



**WOODCREST**  
CAPITAL, LLC

# Thunder Bay

2205-2219 US-23 South | Alpena MI

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**900 - 12,562 SF**  
**End-cap: 14,976 SF**  
**Flex: 1,500 SF**



- 90,979 SF Center
- Alpena County, Michigan
- Large Parking Field
- Great Visibility & Access
- New Ollie's Opened 2025!!

Type	PSF
NNN's	\$ 1.68
Lease Rates	Call for Rates

Traffic Counts	
US-23 S	13,217 VPD
W Washington Ave	14,230 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	4,172	13,433	17,104	132,416
Households	2,012	6,062	7,713	53,118
Average HH Income	\$67,631	\$59,787	\$61,679	\$74,040

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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