

51400 COUNTY LINE ROAD

NEW BALTIMORE, MI 48047

1,600 SF BUILT-OUT SMOOTHIE BAR AVAILABLE

FOR LEASE



BRAD KORN

248.985.8509

bkorn@keystonecres.com



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PROPERTY DETAILS & HIGHLIGHTS



Property Type	Retail
Building Size	1,600 SF
FF&E	Available

Introducing an exceptional lease opportunity in New Baltimore, MI. This prime property boasts a built-out smoothie bar, a perfect complement to its convenient location next to Anytime Fitness and All Star Sport Center. With ample parking, high visibility, and easy access from Countyline, this well-maintained building offers an attractive exterior and a range of promising possibilities. Whether you envision a fitness-related enterprise or a new business venture, this space provides the ideal foundation for success. Don't miss out on the chance to establish your presence in this dynamic and flourishing area.

- Built-out smoothie bar
- Inline with Anytime Fitness and All Star Sport Center
- Prime location in New Baltimore, MI
- Ample parking
- High visibility and easy access from Countyline
- Well-maintained and attractive building exterior

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ADDITIONAL PHOTOS



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SITE PLAN



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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,965	25,268	57,907
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,194	9,433	21,684
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$114,520	\$115,117	\$105,858
Average House Value	\$344,109	\$343,260	\$294,204

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,336	22,240	48,145
Total Population - Black	133	965	4,091
Total Population - Asian	59	221	544
Total Population - American Indian	26	87	204
Total Population - Other	31	178	733

TRAFFIC COUNTS

County Line Rd	10,297+ VPD
Green Street	26,082+ VPD

Demographics data derived from AlphaMap



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BROKER



BRAD KORN

Advisor

bkorn@keystonecres.com

BRAD KORN

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