FOR SALE

RARE DOWNTOWN MACKINAW CITY RETAIL

311 E Central Ave, Mackinaw City, MI 49701



ECODE #1108

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	311 E Central Ave Mackinaw City, MI 49701
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	$899,000.00
PROPERTY TAXES:	$15,133.00
BUILDING SIZE:	2,716 SF
ZONING:	DC-1
TRAFFIC COUNT:	E. Central Ave (5,028 CPD)

$899,000.00
SALES PRICE

2,716 SF
BUILDING SIZE



HIGHLIGHTS

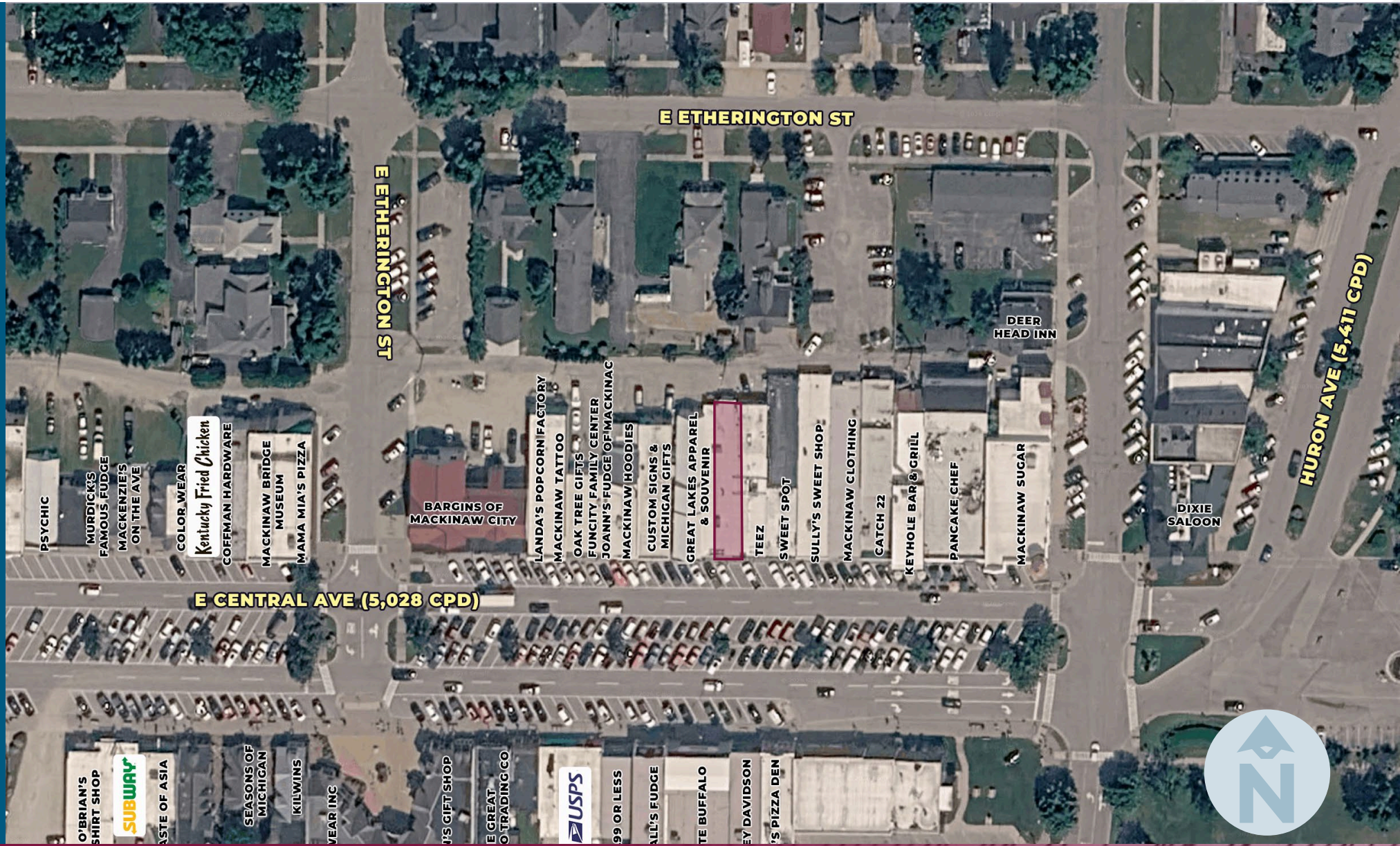
- Acquire a downtown retail asset in one of Northern Michigan's signature tourist destinations.
- Prime downtown storefront on Central Avenue, positioned in the heart of Mackinaw City's shopping district.
- Seconds away from Lake Huron and the Mackinaw Bridge.
- Positioned near Mackinac Island ferry docks, connecting the location to a major source of visitor activity.
- Opportunity to own real estate in a recognized Northern Michigan vacation market.

EXCLUSIVELY LISTED BY:

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MICRO AERIAL

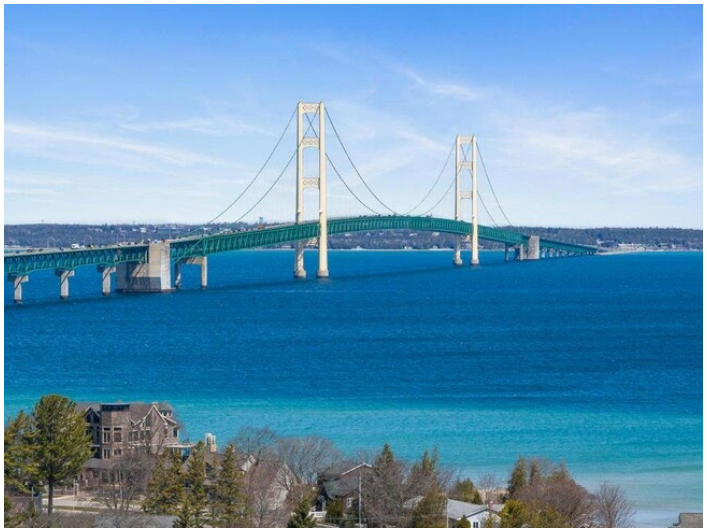


MACRO AERIAL



SITE PHOTOS



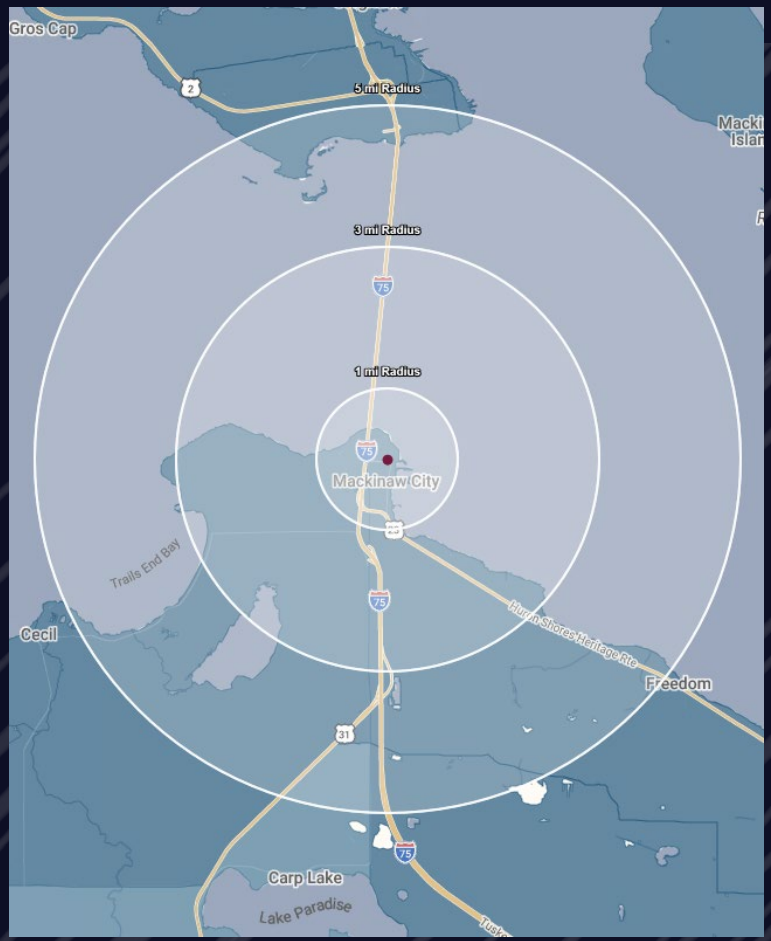


MACKINAW CITY AREA HIGHLIGHTS

- Rare opportunity to own retail real estate in a high-barrier tourist market, benefiting from strong seasonal consumer spending, limited available commercial inventory, and excellent visibility along Central Avenue.
- Positioned in one of Michigan's premier tourism gateways, Mackinaw City welcomes more than 2 million visitors annually and serves as the primary access point to Mackinac Island.
- The area benefits from a steady influx of vacationers, seasonal residents, and day-trippers throughout the peak tourism season.
- Exceptional exposure to regional and interstate traffic, with Mackinaw City located at the southern entrance to the iconic Mackinac Bridge.



DEMOGRAPHICS



RARE DOWNTOWN MACKINAW CITY RETAIL

311 E Central Ave
Mackinaw City, MI 49701

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	574	1,159	1,449
2031 Projected Population	563	1,138	1,435
2020 Census Population	515	1,023	1,283
2010 Census Population	515	1,002	1,272
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2026	0.7%	1.0%	0.9%
HOUSEHOLDS			
2026 Estimated Households	289	586	723
2031 Projected Households	282	572	707
2020 Census Households	257	511	630
2010 Census Households	248	471	591
Projected Annual Growth 2026 to 2031	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2026	1.1%	1.5%	1.4%
RACE			
2026 Est. White	89.7%	89.8%	88.4%
2026 Est. Black	3.0%	2.8%	3.0%
2026 Est. Asian or Pacific Islander	0.8%	0.7%	0.7%
2026 Est. American Indian or Alaska Native	2.0%	2.1%	2.6%
2026 Est. Other Races	4.5%	4.6%	5.2%
INCOME			
2026 Est. Average Household Income	$83,409	$81,736	$81,985
2026 Est. Median Household Income	$57,207	$57,141	$57,357
2026 Est. Per Capita Income	$42,320	$41,517	$41,130
BUSINESS			
2026 Est. Total Businesses	115	123	132
2026 Est. Total Employees	1,025	1,087	1,178

CONTACT US

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