



Retail For Sale or Lease

Property Name: Former Red Ox Tavern
Location: 45411 Park Avenue
City, State: Utica, MI
Cross Streets: Hall Road
County: Macomb
Zoning: MXD
Year Built: 1998 (Retrofit: 2009)

Total Building Sq. Ft.:	7,750	Property Type:	Restaurant
Available Sq. Ft.:	7,750	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	7,750	Total Acreage:	1.98
Max Cont. Sq. Ft.:	7,750	Land Dimensions:	N/A
Ceiling Height:	14'	Parking:	102
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Brick	Power:	N/A
Structural System:	Block/Brick	Restrooms:	Yes
Heating:	Complete HVAC	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	Excellent	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2020	Count: 72,032	Hall Rd. E. of M-53 2-Way
1 Mile: 11,048	1 Mile: \$69,706	Yr: 2020	Count: 69,411	Hall Rd. W. of M-53 2-Way	
3 Miles: 98,675	3 Miles: \$69,912	Yr: 2020	Count: 35,754	M-53 N. of Hall Rd. 2-Way	
5 Miles: 249,278	5 Miles: \$78,394	Yr: 2020	Count: 50,136	M-53 S. of Hall Rd. 2-Way	

Current Tenant(s): N/A
Major Tenants: Sam's Club, Value City Furniture, Best Buy, At Home, GFS, Applebee's, Dave & Buster's

Lease Rate:	\$25.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$38,464.39 (2020/21)
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Parcel #:	11-07-35-300-040
Sale Price:	\$2,500,000 (\$322.58/sqft)	Assessor #:	N/A
Sale Terms:	Cash	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Turn-key restaurant with FF&E and liquor license.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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