



## Retail For Sale or Lease

**Property Name:**  
**Location:** 1306 S. Carney Drive  
**City, State:** St. Clair, MI  
**Cross Streets:** S. of Fred W Moore Hwy.  
**County:** St. Clair  
**Zoning:** C-2, Gen. Business  
**Year Built:** 2007

<b>Total Building Sq. Ft.:</b>	6,000	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	6,000	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	6,000	<b>Total Acreage:</b>	0.32
<b>Max Cont. Sq. Ft.:</b>	6,000	<b>Land Dimensions:</b>	140' X 100'
<b>Ceiling Height:</b>	9'	<b>Parking:</b>	N/A
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	N/A
<b>Structural System:</b>	Wood	<b>Restrooms:</b>	3
<b>Heating:</b>	GFA	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Yes
<b>Basement:</b>	Yes	<b>Roof:</b>	Gable/Asphalt
<b>Number of Stories:</b>	2	<b>Floors:</b>	N/A
<b>Condition:</b>	Great	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2020	<b>Count:</b> 5,151	Carney Dr. N. of Fred W Moore Hwy. 2-Way
<b>1 Mile:</b> 3,431	<b>1 Mile:</b> \$70,281	<b>Yr:</b> 2020	<b>Count:</b> 6,610	Fred W Moore Hwy. W. of Carney Dr. 2-Way	
<b>3 Miles:</b> 9,449	<b>3 Miles:</b> \$76,607	<b>Yr:</b> 2020	<b>Count:</b> 4,899	Fred W Moore Hwy. E. of Carney Dr. 2-Way	
<b>5 Miles:</b> 15,595	<b>5 Miles:</b> \$78,274	<b>Yr:</b>	<b>Count:</b>		

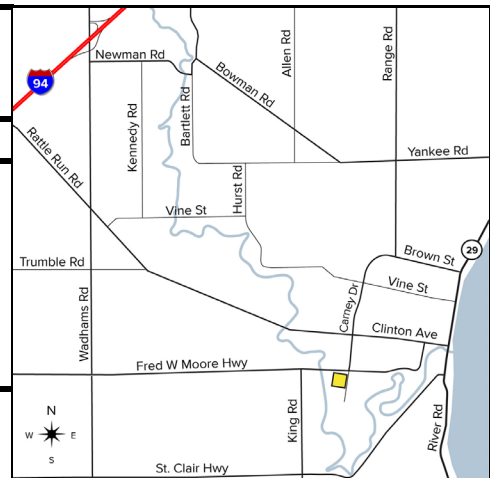
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$11.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$12,803.77
<b>Lease Term:</b>	3 - 5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	Equal to 2 Years	<b>Parcel #:</b>	07-055-0041-010
<b>Sale Price:</b>	\$450,000 (\$75.00/sqft)	<b>Assessor #:</b>	N/A
<b>Sale Terms:</b>	Cash	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Septic System	<b>Gas:</b> Yes
<b>Storm Sewer:</b> No	<b>Water:</b> Well

**Tenant Responsibilities:** N/A

**Comments:** Former physical therapy/fitness center.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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