

THUNDER BAY SHOPPING CENTER



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR LEASE

2205-2219 US Highway 23 / Alpena, MI



RETAIL OPPORTUNITY

THUNDER BAY SHOPPING CENTER

Address

2205-2219 US Highway 23
Alpena, MI 49707

Availability

- **96:** 2,550 SF
- **108:** 2,800 SF
- **112:** 1,400 SF
- **132:** 1,400 SF
- **136:** 8,470 SF
- **146:** 12,562 SF
- **150:** 14,976 SF
- **2211:** 1,850 SF
- **2213:** 1,000 SF
- **2215:** 1,500 SF



Features

Join Ollie’s Bargain Outlet (opened in 2024) with a coveted end cap suite spanning 14,976 SF facing the primary road, US-23. Opportunity to lease small shops space, as well as a rare junior box space in the market.

Thunder Bay Shopping Center is located on US Highway 23 S. and Ripley Boulevard, at a traffic-controlled intersection that sees over 25,000 vpd. The site is strategically located across the street from the Alpena Mall. Alpena is the county seat in Alpena County.

Large parking field, with pylon signage available. Aggressive lease terms.

Demographics (2026)

	3 MILE	5 MILES	10 MILES
POPULATION	14,606	16,517	22,737
HOUSEHOLDS	6,879	7,744	10,583
AVG HOUSEHOLD INCOME	\$72,403	\$72,249	\$74,524
DAYTIME POPULATION	19,075	21,182	25,540



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