

**FOR LEASE**

# 3303 W WASHINGTON AVE

ALPENA, MI 49707

Premier Retail Space Available

## SPACE 1

### 4,469 SF

\$15 PSF, NNN

## SPACE 2

### 4,550 SF

\$10 PSF, NNN

## SPACE 3

### 1,440 SF

Available 1/1/27

## ABOUT THE SPACE

### HARD CORNER LOCATION

Situated at the signalized, hard corner of M-32 and Bagley Street, the busiest retail intersection in Northeast Michigan. The property sits directly across from Meijer and Walmart Supercenter and shares the corridor with Walgreens, Marshalls, Harbor Freight, and Starbucks, putting any tenant in the path of the area's heaviest daily shopping traffic. The space is well-suited for retail, medical/dental, fitness, service, or restaurant uses. Ample on-site parking and easy ingress/egress from M-32. Alpena is the primary retail, medical, and employment hub for Northeast Michigan, drawing trade from Alpena, Presque Isle, and Montmorency counties, making this corridor the region's dominant shopping destination.

## HIGHLIGHTS

- **Directly across from Meijer & Walmart Supercenter.**
- **Surrounded by national tenants.** Walgreens, Marshalls, Harbor Freight, & Starbucks.
- **Ample on-site parking - Easy ingress/egress.**
- **High visibility corner - 16,000+ vehicles passing daily.**

## ALEX GIWA

VICE PRESIDENT · SKYLARK COMMERCIAL REALTY, LLC

✉ [alex@skylarkcommercial.com](mailto:alex@skylarkcommercial.com)

📞 248-318-3145

PROPERTY PHOTOS

Site & Tenant Plan — redrawn for legibility from the original surveyor's sketch

NE corner of M-32 & Bagley St. - NOT TO SCALE - dimensions in feet as noted on the original drawing

Sheet 1 of 1

