

46777 GRATIOT AVENUE
CHESTERFIELD TOWNSHIP, MICHIGAN



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

RETAIL FOR SALE OR LEASE
5,232 Square Feet Available



PROPERTY FEATURES

- 5,232 square feet available
- Turnkey restaurant with liquor license and FF&E available
- Great signage, visibility and curb appeal
- Abundant parking on 1.54-acre lot
- Many new developments in the area
- Lease Rate: \$12.00/sq. ft. NNN
- Sale Price: \$1,295,000 (\$247.52 sq. ft.)



For more information, please contact:

PETER VANDERKAAY
(248) 359 3837
pvanderkaay@signatureassociates.com

BEN WILKIEMEYER
(248) 359 0624
bwilkiemeyer@signatureassociates.com

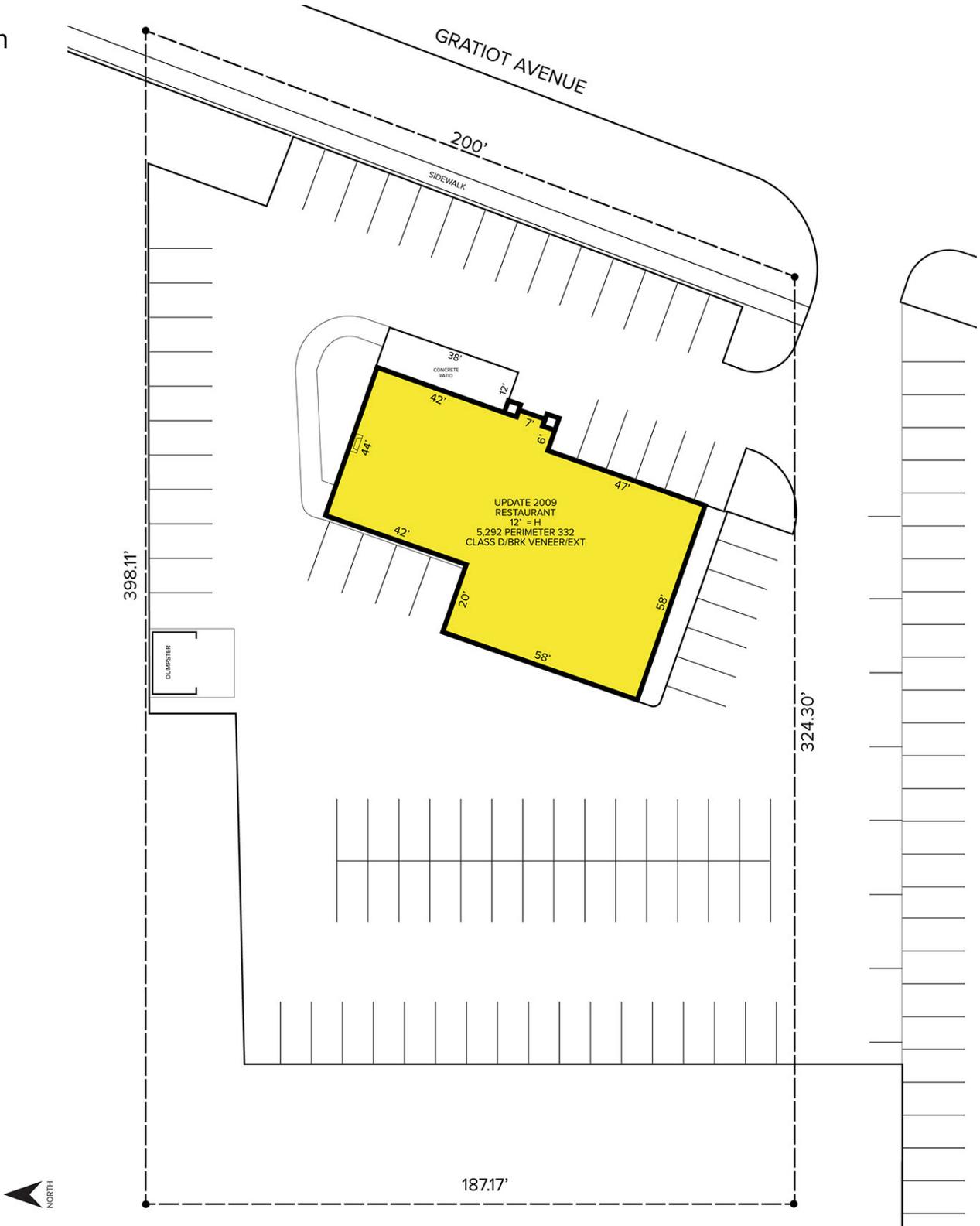
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

46777 Gratiot Avenue – Chesterfield Township, MI

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Site Plan



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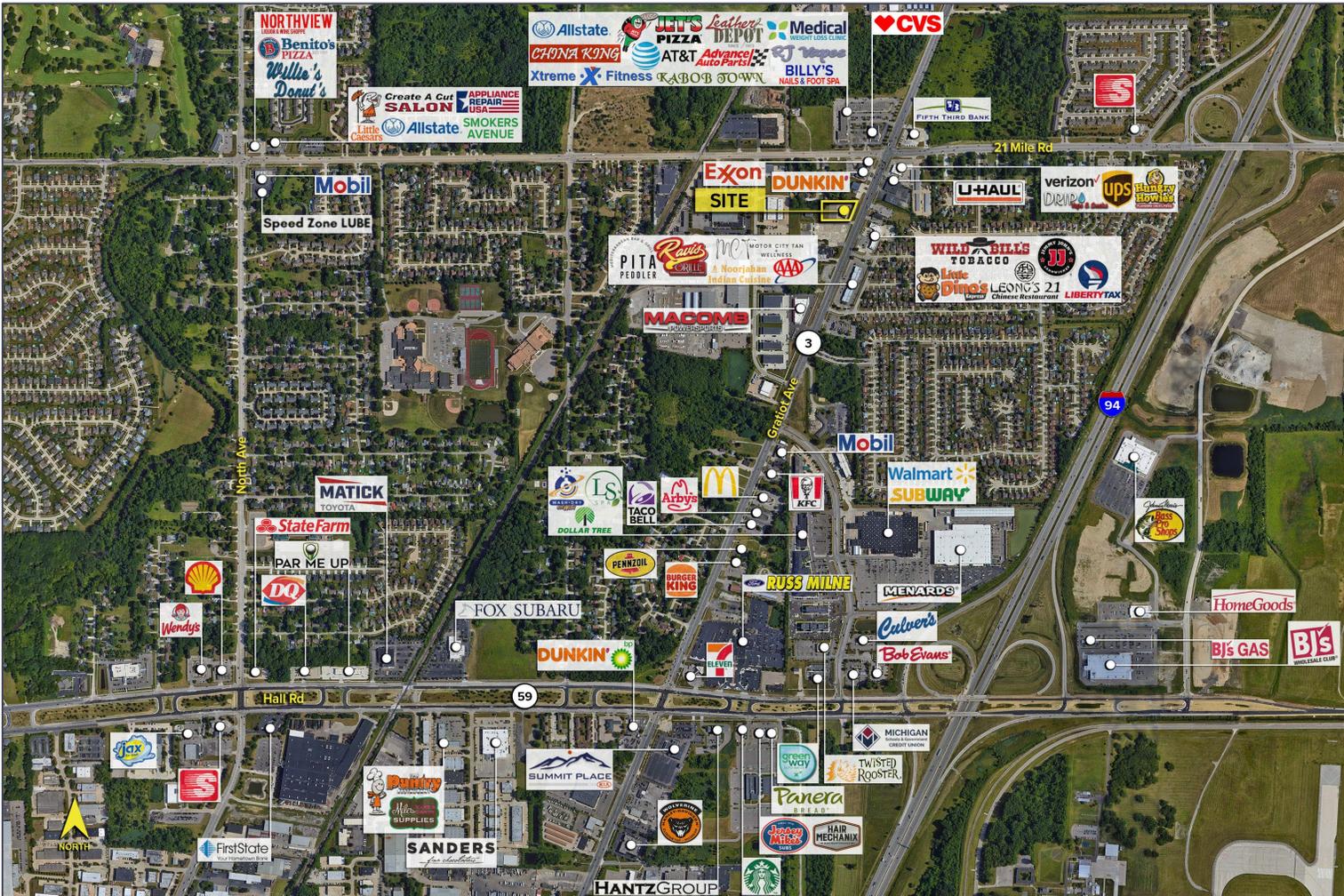


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,219	\$101,485
3 MILE	53,437	\$85,410
5 MILE	154,356	\$91,930

TRAFFIC COUNTS (TWO-WAY)

38,388	Gratiot Ave. N. of 21 Mile Rd.
32,814	Gratiot Ave. S. of 21 Mile Rd.
27,649	21 Mile Rd. E. of Gratiot Ave.
27,178	21 Mile Rd. W. of Gratiot Ave.



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