

OPERATING CANNABIS RETAILER
7957 E STATE STREET
CENTRAL LAKE, MI | ANTRIM COUNTY



HUDSON
REAL ESTATE

500 S. OLD WOODWARD AVENUE
SECOND FLOOR
BIRMINGHAM, MI 48009

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PROPERTY OVERVIEW

Approximately 3,000 SF mixed-use commercial property located in Central Lake, Michigan within the broader Torch Lake tourism region this property features an operating adult-use cannabis dispensary on the main level along with approximately 1,000 SF of finished upper-level space suitable for residential, office, or owner/operator use.

The building was previously redeveloped for licensed cannabis retail operations and includes established retail infrastructure, security and compliance systems, dedicated parking, and prominent frontage along State Street within one of Northern Michigan's most active recreational travel corridors.

RETAIL BUILDING

Property Address	7957 E State Street - Central Lake, MI 49622
Zoning	Commercial
Parcel Number	054201006500
Year Built	1900
Year Renovated	2021
Lot Size	0.23
Total Square Feet	2,640

The property combines:

- licensed cannabis retail operations
- mixed-use real estate
- finished upper-level residential or office space
- established operational infrastructure
- future operational upside within a tourism-driven market



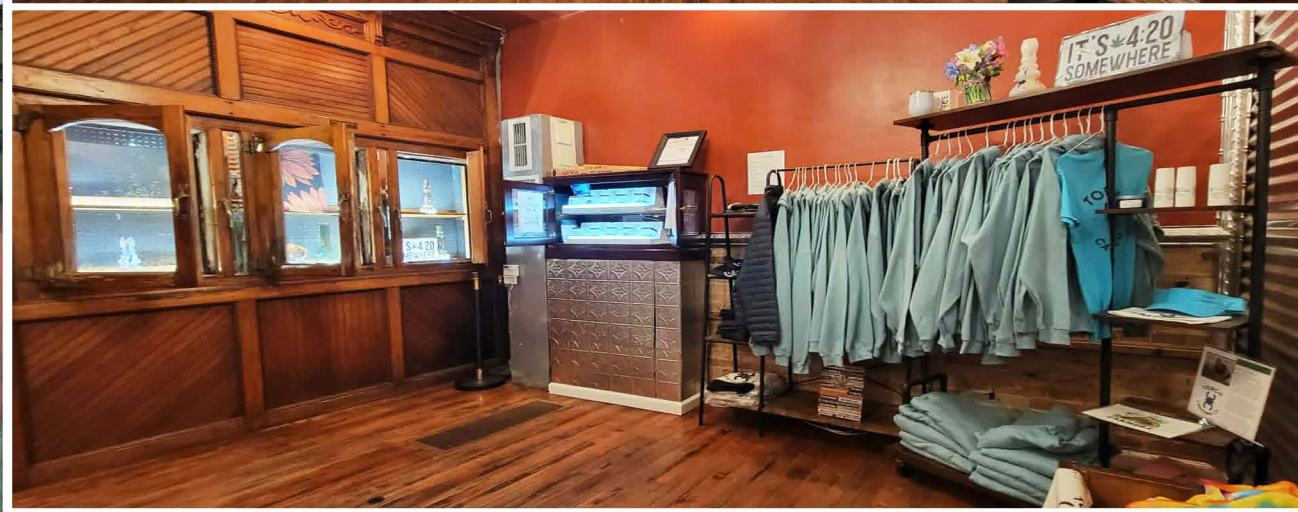
Located in Central Lake within Northern Michigan's Torch Lake tourism corridor, Torch Cannabis Co. is an established adult-use cannabis retailer serving both local and seasonal consumers within one of the state's most recognizable recreational destinations.

Positioned within a tourism-driven market known for lake culture, outdoor recreation, and destination travel, Torch Cannabis Co. has developed a distinct boutique-style retail presence that differs from larger volume-driven cannabis operators. The business benefits from consistent seasonal traffic, regional visibility, and limited nearby licensed competition while offering a more experiential and relationship-oriented customer environment.

Torch Cannabis Co. has built its brand around intentionally curated product selection, approachable customer engagement, and a more authentic Northern Michigan retail atmosphere — creating a destination-style experience for both visitors and local consumers seeking quality-focused products rather than purely transactional retail.

The offering includes a turnkey operation with existing retail infrastructure, security systems, operational buildout, branding, and established market presence already in place. For investors or operators seeking Northern Michigan market entry or expansion, the opportunity presents an ability to acquire an established licensed retail platform without the time, capital investment, and regulatory uncertainty associated with ground-up cannabis development and licensing.

BUSINESS OVERVIEW





CENTRAL LAKE / NORTHERN MICHIGAN MARKET

1. TOURISM-DRIVEN CONSUMER MARKET

- Located within Northern Michigan's Torch Lake and Chain of Lakes region, Central Lake benefits from strong seasonal tourism and recreational travel activity.
- The area attracts seasonal homeowners, vacation visitors, boating traffic, and regional tourism from across Michigan and the Midwest.
- Peak summer and fall tourism support retail, hospitality, food & beverage, and consumer-oriented businesses.

2. LIMITED-MARKET COMPETITION

- Many Northern Michigan municipalities continue to restrict or prohibit cannabis businesses, creating limited-market dynamics for existing operators.
- Central Lake and the surrounding region have demonstrated a relatively cannabis-friendly operating environment compared to neighboring communities.
- Existing operators benefit from reduced competition and barriers to entry tied to licensing and municipal approvals.

3. STRATEGIC NORTHERN MICHIGAN LOCATION

- Central Lake is positioned near Torch Lake, Bellaire, Charlevoix, Petoskey, and Traverse City.
- The region benefits from strong drive traffic and destination travel throughout much of the year.
- Northern Michigan tourism visibility extends well beyond the village's year-round population base.



4. ESTABLISHED RETAIL & HOSPITALITY ECONOMY

- The local economy is supported by tourism, hospitality, retail, restaurants, outdoor recreation, and service-oriented businesses.
- Seasonal visitor spending continues to support consumer-facing businesses throughout the region.
- Vacation-home and recreational property investment continue to support regional economic growth.

5. TURNKEY OPERATIONAL OPPORTUNITY

- Existing licensed cannabis operations can offer advantages compared to pursuing new licensing and ground-up development.
- Buyers benefit from existing infrastructure, security/compliance systems, and established market presence already in place.
- Current market conditions increasingly favor efficient operators with established infrastructure and local visibility.

6. NORTHERN MICHIGAN LIFESTYLE & BRAND POTENTIAL

- Northern Michigan attracts consumers seeking outdoor recreation, wellness-oriented lifestyles, and destination-driven experiences.
- Tourism-focused operators may benefit from branding tied to lake culture, recreation, and Northern Michigan identity.
- Well-positioned operators can capitalize on repeat seasonal visitation and destination-based consumer traffic.

DEMOGRAPHICS

COUNTY INFORMATION

Antrim County is located in Northern Michigan and had an estimated population of approximately 24,700 residents as of 2025, reflecting continued growth since the 2020 Census population of 23,431. The county seat is Bellaire.

Antrim County is home to Torch Lake, Michigan's deepest and second-largest inland lake, widely recognized for its exceptionally clear blue waters and strong tourism appeal. Torch Lake is part of the Chain of Lakes watershed system, much of which lies within Antrim County, while Grand Traverse Bay borders the county to the west.

CITY INFORMATION

Central Lake is a village located within Central Lake Township in Antrim County, Michigan. The village had a population of approximately 960 residents at the 2020 Census, with more recent estimates placing the population near 975–1,000 residents.

Positioned within the center of Antrim County's Chain of Lakes region, Central Lake benefits from proximity to Torch Lake, surrounding inland lakes, recreational destinations, and strong seasonal tourism traffic throughout much of the year. The community serves both year-round residents and seasonal visitors seeking Northern Michigan's outdoor and waterfront lifestyle.

Central Lake's economy is supported by tourism, hospitality, retail, food and beverage, manufacturing, and service-related industries. Manufacturing, retail trade, accommodation/food services, and healthcare remain among the area's primary employment sectors.

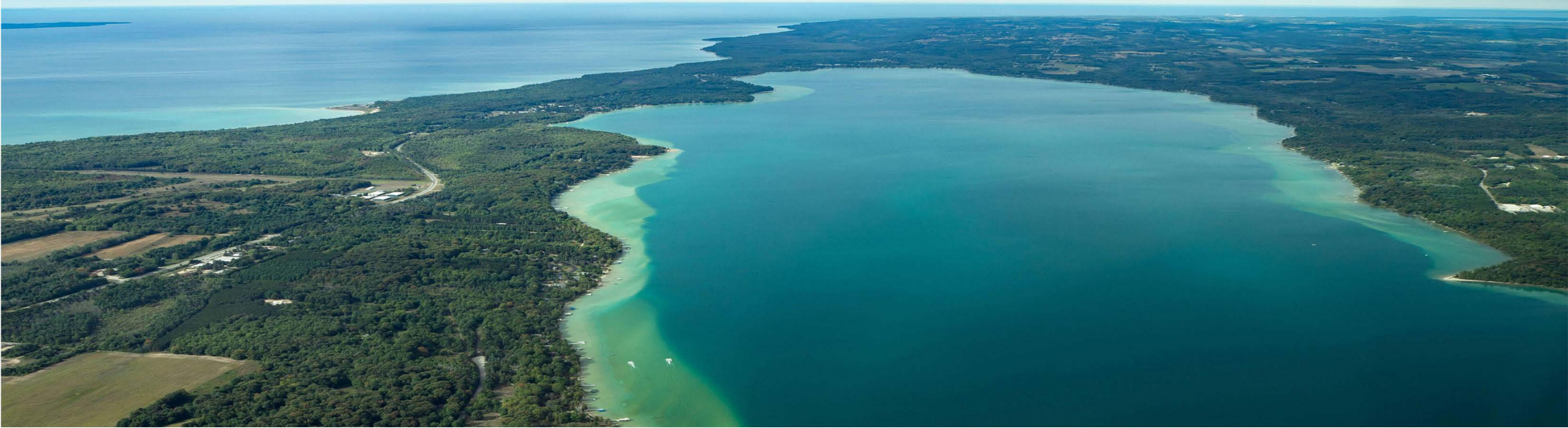
Recent demographic and housing trends continue to reflect Northern Michigan's growing tourism and recreational property market:

Estimated median household income: approximately \$63,000+

Estimated median property value: approximately \$167,000+

Homeownership rate: approximately 75%

Central Lake's location between Traverse City, Charlevoix, Petoskey, and Bellaire further enhances its regional accessibility and tourism visibility. The area continues to attract seasonal visitors, second-home owners, outdoor recreation enthusiasts, and businesses positioned to serve Northern Michigan's evolving tourism and lifestyle economy.



CENTRAL LAKE

Located near the shores of Torch Lake in the heart of Northern Michigan's lake country, Central Lake benefits from strong seasonal tourism driven by boating, outdoor recreation, vacation travel, and surrounding waterfront communities. The region is widely recognized as one of Michigan's premier recreational destinations, attracting a consistent mix of year-round residents, seasonal homeowners, short-term rental visitors, and tourism traffic throughout much of the year.

Torch Lake, the Chain of Lakes, nearby golf courses, ski destinations, hiking trails, and surrounding resort communities contribute to a steady flow of visitors seeking Northern Michigan's outdoor lifestyle and small-town atmosphere. The area experiences increased activity during peak summer and fall tourism seasons, supporting local retail, hospitality, food and beverage, and service-oriented businesses.

Central Lake's location between larger Northern Michigan destinations such as Traverse City, Charlevoix, Petoskey, and Bellaire further enhances its regional accessibility and visibility. As tourism and recreational property investment continue to expand throughout Northern Michigan, the area remains attractive for businesses positioned to serve both local residents and seasonal consumers.

The region's combination of tourism activity, destination travel, recreational culture, and limited-market competition creates ongoing opportunity for retail and consumer-facing businesses seeking an established presence within Northern Michigan's evolving economic landscape.

Central Lake and the surrounding region have also demonstrated a relatively welcoming environment for licensed cannabis businesses compared to many Northern Michigan municipalities that continue to restrict or prohibit cannabis operations. This creates a limited-market dynamic for existing licensed operators and presents an opportunity for businesses seeking established positioning within a tourism-driven Northern Michigan market.

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