

# FOR SALE OR LEASE

## HARBORTOWN



**2111 CASS LAKE ROAD**  
**KEEGO HARBOR, MI 48320**

### PROPERTY FEATURES:

- 7,500 SF Free Standing Commercial Building
- Suites available for lease from 900 SF up to 7,500 SF
- Ideal end user purchase opportunity
- Building exterior and landscaping recently updated
- Zoned C-2 General Business District
- Possible uses include retail, personal services, office, medical and school
- On-site parking with easement for abundant additional parking on neighboring site
- Rental rates from \$10.00 NNN | Sale price \$1,095,000

FOR MORE INFORMATION PLEASE CONTACT:



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# HARBORTOWN

## LOCATION OVERVIEW



### TRAFFIC COUNTS

| INTERSECTION                     | CARS PER DAY |
|----------------------------------|--------------|
| Cass Lake Rd & Beland Ave        | 17,293       |
| Cass Lake Rd & Orchard Lake Road | 14,120       |
| Orchard Lake Rd & Pine Lake Ave  | 31,837       |
| Orchard Lake Rd & Fordham St SW  | 31,903       |

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 7,318    | 56,032   | 165,460  |
| Total Households  | 3,207    | 23,191   | 63,983   |
| Average HH Income | \$87,151 | \$94,344 | \$92,277 |