



(CONFIDENTIAL)



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

## Retail For Sale

**Property Name:** Grocery Store/Deli  
**Location:** Confidential  
**City, State:** Riverview, MI  
**Cross Streets:** I-75  
**County:** Wayne  
**Zoning:** B1  
**Year Built:** 1986 (Retrofit: 2024)

<b>Total Building Sq. Ft.:</b>	4,200	<b>Property Type:</b>	Grocery Store
<b>Available Sq. Ft.:</b>	4,200	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	4,200	<b>Total Acreage:</b>	N/A
<b>Max Cont. Sq. Ft.:</b>	4,200	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	10'	<b>Parking:</b>	Ample/Shared
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Block	<b>Power:</b>	Ample
<b>Structural System:</b>	Block	<b>Restrooms:</b>	2
<b>Heating:</b>	Forced Air	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Pylon & Building
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	Tile
<b>Condition:</b>	Excellent	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 46,380	I-75 N. of King Rd. 2-Way
<b>1 Mile:</b> 8,129	<b>1 Mile:</b> \$91,935		<b>Yr:</b> 2025	<b>Count:</b> 45,276	I-75 S. of King Rd. 2-Way
<b>3 Miles:</b> 62,193	<b>3 Miles:</b> \$77,597		<b>Yr:</b> 2025	<b>Count:</b> 17,367	King Rd. E. of I-75. 2-Way
<b>5 Miles:</b> 150,276	<b>5 Miles:</b> \$77,438		<b>Yr:</b> 2025	<b>Count:</b> 17,399	King Rd. W. of I-75. 2-Way
<b>Current Tenant(s):</b> N/A	<b>Major Tenants:</b> N/A				

<b>Sale Price:</b>	\$500,000 (\$119.05/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>			
<b>TD:</b>	N/A		
<b>Parcel #:</b>	N/A		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Neighborhood Grocery Store business for sale. Family owned and operated. Fresh meats, deli, prepared foods, and baked goods. Grocery, beer, wine, and lotto. The sale price of the business includes furniture, fixtures, licenses, and equipment.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com

