

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Retail For Sale

Property Name:
Location: 9692 - 9694 E. M-36
City, State: Whitmore Lake, MI
Cross Streets: Whitmore Lake Road
County: Livingston
Zoning: CM
Year Built: 1960

Total Building Sq. Ft.:	2,700	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	2,700	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	2,700	**Total Acreage:**	0.83
Max Cont. Sq. Ft.:	2,700	**Land Dimensions:**	N/A

Ceiling Height:	N/A	**Parking:**	20+
Overhead Door(s) / Height:	0	**Curb Cuts:**	1
Exterior Construction:	Wood Frame	**Power:**	N/A
Structural System:	N/A	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Yes
Basement:	No	**Roof:**	N/A
Number of Stories:	2	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	1,800	**1 Mile:**	$107,547	**Yr:**	2025	**Count:**	10,130	M-36 W. of US-23 2-Way
3 Miles:	17,163	**3 Miles:**	$103,662	**Yr:**	2025	**Count:**	69,726	US-23 S. of M-36 2-Way
5 Miles:	39,792	**5 Miles:**	$115,362	**Yr:**	2025	**Count:**	66,615	US-23 N. of M-36 2-Way
				Yr:	2025	**Count:**	11,515	9 Mile Rd. E. of US-23 2-Way

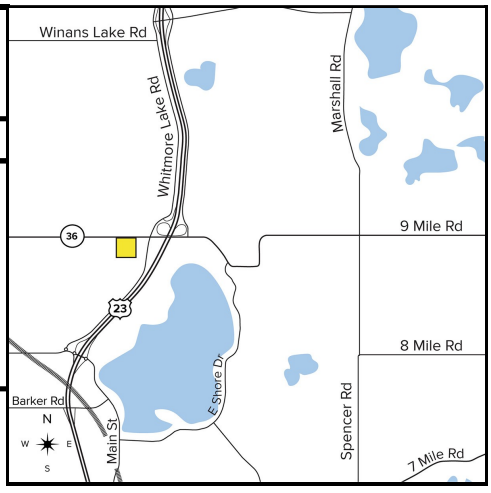
Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	$675,000 ($250.00/sqft)	**Improvement Allowance:**	N/A
Sale Terms:	N/A	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediately
Options:	N/A		
Taxes:			
TD:	N/A		
Parcel #:	16-32-100-072		

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: N/A

Comments: Investment or development opportunity for restaurant, retail, medical, office, and more. Tremendous US-23 commuter traffic counts and growing demographics. Multiple new commercial and residential developments underway along M-36. Neighboring businesses include Arby's, McDonalds, KFC, First National Bank, and Gas Stations.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
Jim Montgomery, (248) 359-0614, jmontgomery@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.