

For Lease

Retail



3549 W Houghton Lake Dr

Houghton Lake, MI, 48629

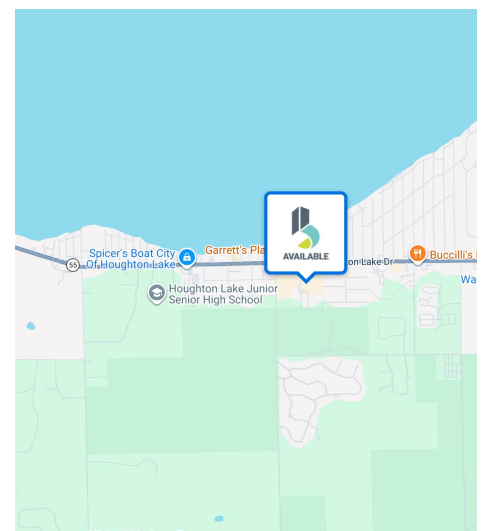
Village Square is a well-positioned neighborhood shopping center located on Houghton Lake Drive (M-55) in Roscommon County. Nestled between Family Fare Supermarket & Merchandise Outlet on the west and Tractor Supply, Harbor Freight, and Dunham's on the east, this center benefits from excellent co-tenancy, strong visibility, and steady traffic flow. Village Square offers prime leasing opportunities for retail, service, and office users.

Highlights

- **Prime Location:** Located on Houghton Lake Drive (M-55), a major east-west corridor with safe access via a traffic light at Reserve Rd.
- **High Visibility:** Excellent signage opportunities with fascia and large pylon signs along Houghton Lake Drive.
- **High Traffic Counts:** 13,915+ vehicles per day (ADT) along Houghton Lake Drive.
- **Strong Tenant Mix:** Tractor Supply, Harbor Freight, and Dunham's, plus other retail, service, and office tenants.
- **Prime Surroundings:** Close to popular retailers like Dollar General, Little Caesars, Arby's, Walmart, and Home Depot, offering great synergy.

Lease Rate \$7.00-12.00/SF/YR
(NNN)

Available SF 1,200- 13,694 SF



Katie Lovley
Advisor
klovley@bradleyco.com
c 616.889.9217

Peter Cachey
Advisor
pcachey@bradleyco.com
c 616.259.6386

www.bradleyco.com

Available Spaces

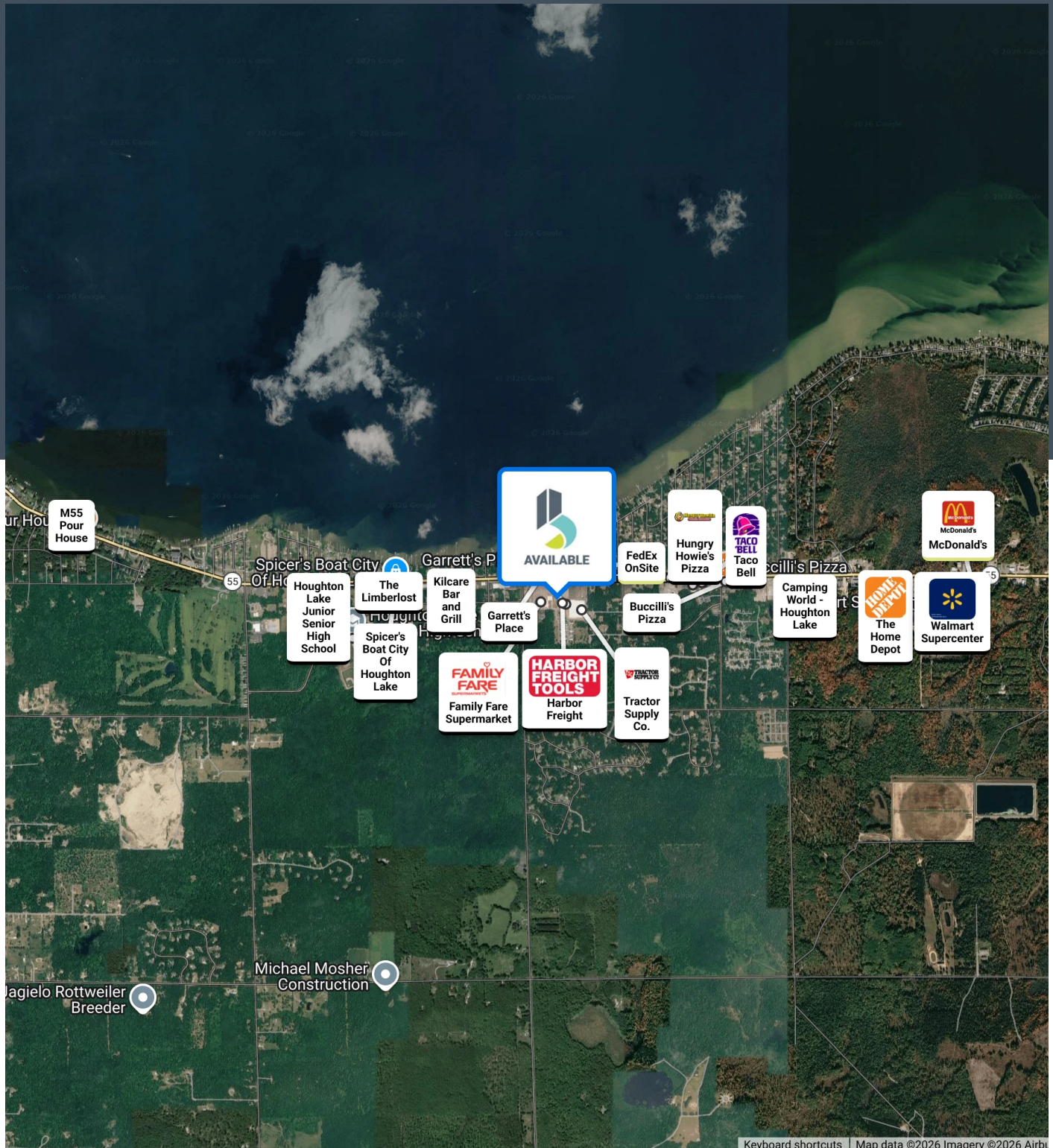
3491 W Houghton Lake Dr, Houghton Lake, MI 48629



Suite	Size (SF)	Lease Type	Lease Rate
3491	8,450 SF	NNN	\$8.00/SF/YR
3509	5,244 SF	NNN	\$8.00/SF/YR
3515	1,200 SF	NNN	\$12.00/SF/YR
3549	2,780 SF	NNN	\$8.00/SF/YR
3541	2,000 SF	NNN	\$10.00/SF/YR
3491 & 3509	13,694 SF	NNN	\$7.00/SF/YR

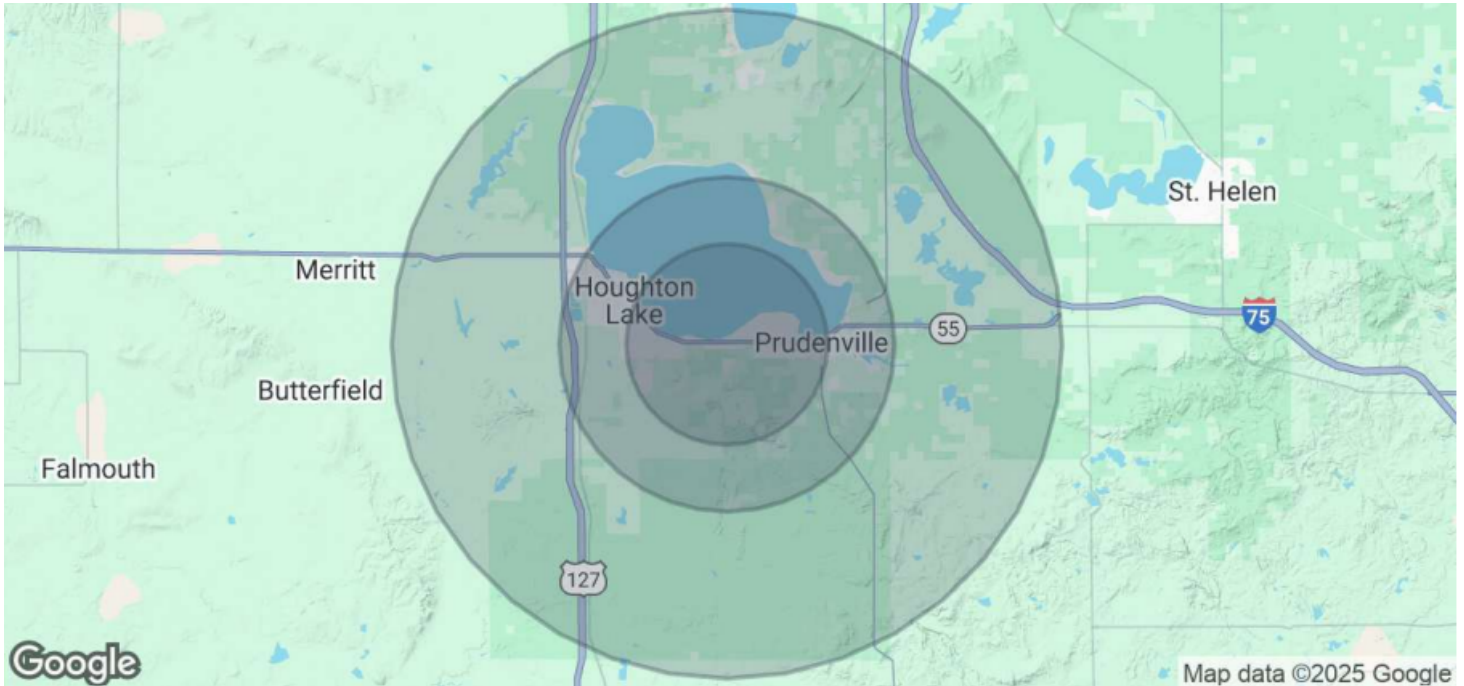
Retailer Map

3491 W Houghton Lake Dr, Houghton Lake, MI 48629



Demographics

3491 W Houghton Lake Dr, Houghton Lake, MI 48629



Demographics

	3 Miles	5 Miles	10 Miles
Total Population	5,479	10,138	14,070
Average Age	51	51	52
Average Age (Male)	51	51	52
Average Age (Female)	52	52	52
Total Households	2,673	4,935	6,890
# of Persons per HH	2	2.1	2
Average HH Income	\$70,475	\$70,515	\$72,304
Average House Value	\$202,988	\$206,156	\$211,332