

FOR LEASE/SALE

FORMER ADVANCE AUTO PARTS

11617 N. STRAITS HWY, CHEBOYGAN, MI 49721

**7,000 SF
AVAILABLE**



PROPERTY DETAILS

LOCATION:	11617 N. Straits Hwy, Cheboygan, MI 49721
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	\$1,199,000.00
RENT:	\$13.00/SF NNN
PROPERTY TAXES:	\$10,485.29
BUILDING SIZE:	7,000 SF
LOT SIZE:	0.84 AC
AVAILABLE SPACE:	7,000 SF
ZONING:	Commercial
TRAFFIC COUNT:	N. Straits Hwy (13,456 CPD)

EXCLUSIVELY LISTED BY:



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**SCOTT J.
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\$1,199,000.00

SALES PRICE

\$13.00/SF NNN

RENT



HIGHLIGHTS

- Former Freestanding Advance Auto Parts
- 7,000 SF building sitting on 0.84 AC
- Strategically located in front of the Walmart Supercenter

MICRO AERIAL



MACRO AERIAL



SITE PLAN

0.84 AC

7,000 SF

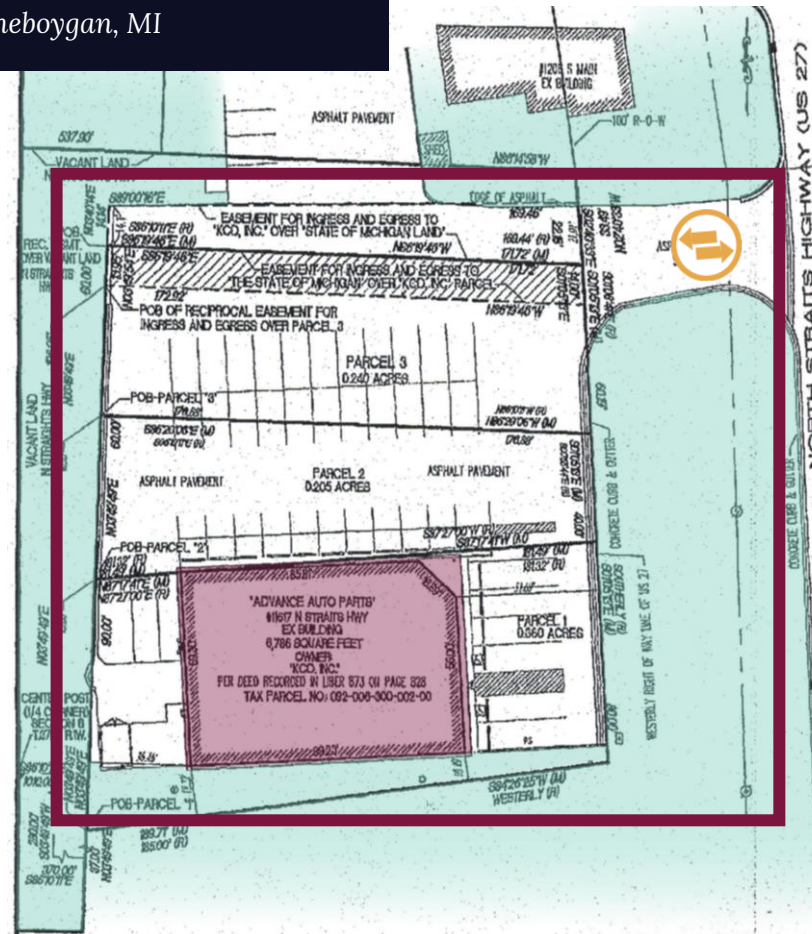
LOT SIZE

BUILDING SIZE

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SITE



N. STRAITS HWY

PLAT

0.84 AC

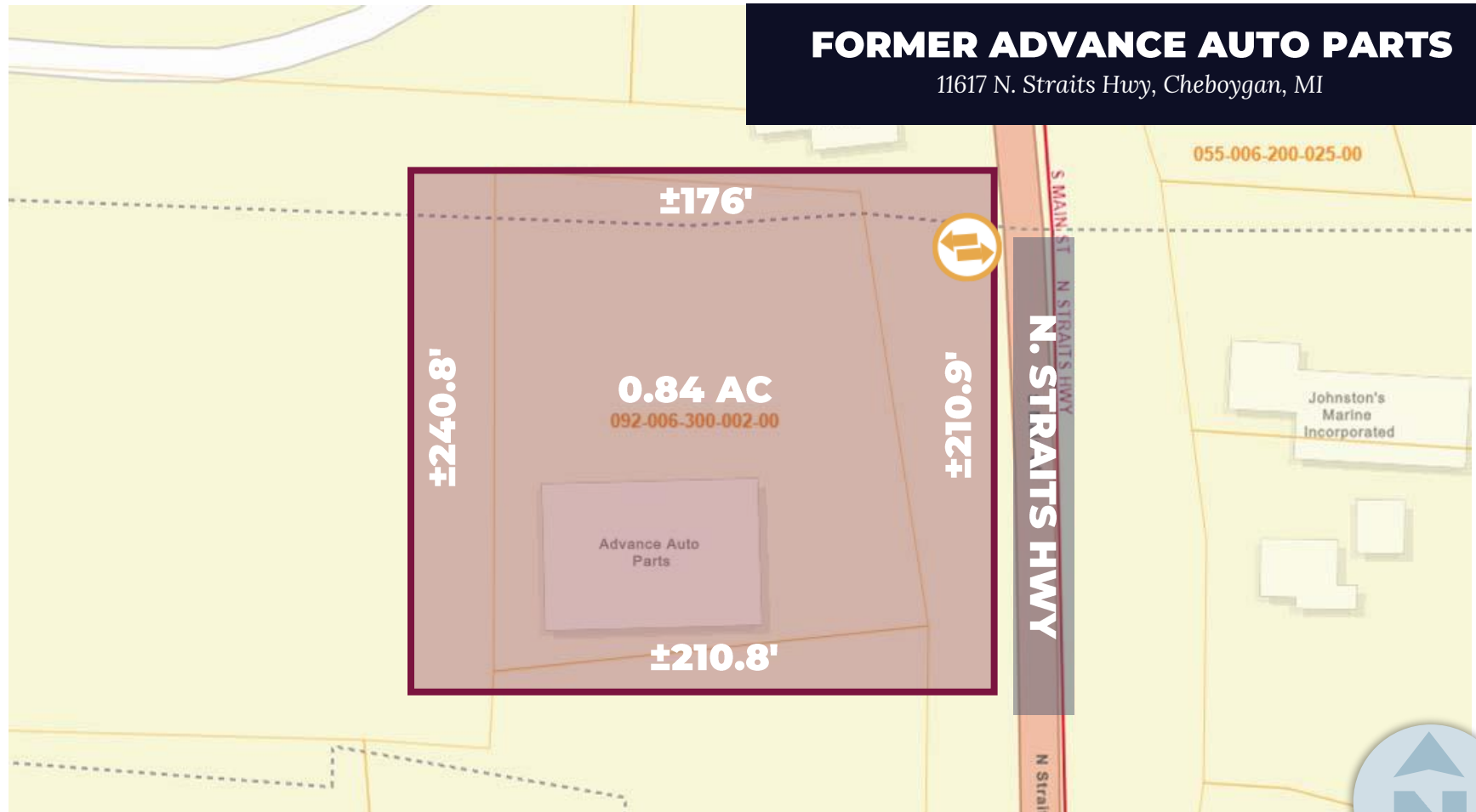
7,000 SF

LOT SIZE

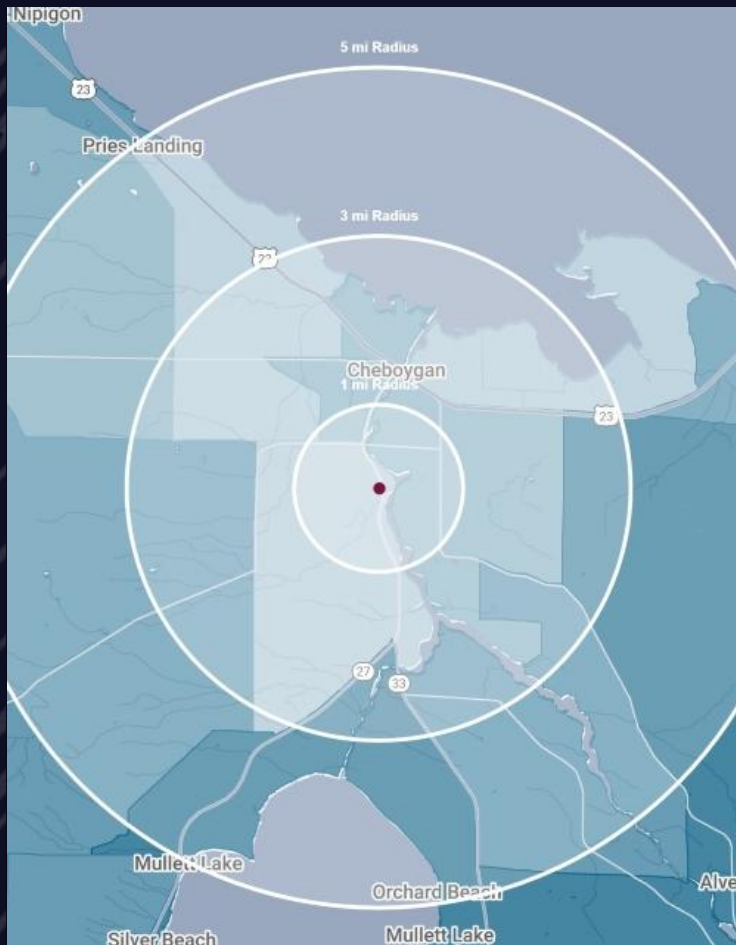
BUILDING SIZE

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DEMOGRAPHICS



FORMER ADVANCE AUTO PARTS

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	1,111	5,671	8,091
2029 Projected Population	1,095	5,745	8,215
2020 Census Population	1,313	6,718	9,328
2010 Census Population	1,356	6,796	9,418
Projected Annual Growth 2024 to 2029	-0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	-1.3%	-1.2%	-1.0%

HOUSEHOLDS

2024 Estimated Households	478	2,535	3,617
2029 Projected Households	471	2,508	3,582
2020 Census Households	565	2,941	4,085
2010 Census Households	551	2,836	3,947
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	-0.9%	-0.8%	-0.6%

RACE

2024 Est. White	90.9%	90.3%	91.0%
2024 Est. Black	1.5%	1.6%	1.3%
2024 Est. Asian or Pacific Islander	0.6%	0.4%	0.4%
2024 Est. American Indian or Alaska Native	1.6%	1.9%	1.8%
2024 Est. Other Races	5.3%	5.8%	5.6%

INCOME

2024 Est. Average Household Income	\$62,835	\$69,601	\$76,566
2024 Est. Median Household Income	\$46,727	\$51,328	\$56,373
2024 Est. Per Capita Income	\$27,559	\$31,567	\$34,591

BUSINESS

2024 Est. Total Businesses	209	432	481
2024 Est. Total Employees	2,209	3,899	4,310

CONTACT US

The logo consists of the letters 'LC' in a bold, sans-serif font, centered within a light blue circle. A horizontal line is positioned below the letters.

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The logo consists of the letters 'SS' in a bold, sans-serif font, centered within a light blue circle. A horizontal line is positioned below the letters.

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