



4494 W US Highway 10  
Ludington, Michigan 49431

### Property Overview

6,640 SF of Commercial space available  
with heavy traffic area

Major retailers including Walmart, Lowes,  
Meijer, and Home Depot



For More Information

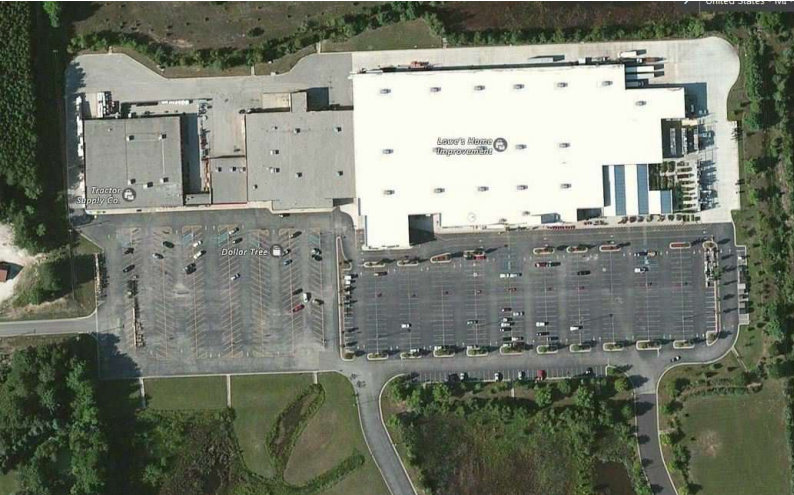
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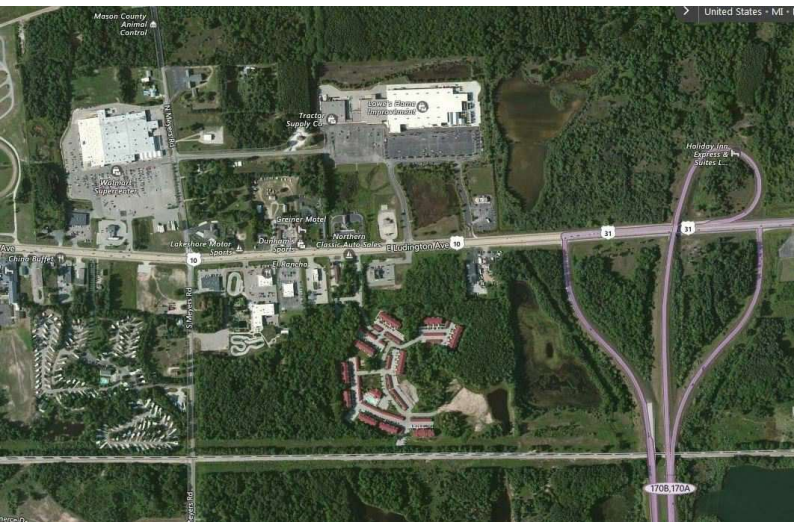
# Property Overview

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## Property Information

<b>Location:</b>	Ludington, MI
<b>Total Building Size:</b>	69,073 SF
<b>Year Built:</b>	1988
<b>Acreage:</b>	19.52 Acres
<b>Signage:</b>	Building
<b>Parking:</b>	Ample
<b>Zoning:</b>	C1- Highway Commercial
<b>Tenants:</b>	Multiple



## Utilities

<b>Electric:</b>	Consumer Energy
<b>Telephone/Internet:</b>	Choice
<b>Natural Gas:</b>	DTE
<b>Sanitary Sewer:</b>	Municipality
<b>Storm Sewer:</b>	Municipality
<b>Water:</b>	Municipality

# Lease Overview

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## Lease Information / Availability

<b>Lease Type:</b>	NNN
<b>Terms:</b>	36-60 months
<b>Tenant Provides:</b>	Taxes, Insurance, Electric and Gas (Utility to be put in Tenant's name), Janitorial, Refuse Removal, Phone/Internet, Lawn/Snow Maintenance
<b>Landlord Provides:</b>	Water/Sewer, Roof and Structural
<b>Renewal Option:</b>	Yes
<b>Municipality:</b>	Amber Township
<b>PPN:</b>	001-018-071-00
<b>Possession:</b>	Lease signing

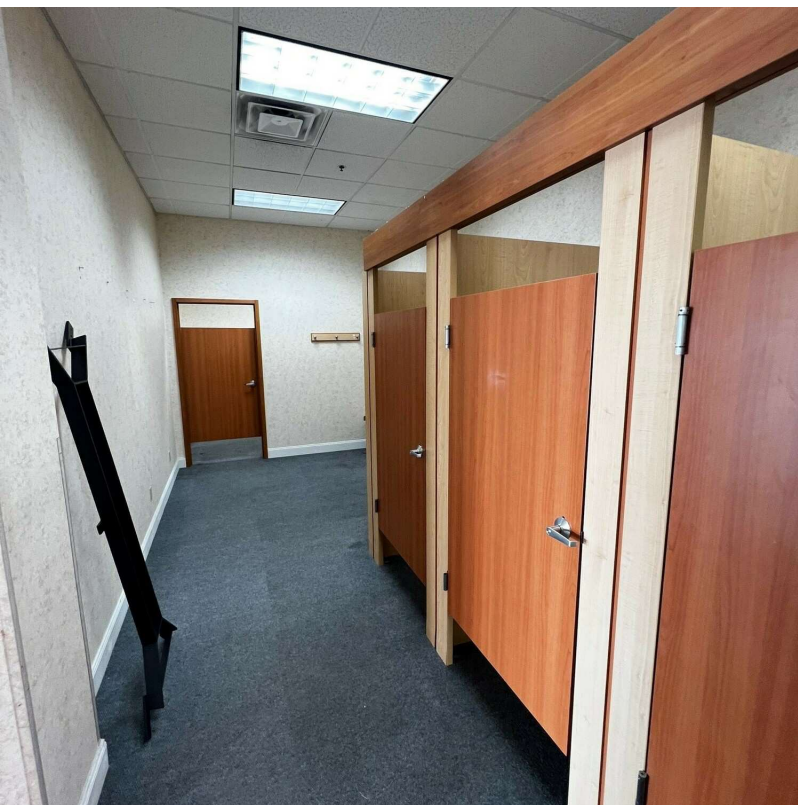
## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / MONTH (\$4.06 PSF)	TOTAL MONTHLY RENT
4494	6,640 SF	\$7.95	\$4,399.00	\$2,246.53	\$6,645.53



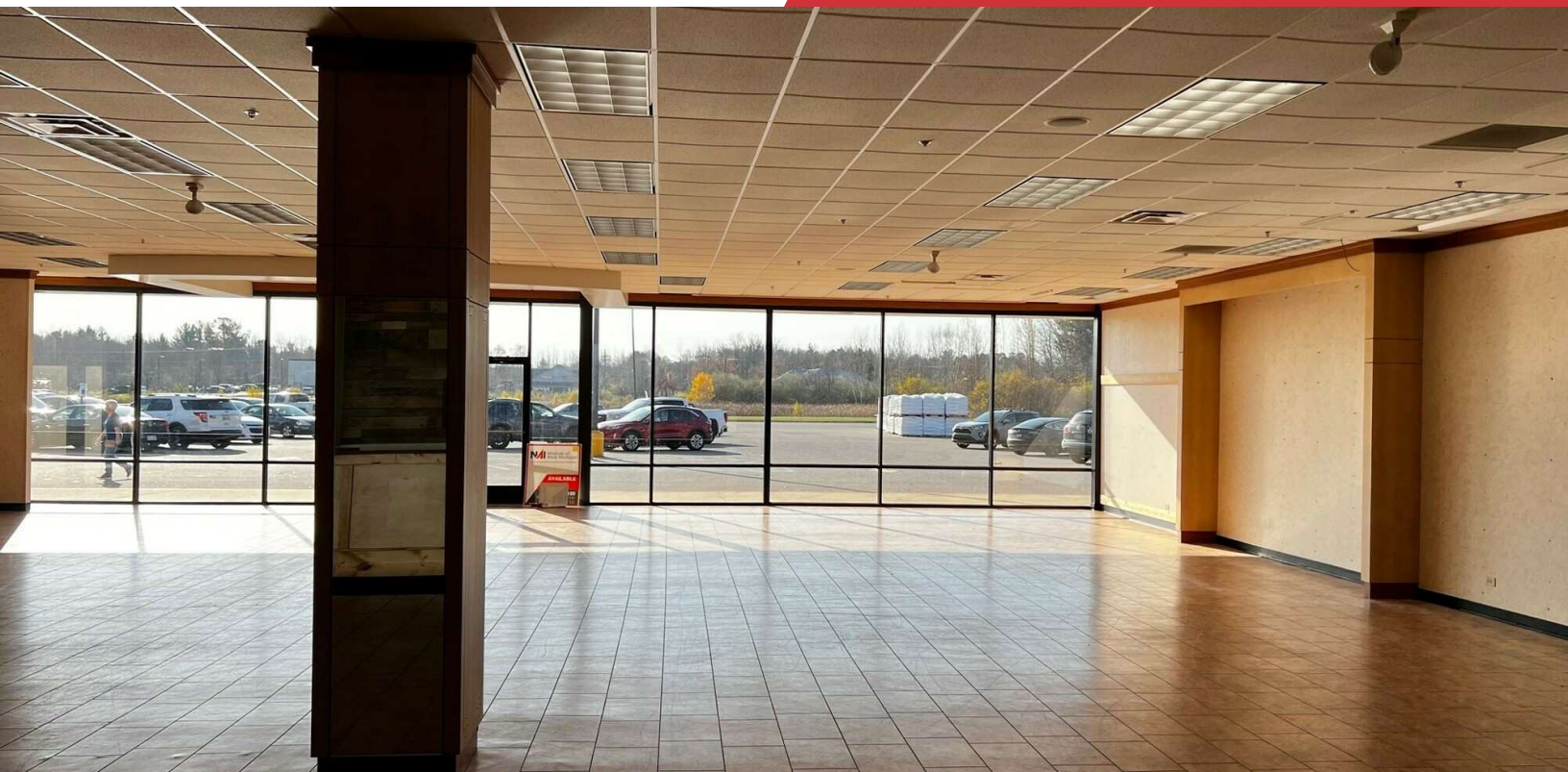
# Additional Photos

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# Additional Photos

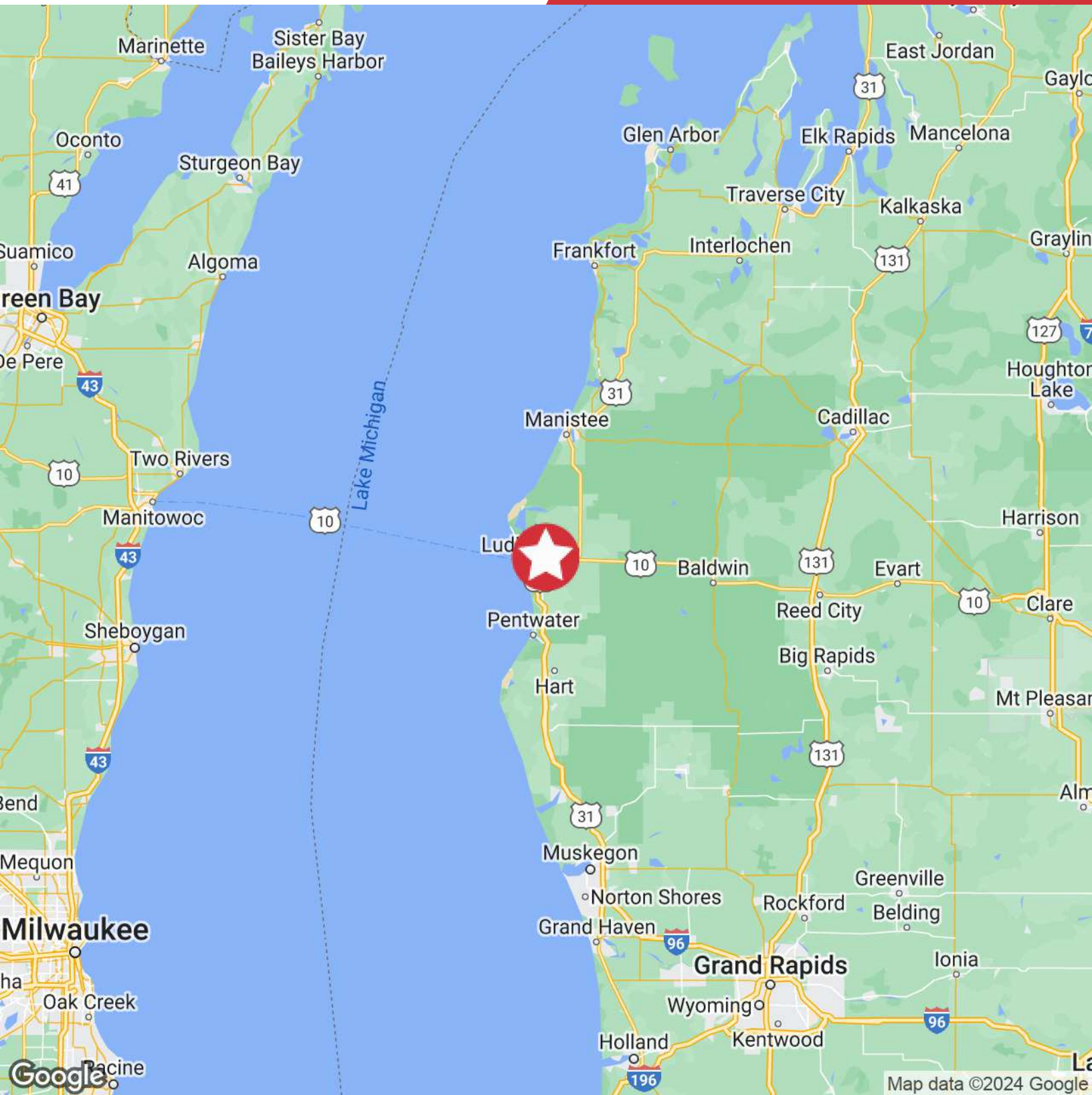
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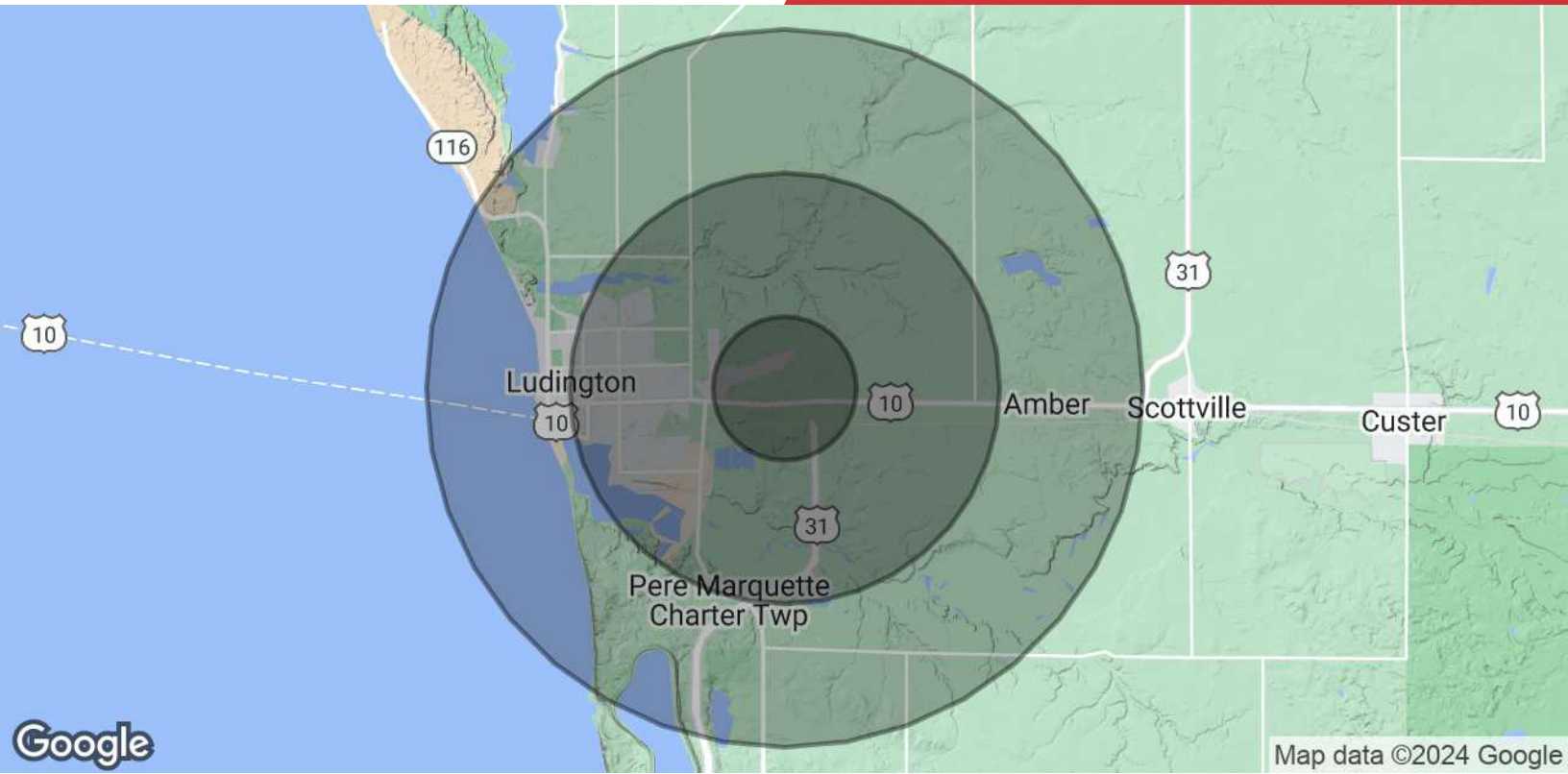
# Location Map

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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	378	10,756	15,667
<b>Average Age</b>	42.1	45.7	46.7
<b>Average Age (Male)</b>	42.4	42.4	44.6
<b>Average Age (Female)</b>	40.8	46.8	47.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	181	5,767	8,611
<b># of Persons per HH</b>	2.1	1.9	1.8
<b>Average HH Income</b>	\$56,467	\$50,081	\$53,728
<b>Average House Value</b>	\$123,878	\$162,280	\$171,291

2020 American Community Survey (ACS)

# Ludington Overview



## Ludington Advantage



**Ludington is the 5th MOST POPULAR Tourist City in Michigan.** Ludington is a harbor town located on Lake Michigan at the mouth of the Pere Marquette River. Ludington is home to 28 miles of Lake Michigan shoreline, and over 2,000 miles of rivers and streams. This Pure Michigan destination contains seemingly never-ending beaches, as well as a lively downtown that is full of retail, frequent events, restaurants, and people.

## Ludington Top Ten Sights

- #1 Ludington St. Park
- #2 Port of Ludington Maritime Museum
- #3 S.S. Badger, Lake Michigan Car Ferry
- #4 Stearns Park
- #5 Nordhouse Dunes Wilderness
- #6 Amber Elk Ranch
- #7 Historic White Pine Village
- #8 Big Stable Point Lighthouse
- #9 Sandcastle's Children's Museum
- #10 Ludington Center for the Arts



### Entertainment

Stearns Beach was named the #1 beach in West Michigan as named by *USA Today*. With marinas scattering the shoreline, renting a charter boat or kayak is easy to do. Ludington also has over 5,300 acres of sand dunes, ponds, marshlands, and forests perfect for biking or hiking. There are golf clubs, restaurants, and wineries throughout the city, as well. The Ludington area has 2 lighthouses that are open for tours.



### Skilled Workforce

With more than 8,000 residents, the economy of Ludington has diversified itself. The largest industries in Ludington are Manufacturing, Healthcare & Social Assistance, and Accommodation & Food Service. Ludington has a large tourism industry, and the economy brings in revenue through its many restaurants, shops, marinas, and recreation opportunities.



### Arts & Culture

Ludington offers a community filled with art. From murals around the city to the Waterfront Sculpture Park, there is always plenty of art to see. The 5 Mason County Cultural Trails offer an interactive way to celebrate Ludington's heritage, culture, and environment in multiple ways. The Ludington Center for the Arts has shows and events, as well.