

THUNDER BAY SHOPPING CENTER



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
- **106:** 900 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 (2025)

	3 MILE	5 MILES	10 MILES
POPULATION	10,322	17,300	22,323
HOUSEHOLDS	4,662	7,921	10,205
AVG HOUSEHOLD INCOME	\$60,649	\$64,855	\$69,346
DAYTIME POPULATION	13,677	21,428	25,067



THUNDER BAY SHOPPING CENTER



THUNDER BAY SHOPPING CENTER



TSC TRACTOR SUPPLY CO
DOLLAR TREE

big boy

JJ'S

Manca's

23

KFC

7,540 vpd Grant St

8,277 vpd

10,009 vpd

Thunder Bowl Inc / The Shooters Pub

Ripley Blvd

FAMILY Farm & Home
Dunham's SHOE DEPT. SPORTS
Gordon's FOOD SERVICE
sears HOME SERVICES

Arby's

TACO BELL
Pizza Hut
DG

SITE

Thunder Bay Shopping Center

OLLIE'S
GOOD STUFF CHEAP

11,909 vpd

VFW
VETERANS OF FOREIGN WARS

23

McDonald's

O'Reilly
AUTO PARTS

THE SALVATION ARMY

8,496 vpd

verizon

Werth Rd

AERIAL

THUNDER BAY SHOPPING CENTER



Lindsey
Shaw

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

LShaw@MidAmericaGrp.com

Karen
Gargaro

Mid-America Real Estate -
Michigan, Inc.

T: 248.855.6800

KGargaro@MidAmericaGrp.com



MID-AMERICA[®]
Real Estate-Michigan, Inc.

38500 Woodward Ave, Suite 100
Bloomfield Hills, Michigan 48304
248.855.6800

MidAmericaGrp.com