



4743 US 10  
Ludington, Michigan 49431

### Property Highlights

- Located in major retail corridor with close proximity to national retailers including Lowe's, Tractor Supply, Walmart, Aldi's, Goodwill, Meijer, The Home Depot, Maurices, Aaron's, Walgreens, Taco Bell, Great Clips, Arby's, Culver's, Wendy's, Burger King, McDonald's and Bigby Coffee ..
- High exposure with frontage on US-10.
- Located directly across from Walmart Supercenter.



For More Information

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# Asset Overview

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<b>Location:</b>	South side of US-10, just West of US 31 and East of N Meyers Rd.
<b>Total Building Size:</b>	18,800 SF
<b>Construction:</b>	Block
<b>HVAC:</b>	Yes
<b>Air Conditioning:</b>	Yes
<b>Signage:</b>	Building & Pylon
<b>Parking:</b>	Ample on-site lot



# Lease Overview

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## Lease Information

Lease Type:	NNN
Terms:	36-120 Month Terms Available
PPN:	001-018-086-50

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
4743 W US-10 Hwy	18,800 SF	\$10.00	\$15,666.67



# Location Aerial

4743 US 10

Ludington, Michigan 49431



# Additional Photos

4743 US 10

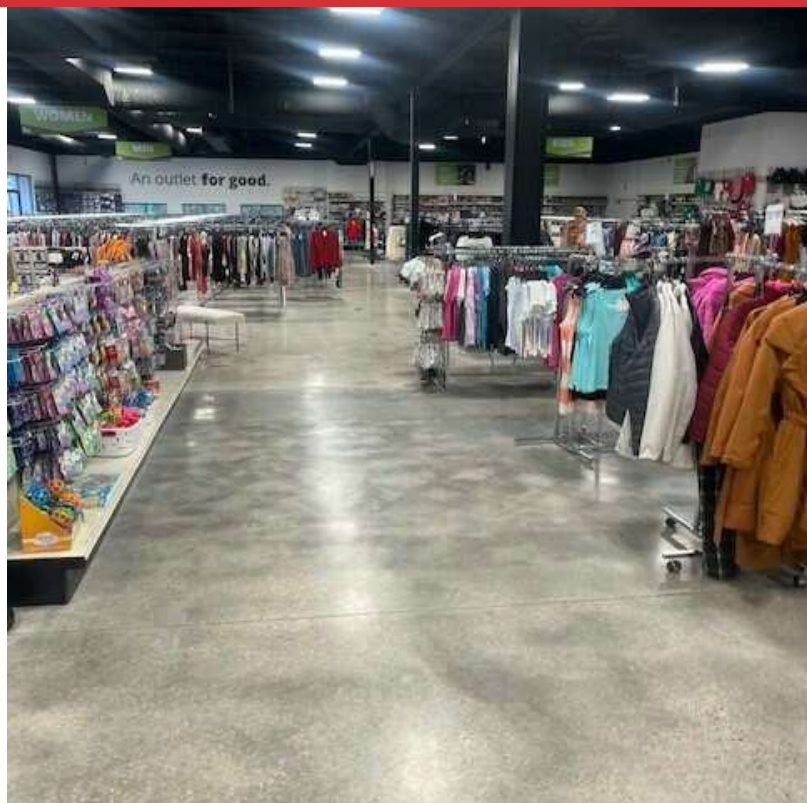
Ludington, Michigan 49431

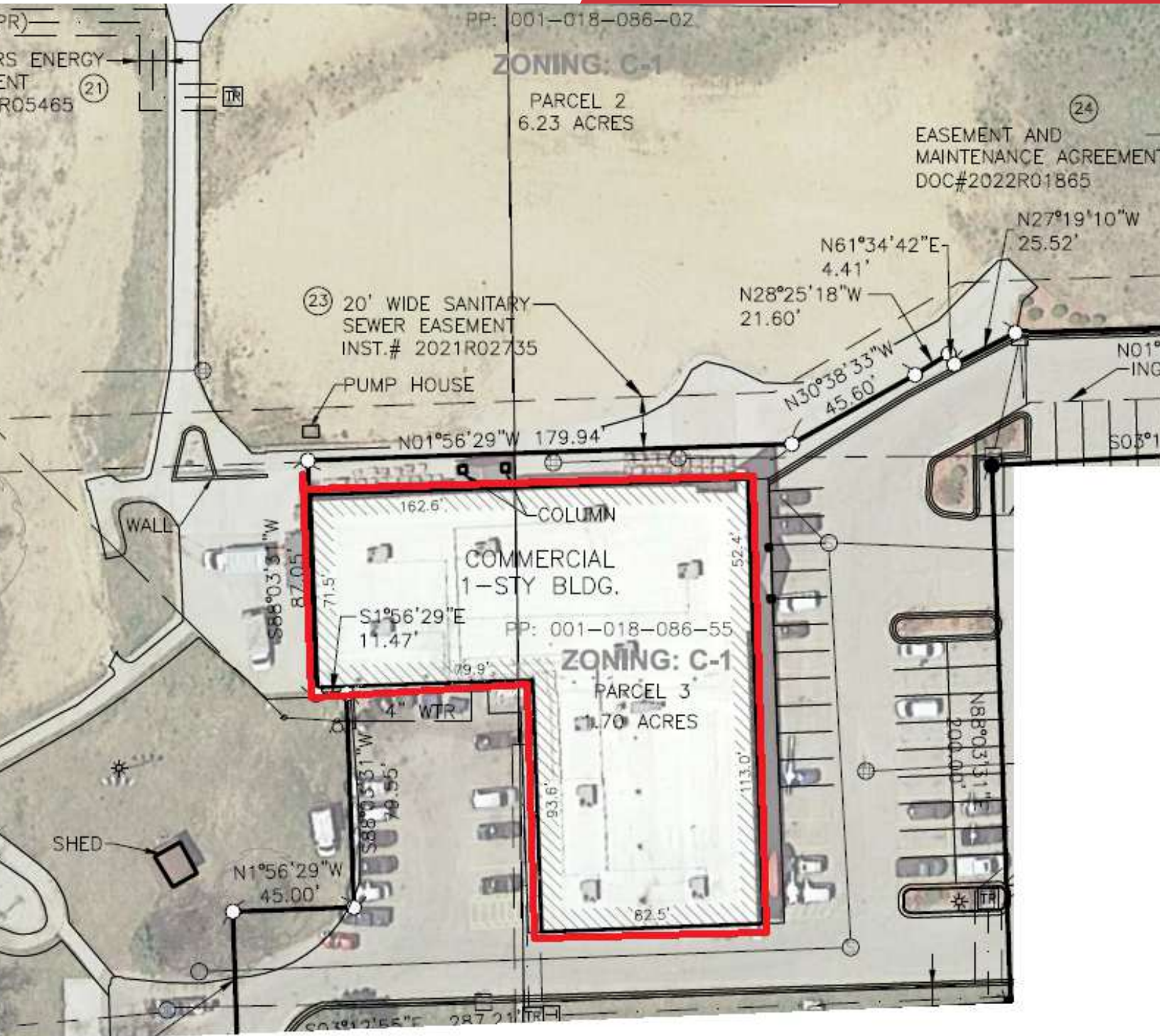


# Additional Photos

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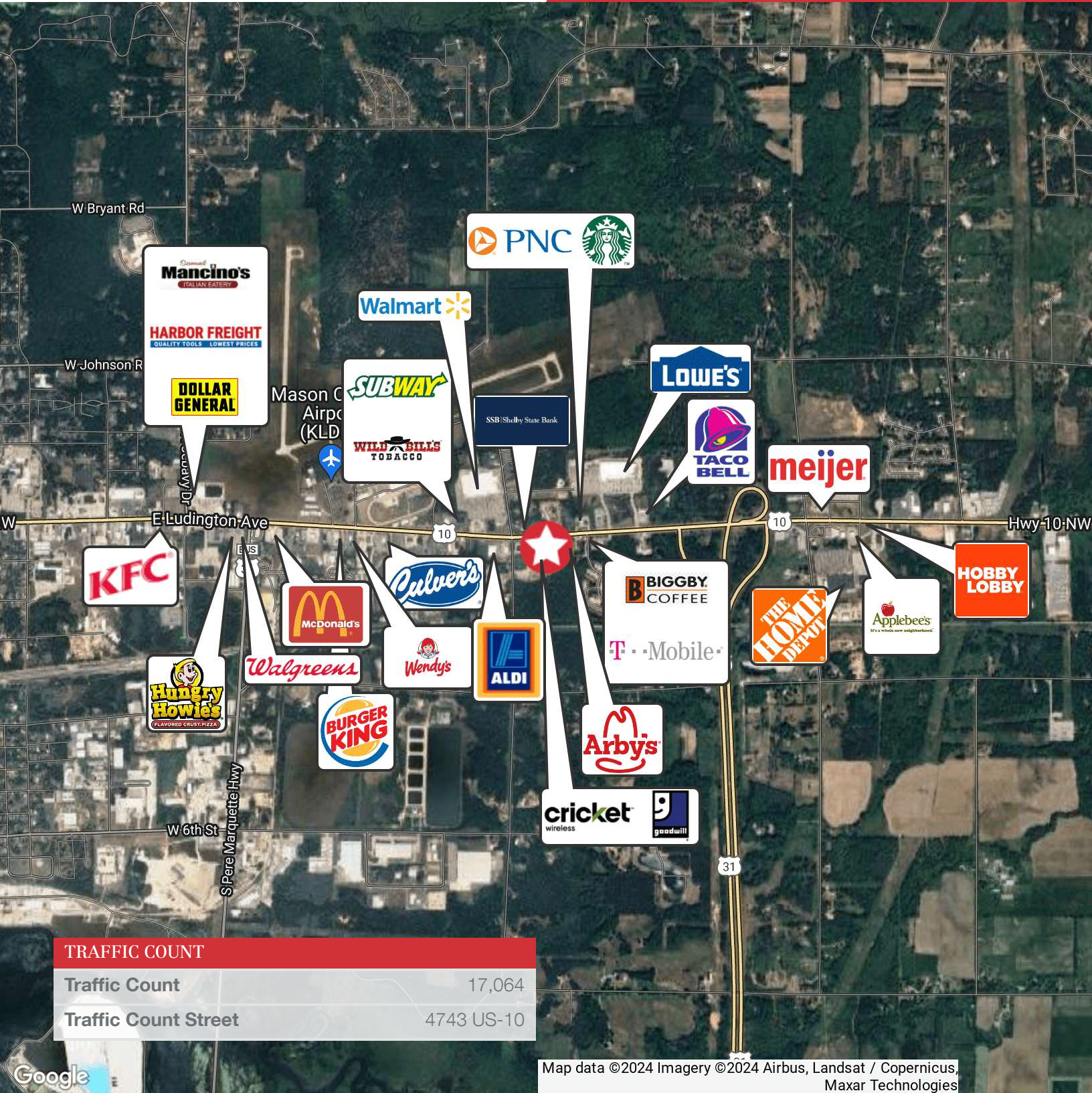




# Retailer Map

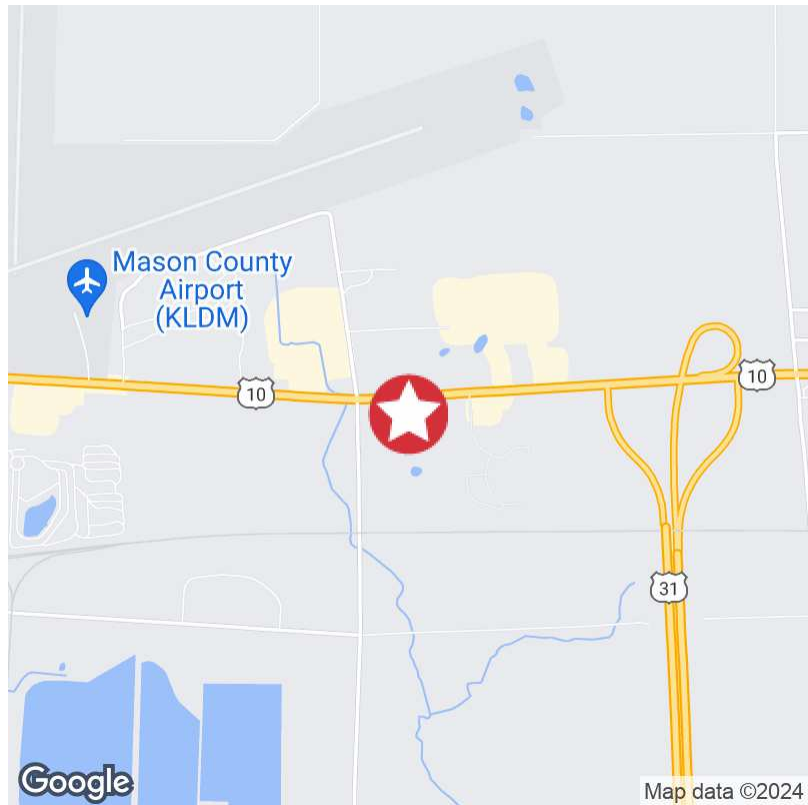
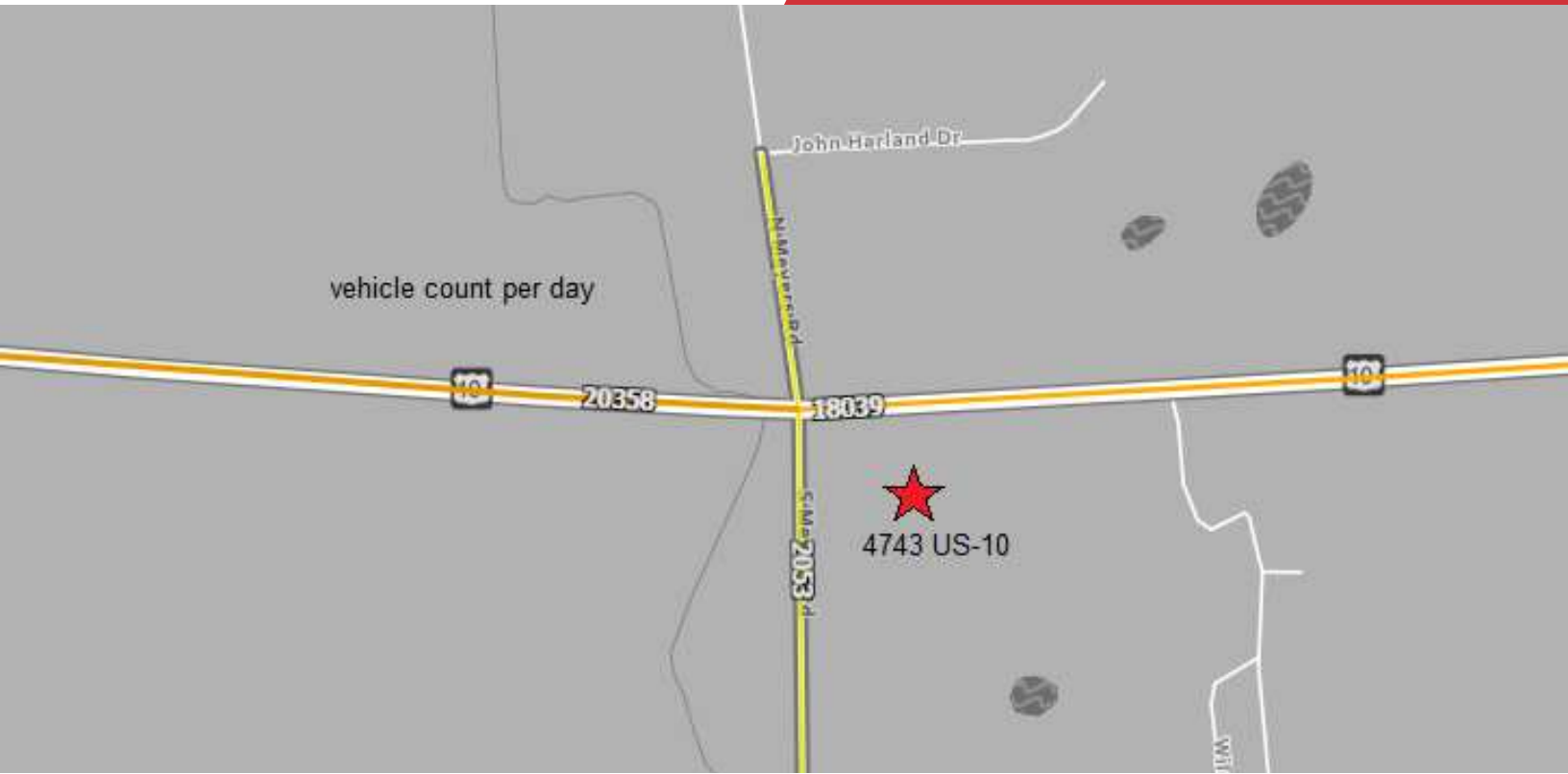
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# Traffic Count

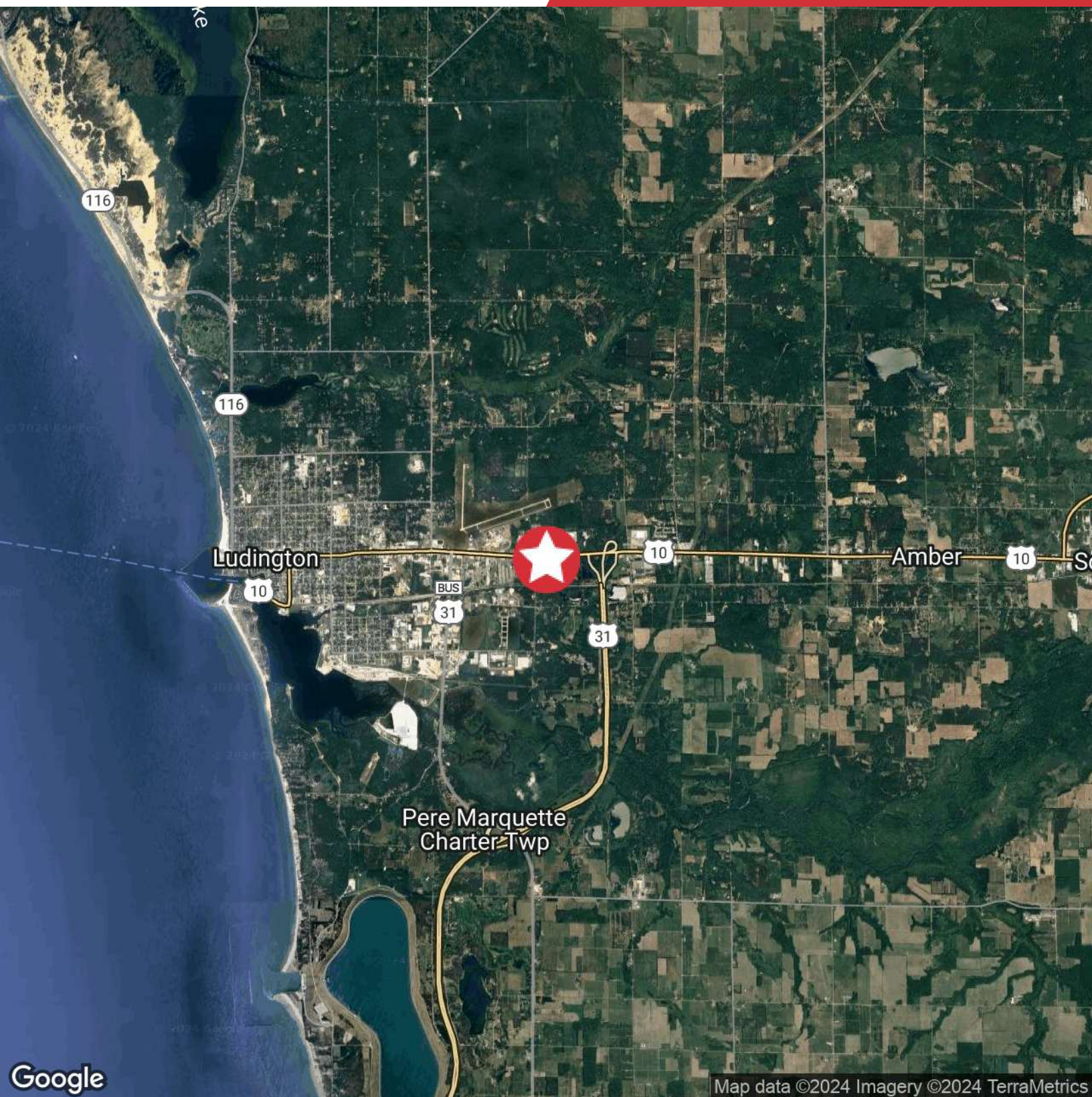
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# Location Map

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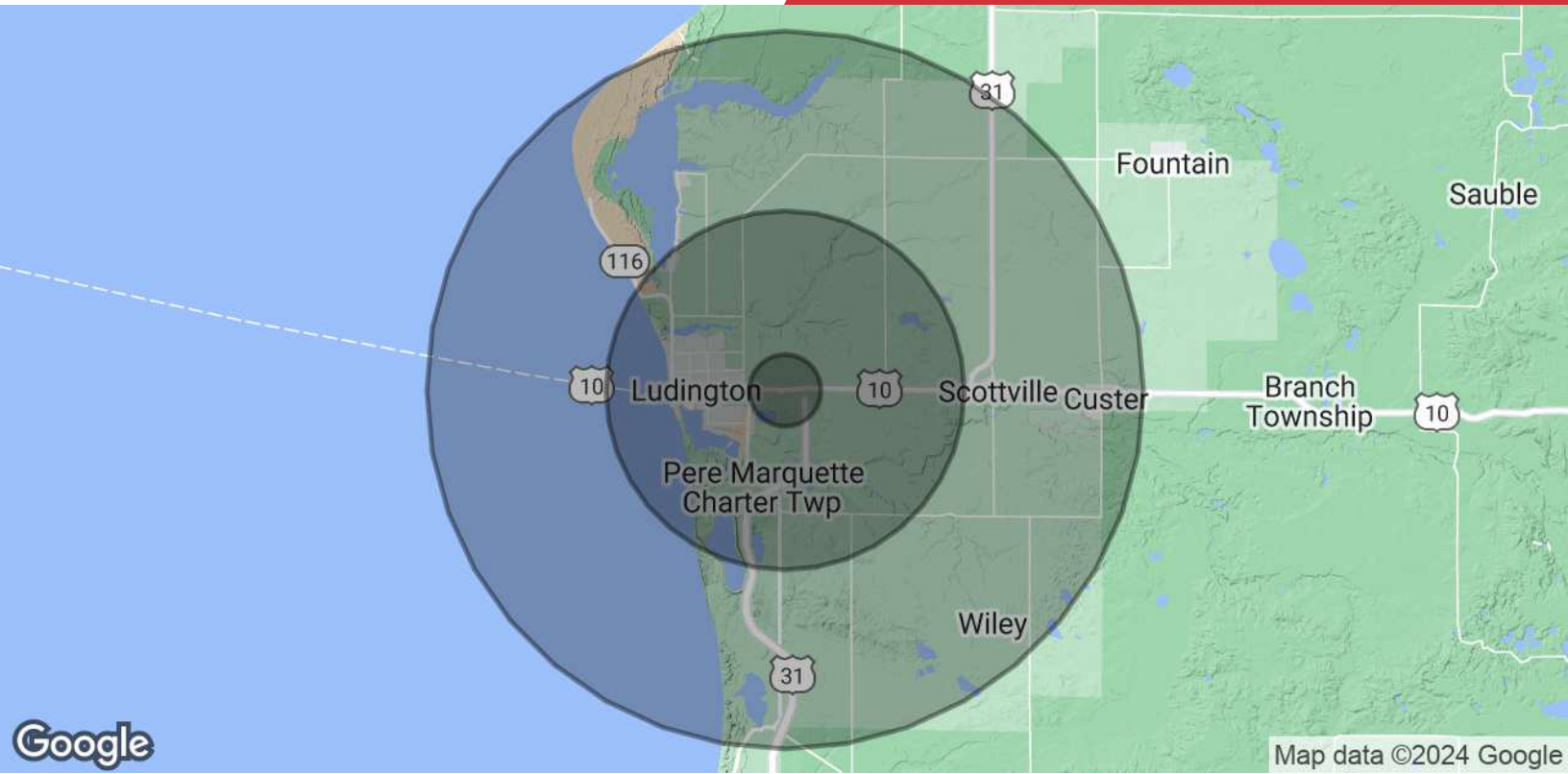


Google

Map data ©2024 Imagery ©2024 TerraMetrics

# Demographics Map & Report

4743 US 10  
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	373	15,048	23,237
<b>Average Age</b>	43	46	46
<b>Average Age (Male)</b>	43	44	44
<b>Average Age (Female)</b>	43	47	47
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	167	6,596	9,938
<b># of Persons per HH</b>	2.2	2.3	2.3
<b>Average HH Income</b>	\$78,057	\$84,099	\$84,023
<b>Average House Value</b>	\$215,666	\$271,233	\$266,106

Demographics data derived from AlphaMap

# Northwestern Michigan

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Michigan's northwest region offers a rich blend of adventure, relaxation and breathtaking natural attractions, making it a must for your travel bucket list."

[michigan.org](http://michigan.org)



## CADILLAC, MI

The Cadillac community is a recreation hotspot, offering activities to appease nearly every interest, including fishing, boating, hiking, skiing, snowmobiling, hunting, and golfing. It is estimated that over 1,000,000 tourists visit the area each year.



## MANISTEE, MI

With no big cities or suburban sprawl, Manistee has become a true Pure Michigan destination shown by its historic towns, fertile farms, lush orchards, and the thousands of acres open for recreation in the Manistee National Forest.



## LUDINGTON, MI

Ludington is known for its small-town charm, annual festivals, nationally recognized state park, and two lighthouses (including Big Sable Point Lighthouse). The S.S. Badger, a historic steamship, takes passengers directly across the lake to Manitowoc, WI.



## FRANKFORT, MI

Frankfort is known by its historic buildings, quaint shops, restaurants, cafes, and colorful Victorian-style homes. Visitors can also enjoy the views of the harbor and lake, and the pristine beaches, dunes, and sunset.



## TRAVERSE CITY, MI

Traverse City offers gourmet restaurants, boating, beaches, and more. It is the home to the National Cherry Festival and Traverse City Film Festival. Nearby is Sleeping Bear Dunes National Lakeshore and some of the best wine in the US.



## THE BEST TRAVEL DESTINATIONS TO VISIT IN 2024

Northwest Michigan



## 23 BEST ROAD TRIPS IN THE US

Pierce Stocking Scenic Drive



## BEST MIDWEST STATE PARKS

Ludington State Park



## BEST HISTORIC SMALL TOWNS IN THE US

Traverse City



## INTERNATIONALLY JUDGED AND AWARDED WINES

Traverse City

