

FOR LEASE



High-Visibility Downtown Corner Space

Indoor & Outdoor Seating with Front and Rear Access

328 N. Shiawassee St, Corunna, MI 48817



LACUNA COMMERCIAL

Advisors

Real Estate Driven by Relationships

(248) 310-0924
Bruce@LacunaCRE.com

RETAIL / RESTAURANT FOR LEASE



FOR LEASE: \$1,500/month (NNN) Prime Corner Restaurant & Retail Property

Amazing opportunity for operating your business. High traffic corner location Nestled among city and county offices and next to Post office. This desirable location and building is ideal for a restaurant or cafe' promises a steady stream of clientele. Benefit from exceptional visibility and access. 2770 sq. ft with plenty of indoor seating and potential outdoor seating. Includes existing furnishings and fully equipped kitchen and 10 x 18 walk-in-cooler. Ample public parking. The building has a new high efficiency furnace, HWH, thermal windows.



Property Features

2,770 SQ FT

COMMERCIAL ZONING

SPECTRUM AND FRONTIER FIBER

FRONT AND REAR DOOR ACCESS

FULLY FURNISHED KITCHEN AND DINING AREA

10 x 18 WALK-IN COOLER

INDOOR & OUTDOOR SEATING AREAS

Bruce Krol
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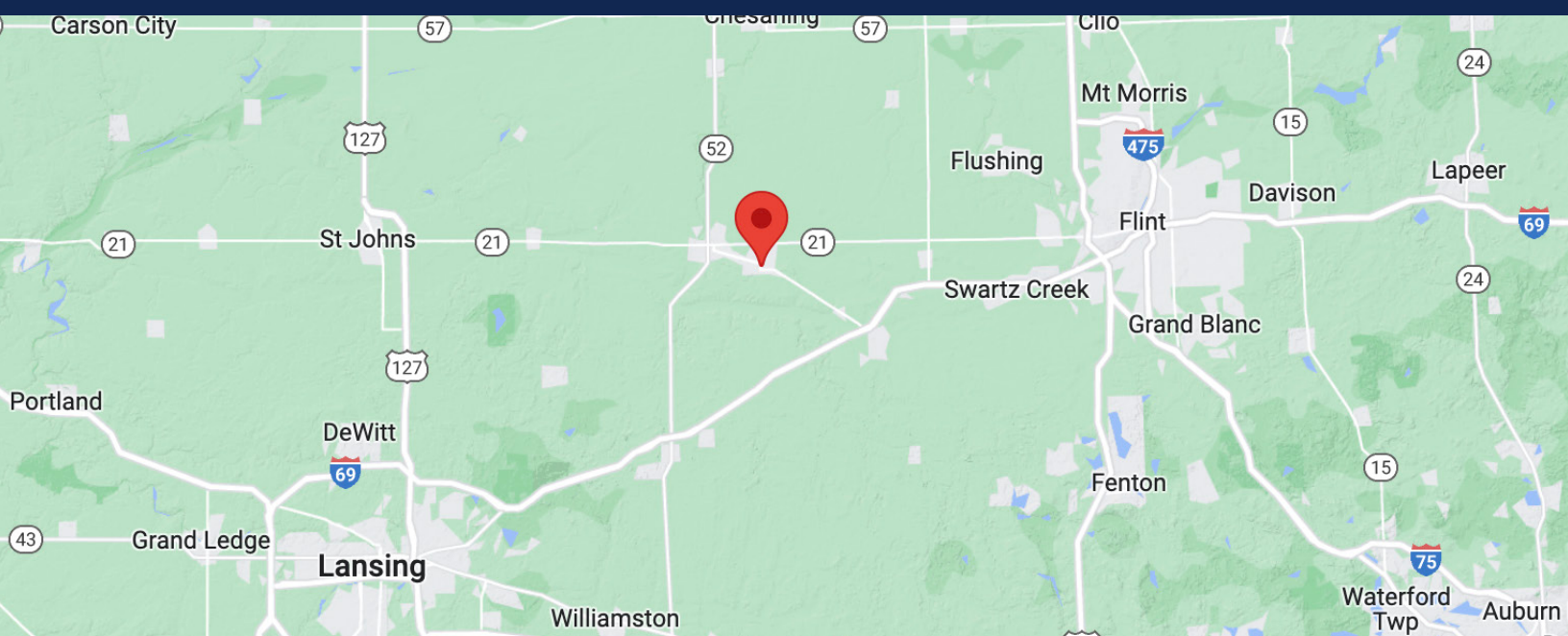
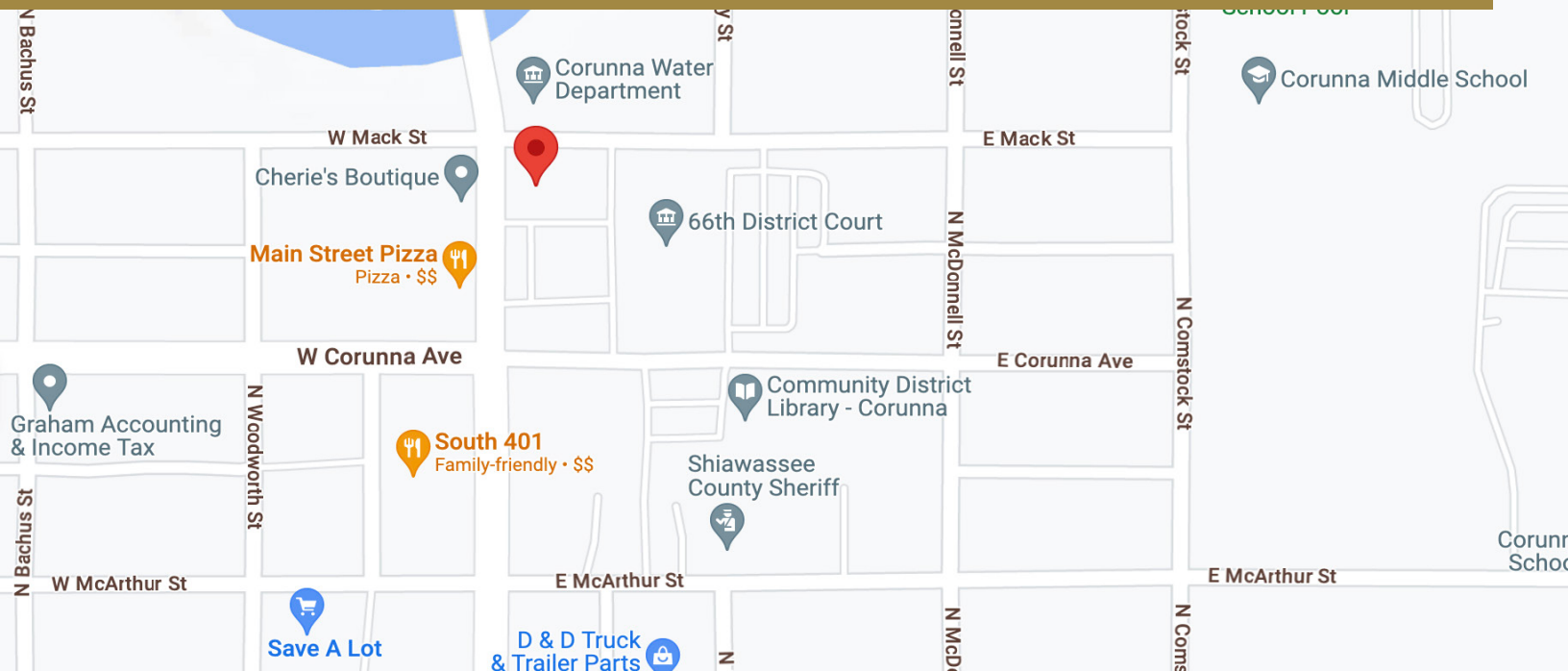
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DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

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1

9,683

2021 Est. daily traffic counts

Street: M 71
Cross: E Corunna Ave
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2020	8,028	AADT
2019	10,047	AADT

2

9,251

2022 Est. daily traffic counts

Street: North Shiawassee Street
Cross: E Corunna Ave
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
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3

9,974

2022 Est. daily traffic counts

Street: W Corunna Ave
Cross: N Woodworth St
Cross Dir: W
Dist: 0.02 miles

Historical counts

Year	Count	Type
2015	10,100	AADT
2003	9,800	AADT

4

1,359

2022 Est. daily traffic counts

Street: East Corunna Avenue
Cross: N Brady St
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
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5

1,393

2021 Est. daily traffic counts

Street: N Shiawassee St
Cross: N Brady St
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2020	1,260	AADT
2019	1,445	AADT

TRAFFIC COUNTS

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L_C
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