

FOR SALE

INCOME PRODUCING THROUGH 12/31/2030



332 FIRST ST, MANISTEE, MI 49660

LAKE MICHIGAN



SUBJECT
PROPERTY

BRIANNA JOHNSTON
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PROPERTY HIGHLIGHTS

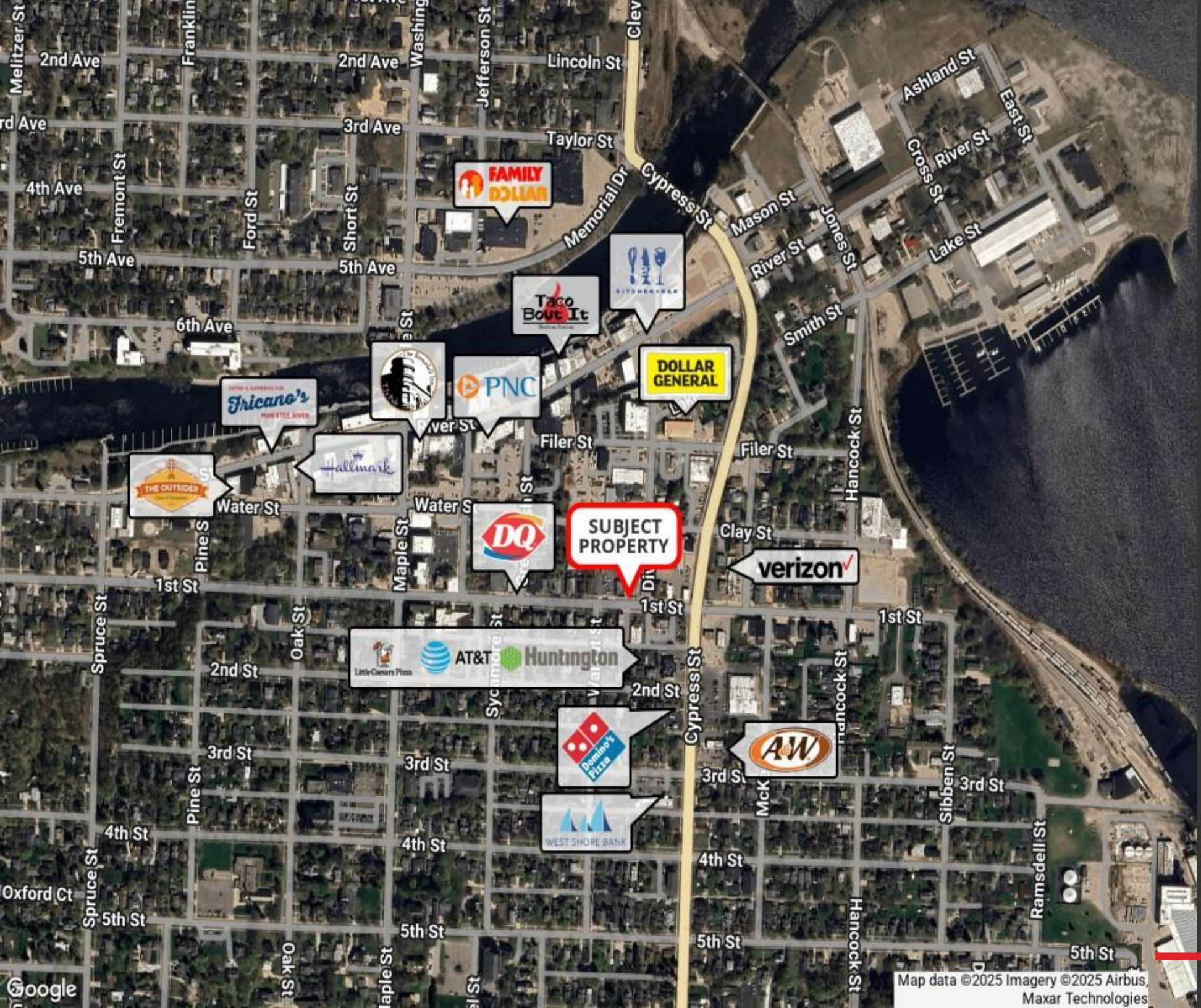
- 6,214 SF and 0.65 AC
- Huntington Bank's lease expires December 31, 2030, and they are interested in pursuing an early lease termination
- Tenant is currently paying \$60,554/year NNN
- The site is situated on the primary commercial corridor
- Manistee is a major connecting point between Ludington and Traverse City
- Flexible zoning which allows for various uses
- The parcel has multiple points of ingress and egress
- Surrounded by other local and national tenants including Dollar General, Little Caesars, Domino's, A&W, and Dairy Queen



Asking Price	Contact Broker
Available SF	6,214 SF
Acreage	0.65 AC
Property Type	Retail (Flexible Zoning for various uses)
City	Manistee

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NEARBY AMENITIES

FAMILY DOLLAR

Taco Bout It

BITCHES & BAR

DOLLAR GENERAL

PNC

Fricano's

WATER

Hallmark

THE OUTDOOR

DQ

SUBJECT PROPERTY

verizon

Little Caesars Pizza AT&T Huntington

Domino's Pizza

WEST SHORE BANK

A&W



Nestled along the shores of Lake Michigan, Manistee combines small-town charm with a thriving regional economy supported by tourism, manufacturing, and a growing service sector. The city’s historic downtown, revitalized riverwalk, and vibrant arts scene draw residents and visitors alike, while its steady influx of year-round tourism supports strong retail activity. With major transportation routes connecting to Traverse City, Grand Rapids, and Ludington, Manistee offers both accessibility and a sense of place that attracts businesses seeking visibility and community connection.

Manistee’s diverse local economy is bolstered by its natural resources, strong workforce, and expanding investment in infrastructure and development. The area continues to see growth in retail, hospitality, and light industrial sectors, creating opportunities for new businesses to serve a dynamic market. Whether catering to locals, seasonal visitors, or regional commuters, Manistee’s mix of natural beauty, economic diversity, and community-driven progress provides an exceptional environment for sustained commercial success.

	3 MILES	5 MILES	10 MILES
2025 EST POPULATION	9,676	11,253	14,458
2025 ESTIMATED HOUSEHOLDS	4,184	4,869	6,230
2025 ESTIMATED AVERAGE HH INCOME	\$85,711	\$91,128	\$92,465

CREATING
VALUE
BEYOND
REAL
ESTATE



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