

45411 PARK AVENUE
UTICA, MICHIGAN

RETAIL FOR SALE OR LEASE
7,750 Square Feet Available



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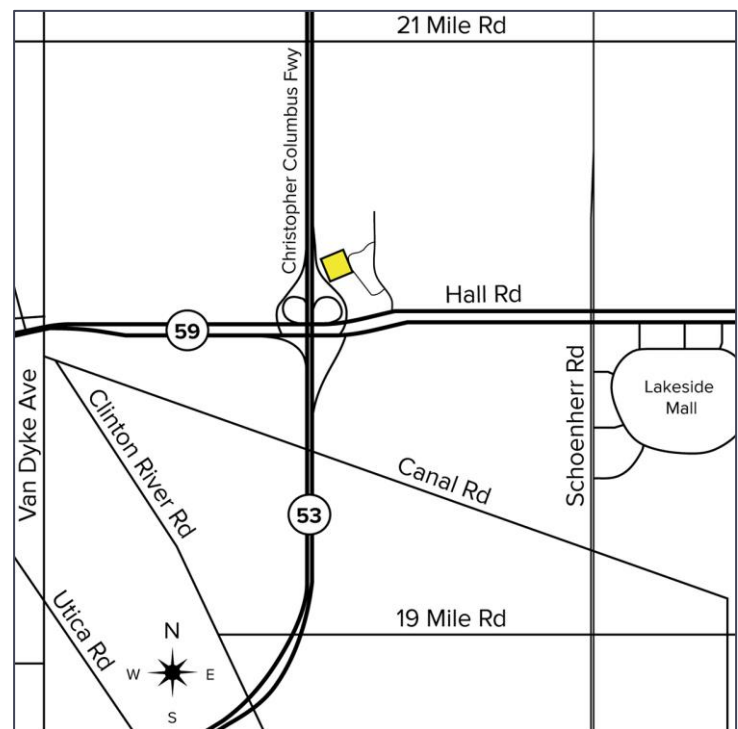
TURN-KEY RESTAURANT



PROPERTY FEATURES

- 7,750 available square feet
- Zoned MXD
- Built in 1998, retrofit in 2009
- Located on 1.98 acres
- 14' clear height
- 102 parking spaces
- Lease Rate: \$25.00/sq. ft. NNN
- Sale Price: \$2,500,000 (\$322.58/sq. ft.)

Comments: Turn-key restaurant with FF&E and liquor license. Building in excellent condition.



For more information, please contact:

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One Towne Square, Suite 1200
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Additional Photos



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,048	\$69,706
3 MILE	98,675	\$69,912
5 MILE	249,278	\$78,394

TRAFFIC COUNTS (TWO-WAY)

72,032	Hall Rd. E. of M-53
69,411	Hall Rd. W. of M-53
35,754	M-53 N. of Hall Rd.
50,136	M-53 S. of Hall Rd.



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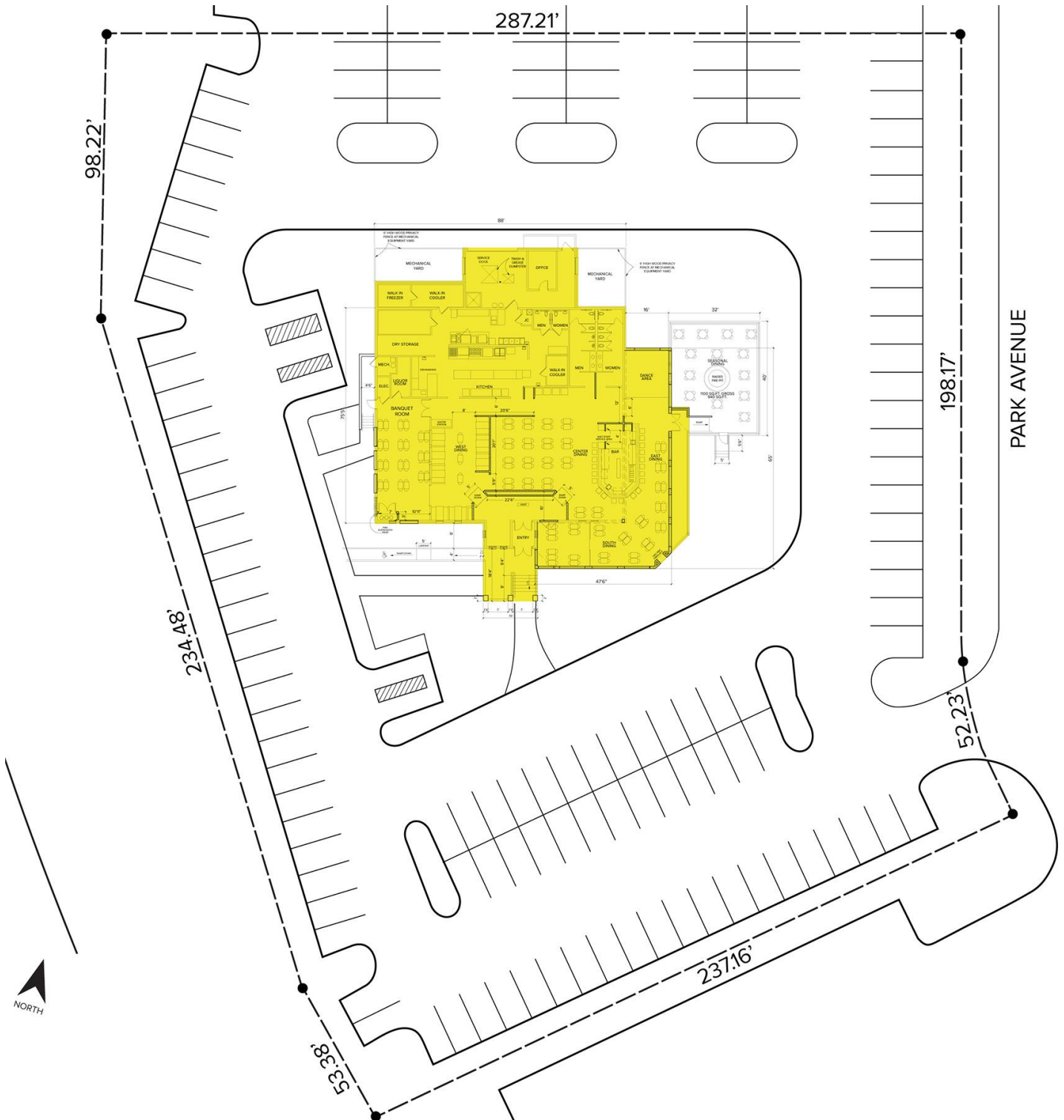
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Site Plan



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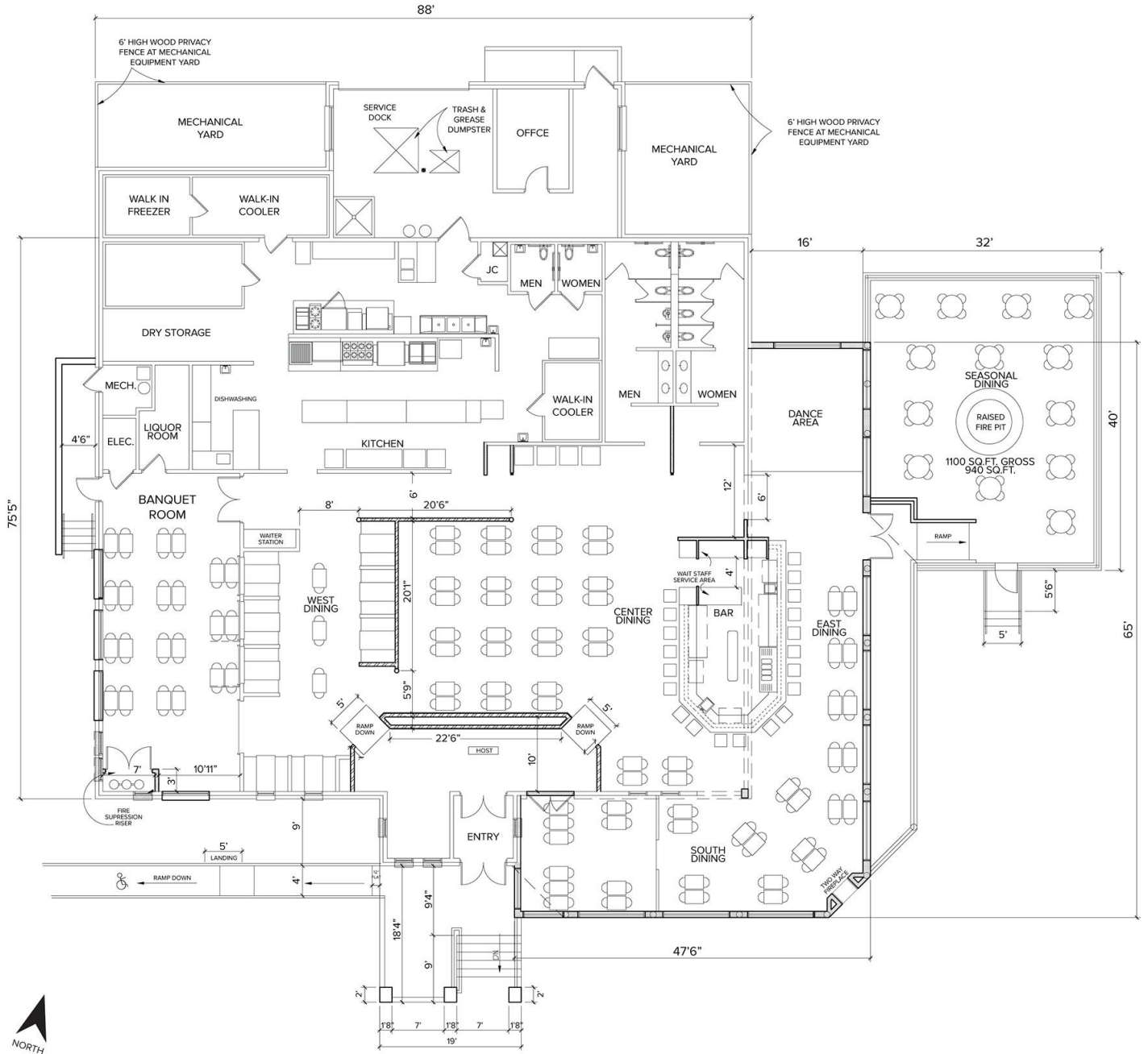
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Floor Plan



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