



**WOODCREST**  
CAPITAL, LLC

# Thunder Bay

2205-2219 US-23 South | Alpena MI

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

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

**AVAILABLE**

**Anchor: 49,415 SF**  
**8,470 - 9,870 SF**  
**900 - 1,480 SF**



- 90,979 SF Center
- Alpena County, Michigan
- Large Parking Field
- Great Visibility & Access

Demographics	1-mile	3-mile	5-mile
Population	3,515	14,408	16,216
Households	1,672	6,472	7,257
Average HH Income	\$55,366	\$54,797	\$55,522

\*Demographics provided by CoStar Group, www.costar.com, 2020 dataset



Type	Retail
NNN's	\$1.93
Lease Rates	Call for Rates

Traffic Counts	
US-23 South	13,243 VPD
Werth Road	6,565 VPD
S Ripley Blvd	8,680 VPD

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
www.woodcrestcapital.com

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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