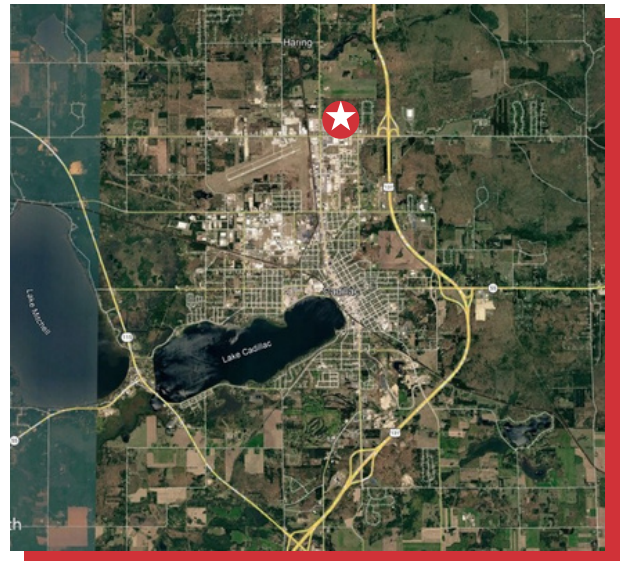




8795 BOON RD (E 34) CADILLAC, MI 49601

- 4,500 SF Retail Space Available
- Near Many National Retailers
- High Traffic Location Directly off US 131 Interchange



FOR MORE INFORMATION, CONTACT:

TODD LEINBERGER
231.679-4457
toddl@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
RETAIL SUITE

Located along Boon Road, a primary north corridor serving the community, this site benefits from strong local traffic and convenient access to US-131 and surrounding residential neighborhoods.

The building features an open and functional layout suitable for a wide range of retail, showroom, service, or specialty commercial users. Generous storefront visibility and accessible entry points create an inviting customer experience, while the building's size allows for flexible merchandising, display, and operational configurations.

PROPERTY INFORMATION

Total Building Size:	89,108 SF
Year Built:	2006, remodeled 2012
Acreage:	12.090 Acres
Municipality:	Haring Township, Wexford County
PPN:	2209-21-4304
Signage:	Pylon and Building
Parking:	Large on site lot
Zoning:	Commercial
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **8795 BOON RD.**
CADILLAC, MI 49601

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
RETAIL SUITE

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-120 Month Terms Available
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Negotiable
Date Available:	Currently Available

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
8795	4,500 SF	\$16.00	\$6,000

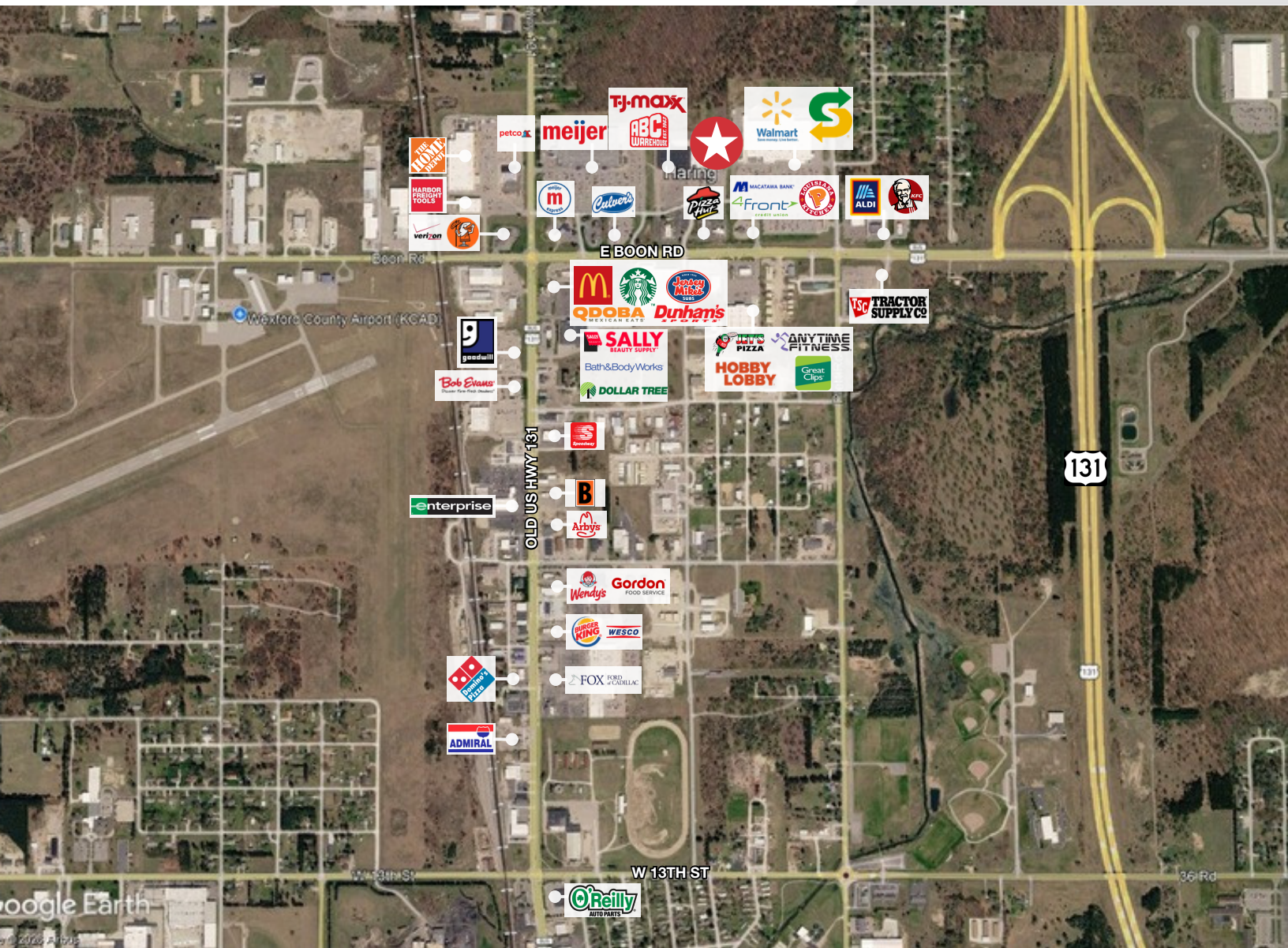


 **8795 BOON RD.**
CADILLAC, MI 49601

NAI Wisinski of
West Michigan

RETAIL MAP

FOR LEASE
RETAIL SUITE



TRAFFIC COUNTS AADT (Annual Average Daily Traffic Count)

Boon Rd. (E 34)	11,683
US 131 (Northbound at Boon)	13,066
US 131 (Southbound at Boon)	15,714
N. Mitchell	15,794

8795 BOON RD.
CADILLAC, MI 49601

NAI Wisinski of
West Michigan

PROPERTY PHOTOS

FOR LEASE
RETAIL SUITE

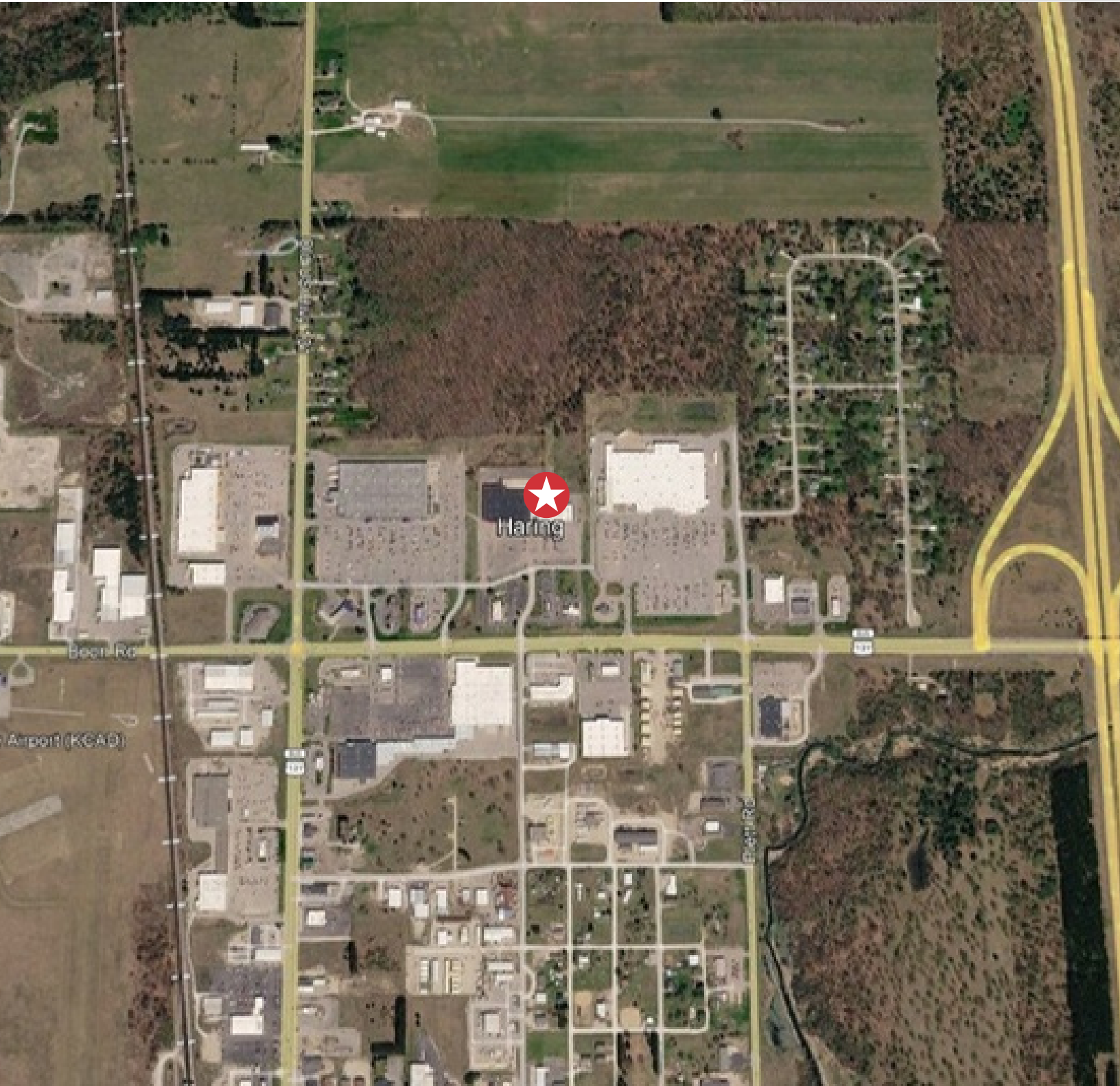


 **8795 BOON RD.**
CADILLAC, MI 49601

NAI Wisinski of
West Michigan

AERIAL MAP

FOR LEASE
RETAIL SUITE



 **8795 BOON RD.**
CADILLAC, MI 49601

NAI Wisinski of
West Michigan

DEMOGRAPHICS

FOR LEASE
RETAIL SUITE

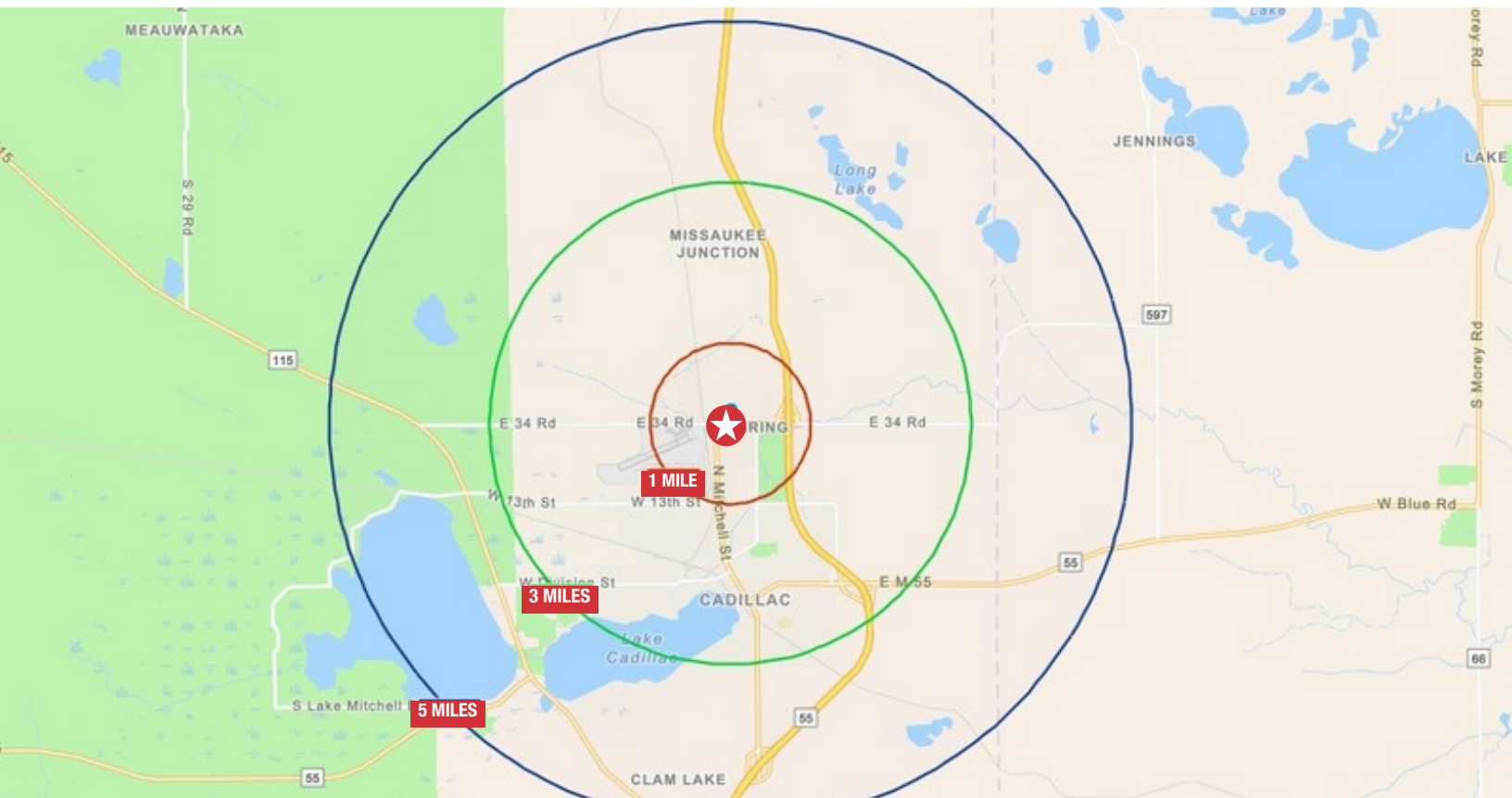
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	454	11,301	17,430
Average Age	46.4	40.0	42.10
HOUSEHOLDS			
Total Households	162	4,602	7,330
# of Persons per Household	46.4	40.0	42.1
HOUSEHOLD INCOME			
Average Household Income	\$135,976	\$75,870	\$82,454

17K

POPULATION
(5 MILES)

\$75K

AVERAGE HH INCOME
(3 MILES)



 **8795 BOON RD.**
CADILLAC, MI 49601

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

NORTHWESTERN MI

Northern Michigan's lakeshore communities each offer something special. Cadillac draws over a million visitors annually with year-round recreation, while Manistee is known for its historic charm, farmland, and vast forestland.

Ludington features festivals, lighthouses, and the S.S. Badger ferry across Lake Michigan. Frankfort offers Victorian homes, shops, and scenic beaches and dunes.

Traverse City stands out for its food scene, cherry and film festivals, nearby Sleeping Bear Dunes, and award-winning wine country.



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



INTERNATIONALLY JUDGED AND AWARDED WINES

Traverse City



CADILLAC, MI



LUDINGTON, MI



FRANKFORT, MI



TRAVERSE CITY, MI



naiwwm.com | 616.776.0100

