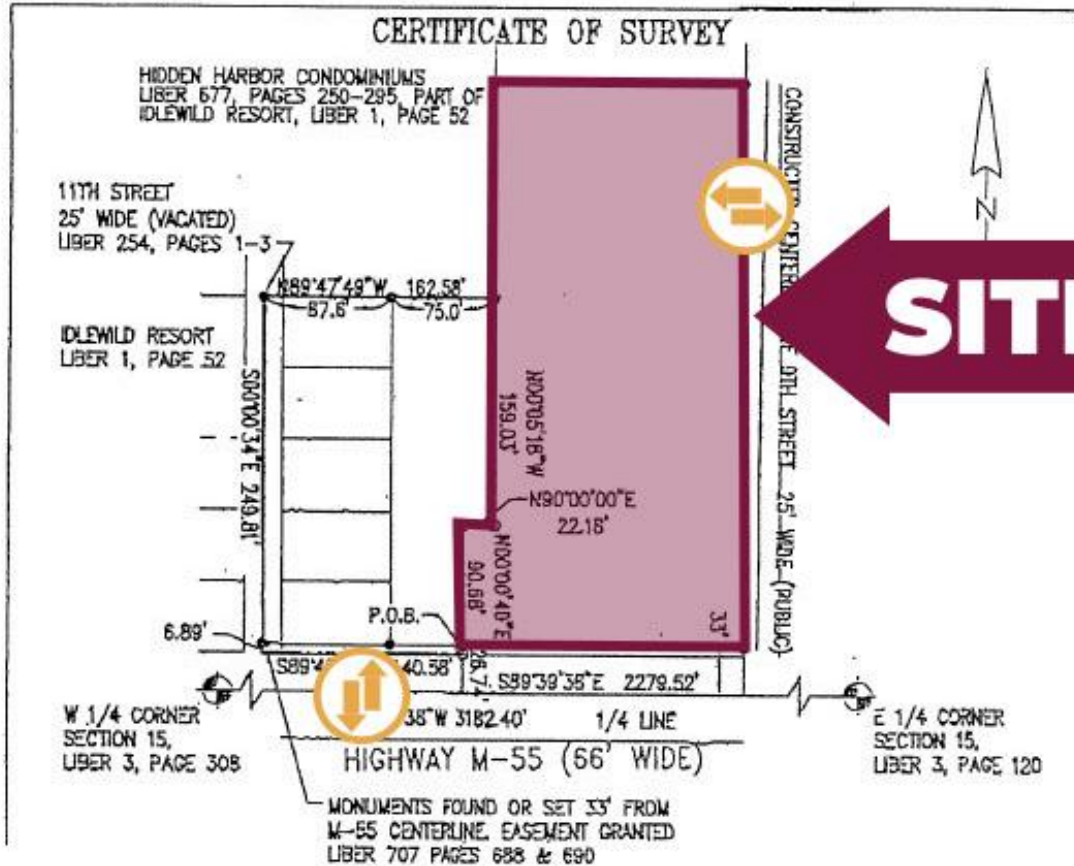
HOUGHTON LAKE

1200 W Houghton Lake Dr, Prudenville, MI



SURVEY

12TH ST



9TH ST

W HOUGHTON LAKE DR



SITE PHOTOS



DEMOGRAPHICS



FORMER ADVANCE AUTO PARTS
 1200 W Houghton Lake Dr, Prudenville, MI

DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2024 Estimated Population	1,312	7,400	14,170
2029 Projected Population	1,365	7,641	14,607
2020 Census Population	1,444	7,705	14,234
2010 Census Population	1,457	7,970	14,703
Projected Annual Growth 2024 to 2029	0.8%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	-0.7%	-0.5%	-0.3%
HOUSEHOLDS			
2024 Estimated Households	663	3,679	7,041
2029 Projected Households	663	3,666	7,017
2020 Census Households	744	3,795	6,975
2010 Census Households	713	3,782	6,942
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-0.5%	-0.2%	0.1%
RACE			
2024 Est. White	94.8%	95.4%	95.3%
2024 Est. Black	0.5%	0.5%	0.7%
2024 Est. Asian or Pacific Islander	1.1%	1.0%	0.8%
2024 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
2024 Est. Other Races	3.1%	2.9%	2.9%
INCOME			
2024 Est. Average Household Income	\$86,114	\$74,556	\$72,166
2024 Est. Median Household Income	\$60,471	\$51,372	\$50,314
2024 Est. Per Capita Income	\$43,495	\$37,115	\$35,927
BUSINESS			
2024 Est. Total Businesses	86	298	537
2024 Est. Total Employees	423	1,915	4,632

CONTACT US



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