NEW BALTIMORE, MI 48047 1,600 SF BUILT-OUT SMOOTHIE BAR AVAILABLE FOR LEASE



BRAD KORN

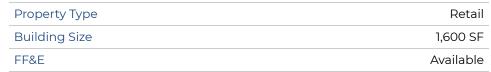




NEW BALTIMORE, MI 48047

PROPERTY DETAILS & HIGHLIGHTS





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









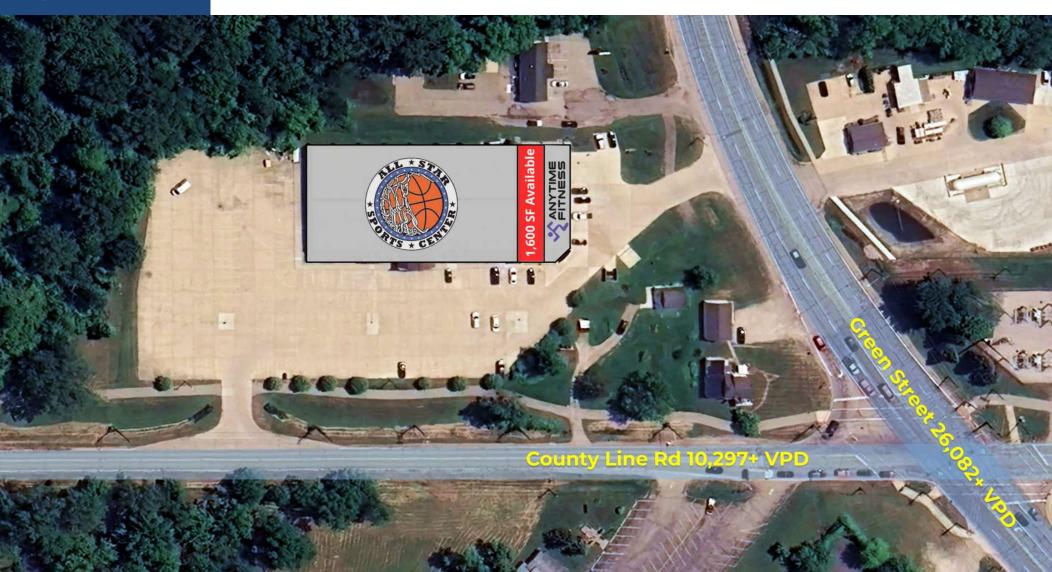
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SITE PLAN



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



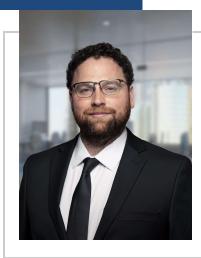
BRAD KORN





NEW BALTIMORE, MI 48047

BROKER



BRAD KORN

Advisor

bkorn@keystonecres.com

BRAD KORN



