



**PRICE REDUCED!**

# PILOT

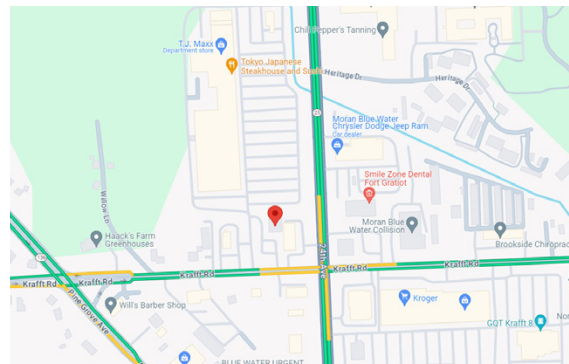
PROPERTY GROUP

**GREAT LOCATION - FORMER HOOTER'S  
3024 KRAFFT ROAD, FORT GRATIOT, MI 48059**

## PROPERTY OVERVIEW:

This former Hooters building presents an exceptional opportunity to start or expand your business. If you're looking for a property that offers unmatched visibility and is surrounded by strong demand drivers, you've found it. It's an ideal location for a new bar or restaurant to tap into the existing customer base and benefit from the robust tenant synergy in the area. Don't miss out on this prime location!

Property Type: ..... Commercial/Retail  
Cross Streets: ..... Krafft Road and 24th Ave (M-25)  
Available Square Footage: ..... 4,122  
Parcel Size: ..... 0.94 Acres  
Lot Size: ..... 145' x 280'  
Year Built: ..... 2002  
Zoning: ..... C-2  
Parking Spaces: ..... Ample  
Heat Type: ..... GFA  
Property Taxes: ..... \$10,634  
Lease Rate: ..... ~~\$9.95~~ **\$8.95/SF**  
Lease Type: ..... NNN



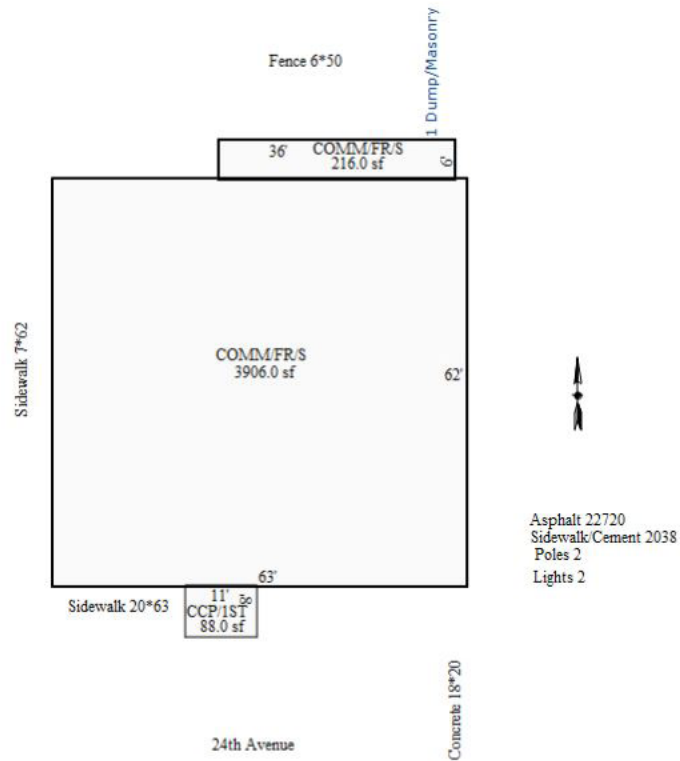
## AGENT CONTACT INFO

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## BUILDING SKETCH



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PROPERTY GROUP

## TRADE AREA



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