



PILOT
PROPERTY GROUP

PREAPPROVED BAR/RESTAURANT LOCATION
587 N. VAN DYKE, IMLAY CITY, MI 48444

PROPERTY OVERVIEW:

Owner will provide complete approved drawings and permits to construct the bar/restaurant upon signing ten year lease agreement.

Property Type:..... Multi-Tenant Retail
Proposed Restaurant Sq. Ft.:..... 5,750
Seating Capacity:..... 132
Lease Rate:..... \$8.00/Gross

ANCHOR TENANTS:   **AREA TENANTS:**      

TRADE AREA DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
<i>Est. Population</i>	2,439	6,392	10,811
<i>Average HH Income</i>	\$43,755	\$54,009	\$59,386
<i>Households</i>	940	2,342	3,925

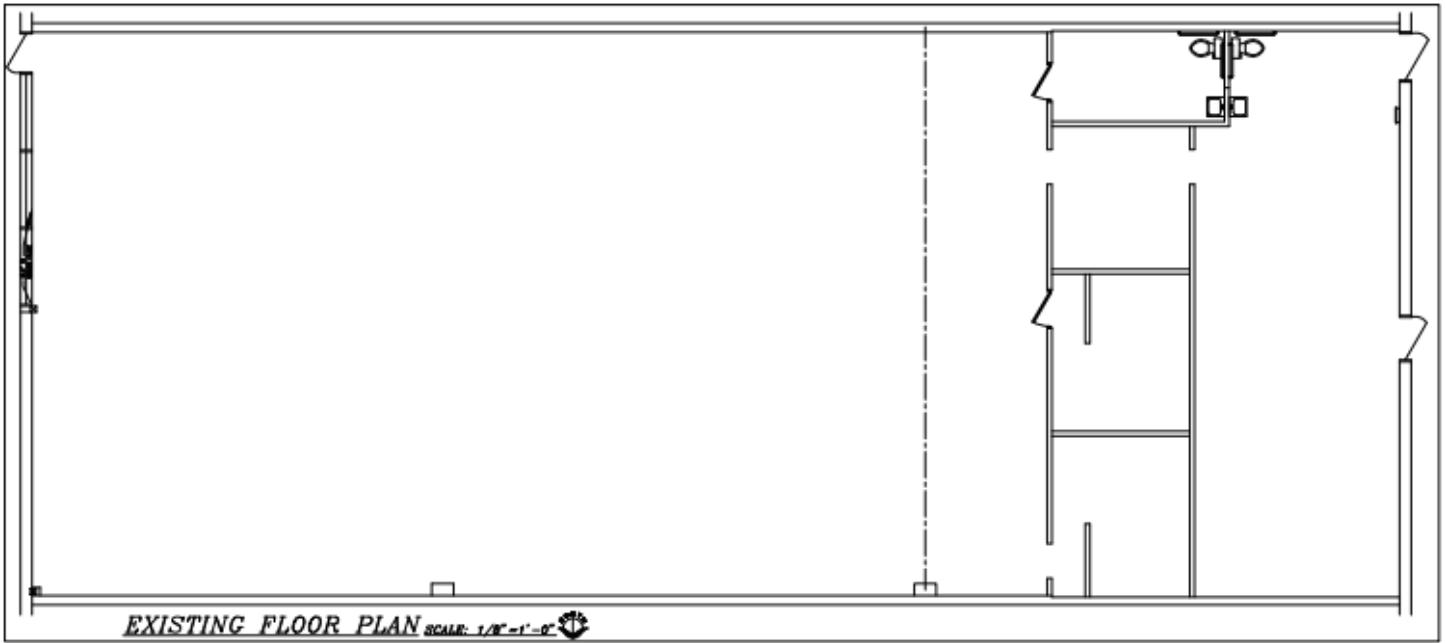
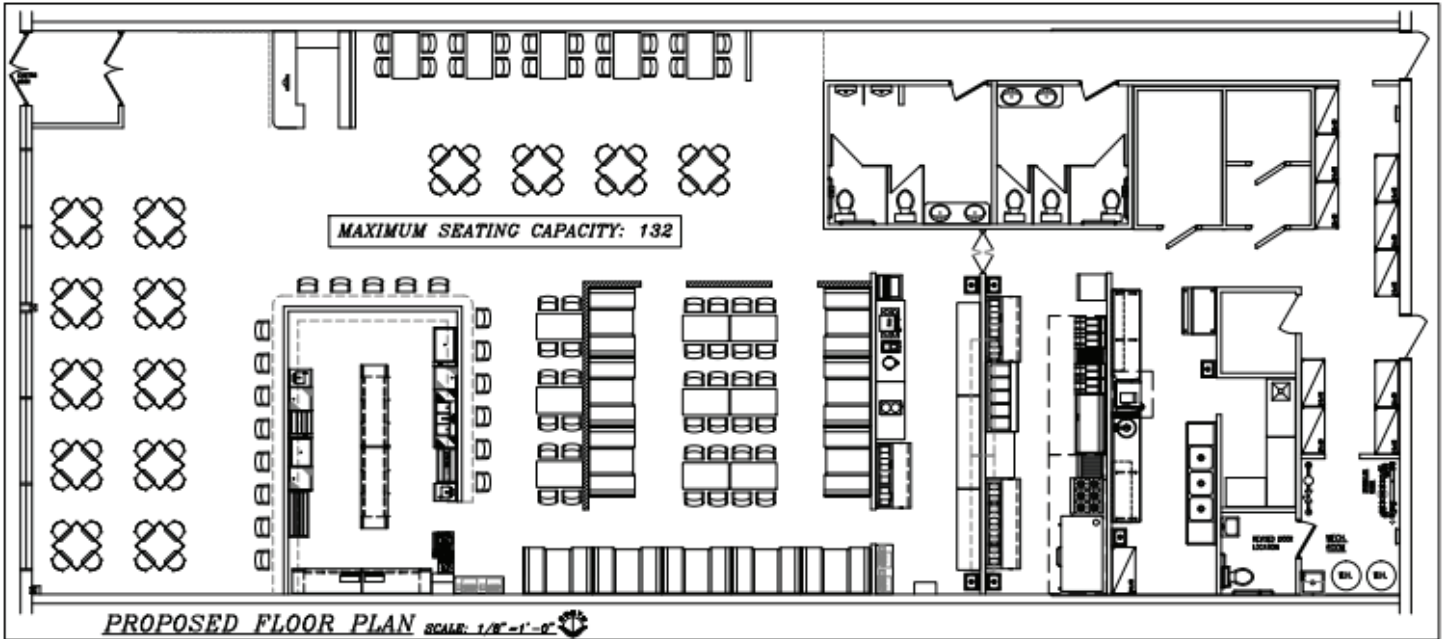
TRAFFIC & FRONTAGE
11,000 on Cedar St. & Old M-21 (2017)
17,800 on N Cedar St & E 4th (2016)
592' on Van Dyke/ N Cedar (with 2 curb cuts)
438' on E. Capac St.

AGENT CONTACT INFO

TONY CAVATAIO O: 586.254.0900 x107 • C: 586.291.6968 • tcavataio@pilotpg.com

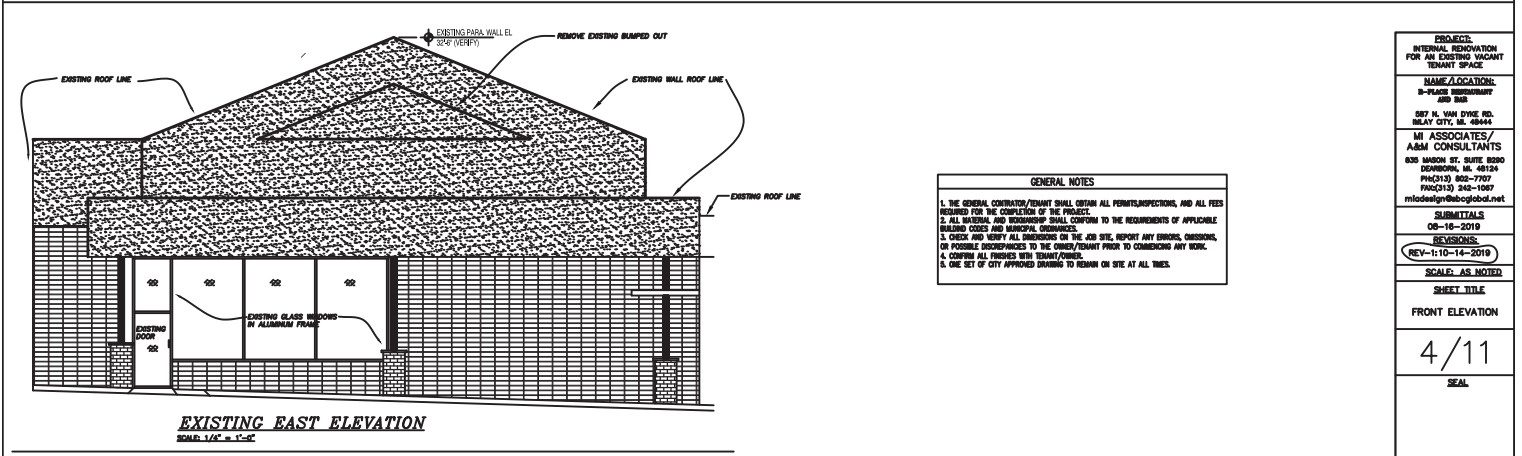
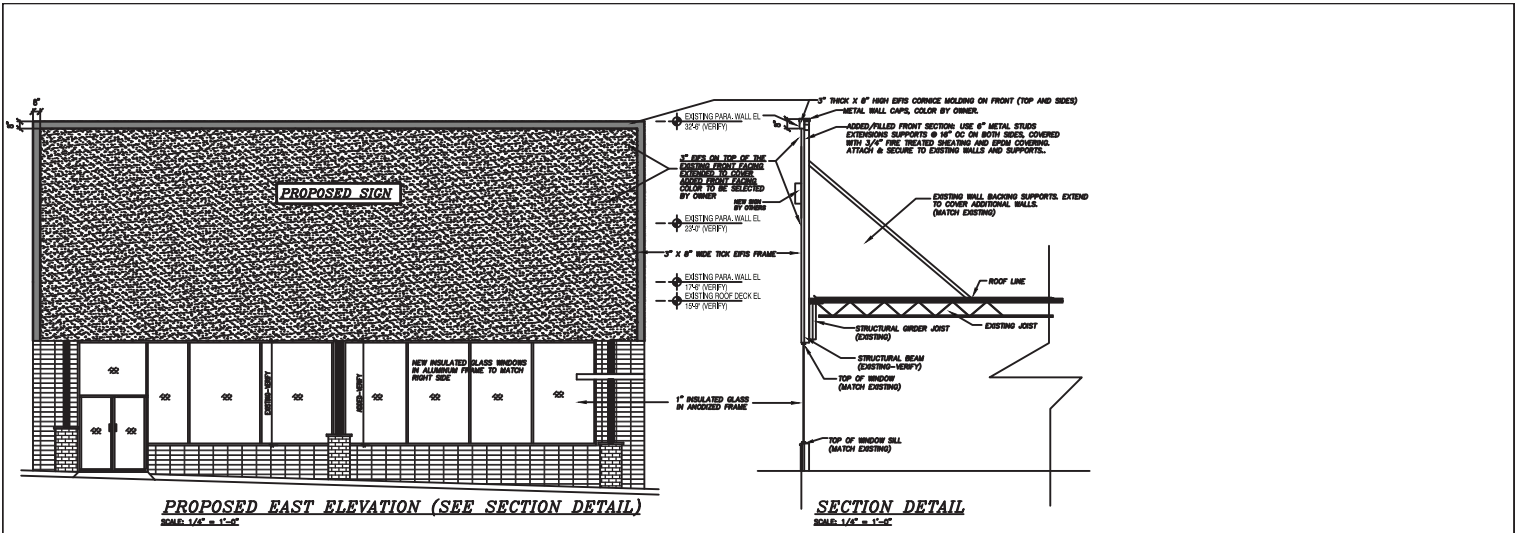
Matching the right people to the right place.

SITE PLAN



Matching the right people to the right place.

ELEVATION



GENERAL NOTES

1. THE GENERAL CONTRACTOR/TENANT SHALL OBTAIN ALL PERMITS/INSPECTIONS, AND ALL FEES REQUIRED FOR THE COMPLETION OF THE PROJECT.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE BUILDING CODES AND MUNICIPAL ORDINANCES.
3. USER AND VISIT ALL BUILDINGS ON THE JOB SITE, REPORT ANY ERRORS, OMISSIONS, OR POSSIBLE DISCREPANCIES TO THE OWNER/TENANT PRIOR TO COMMENCING ANY WORK.
4. COMPLETE ALL FINISHES WITH TENANT/OWNER.
5. USE SET OF CITY APPROVED DRAWINGS TO RENOVATE ON SITE AT ALL TIMES.

PROJECT: INTERNAL RENOVATION FOR AN EXISTING VACANT TENANT SPACE
NAME/LOCATION: B-PLACE BOSTON/NEWBURY AND BSB 107 N. VAN DYKE RD. BURLY CITY, IL 60444
MI ASSOCIATES/ A&M CONSULTANTS 630 MANION ST., SUITE 10300 ROSEMONT, IL 60018 PH(312) 952-7707 FAC(312) 243-1057 mloves@miassoc.com
SUBMITTALS 08-16-2019
REVISIONS: REV-1:10-14-2019
SCALE: AS NOTED
SHEET TITLE FRONT ELEVATION
4/11
SEAL