



425 N 5th St | Roscommon, MI 48653

SALE PRICE:	\$775,000
LEASE PRICE:	\$10.00/ST/YR/NNN
LOT SIZE:	0.54 ACRES
BUILDING SIZE:	9,300 SF
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Introducing a prime investment opportunity! This 9,300 SF free-standing building, previously a pharmacy, is ideally located in Roscommon just off the exit from I-75. Zoned for commercial use, the property offers a versatile space for retail operations or other commercial ventures. With ample square footage and flexible layout options, this building presents an attractive prospect for businesses seeking a property with visibility and flexibility. Don't miss the chance to capitalize on this prominent commercial space with significant potential.

PROPERTY HIGHLIGHTS

- Adjacent to the Family Fare
- Open Floor Plan
- Drive Thru Equipped
- Two New 10-Ton and One New 5-Ton HVAC Units
- Roof in Good Condition

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com



RETAIL PROPERTY FOR SALE OR LEASE

425 N 5th St

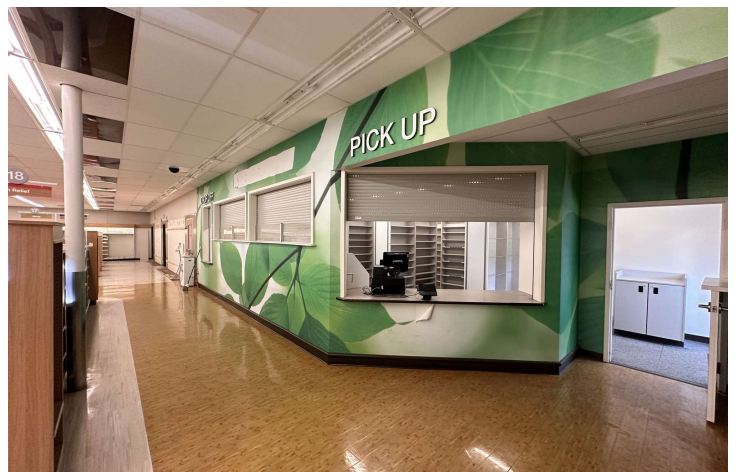


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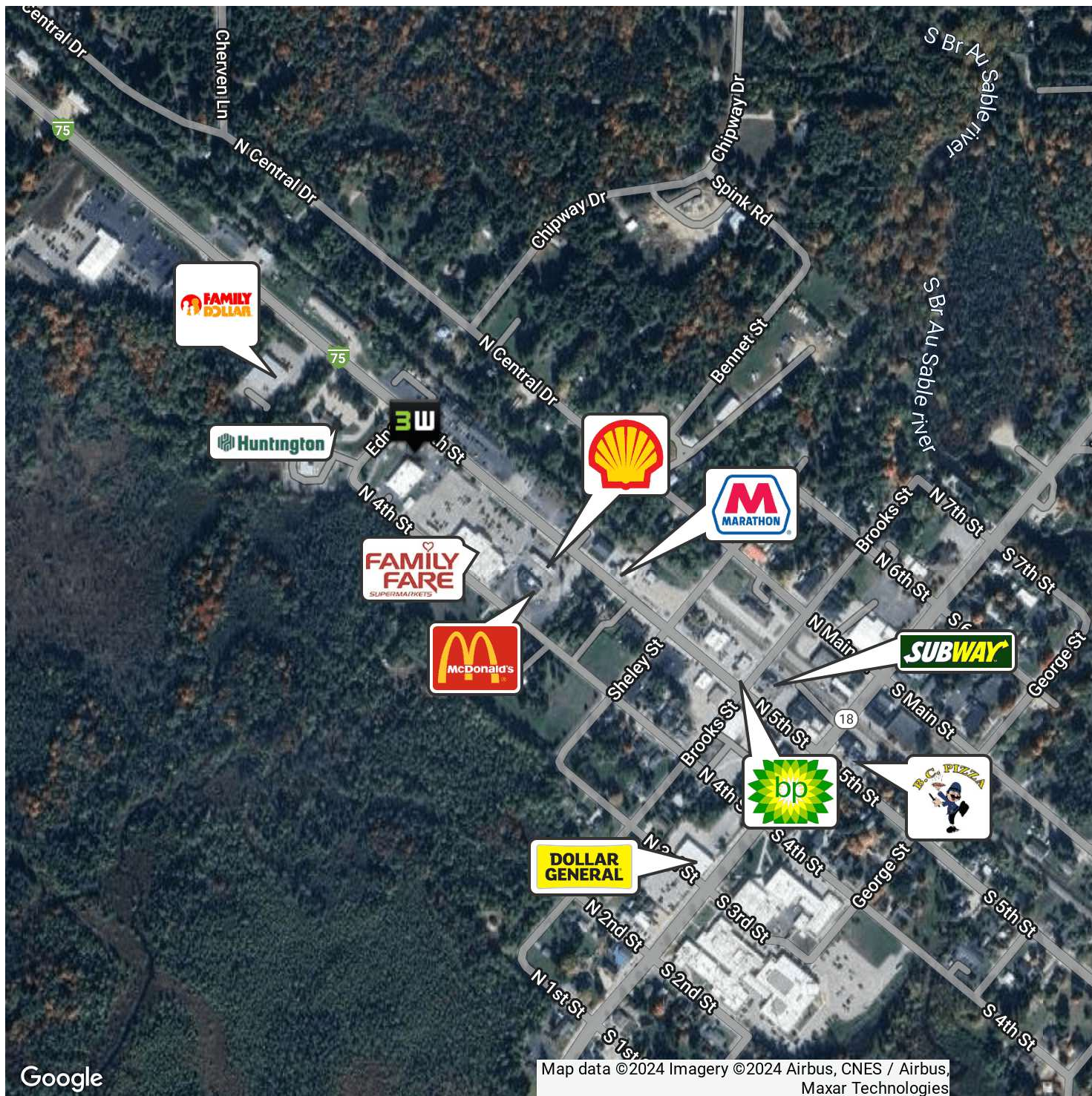


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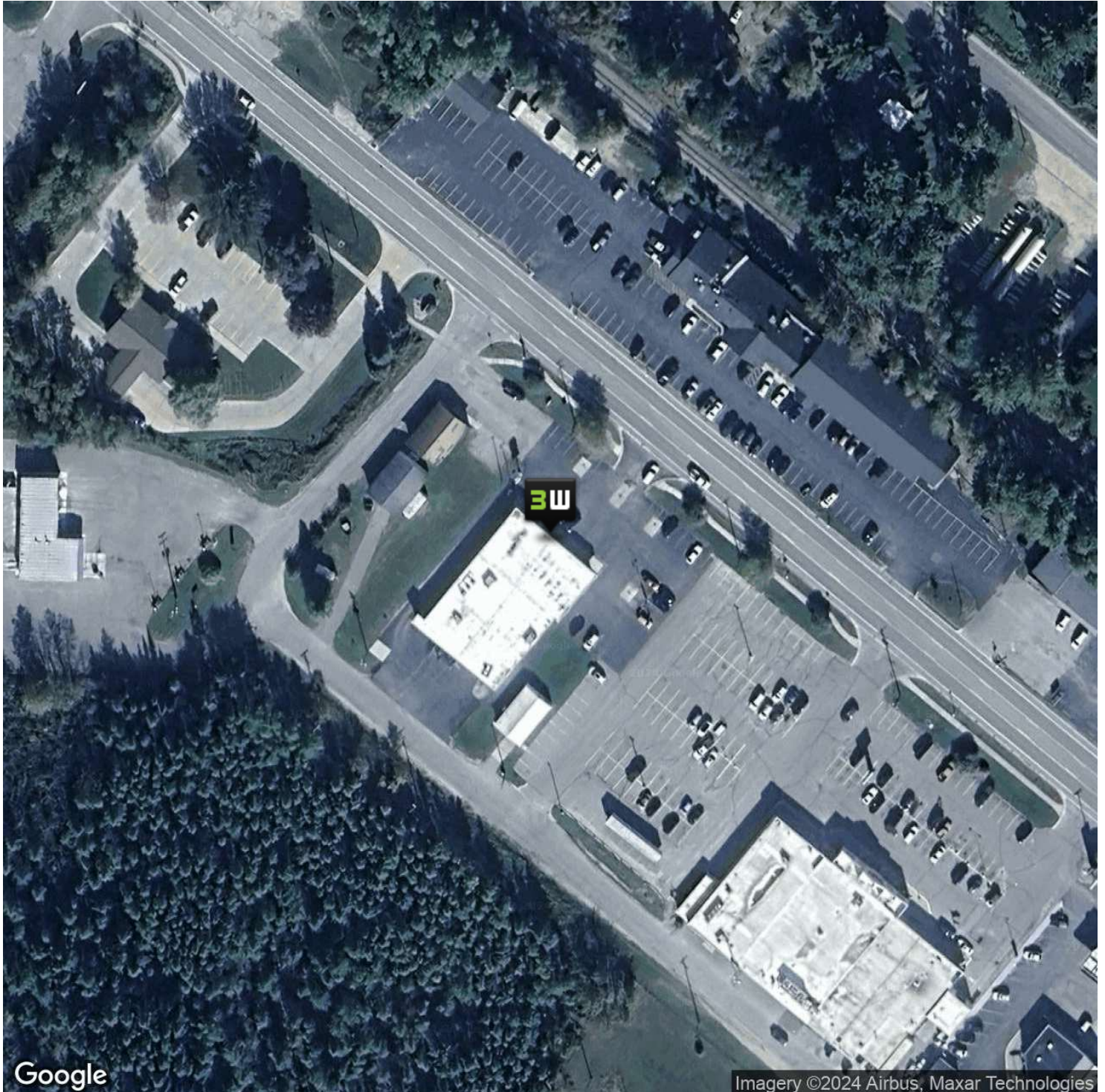
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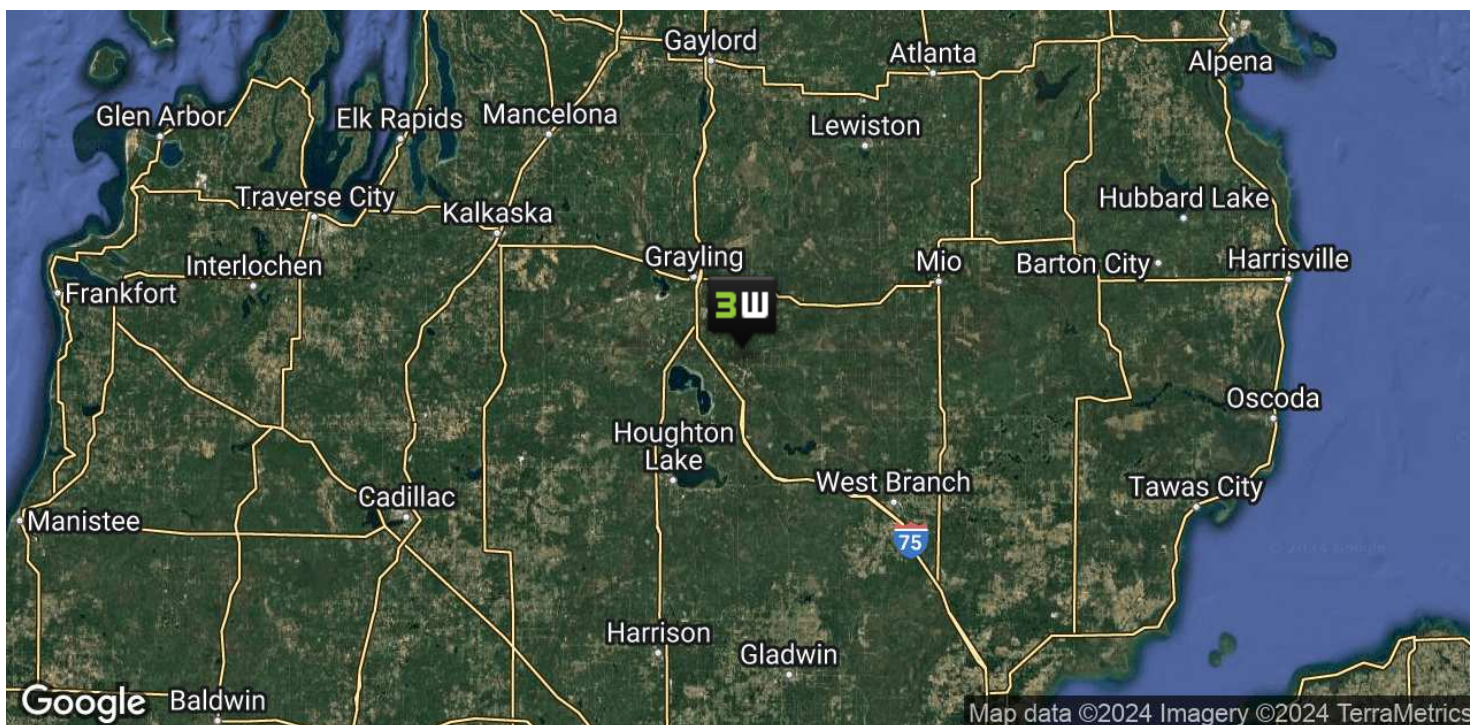
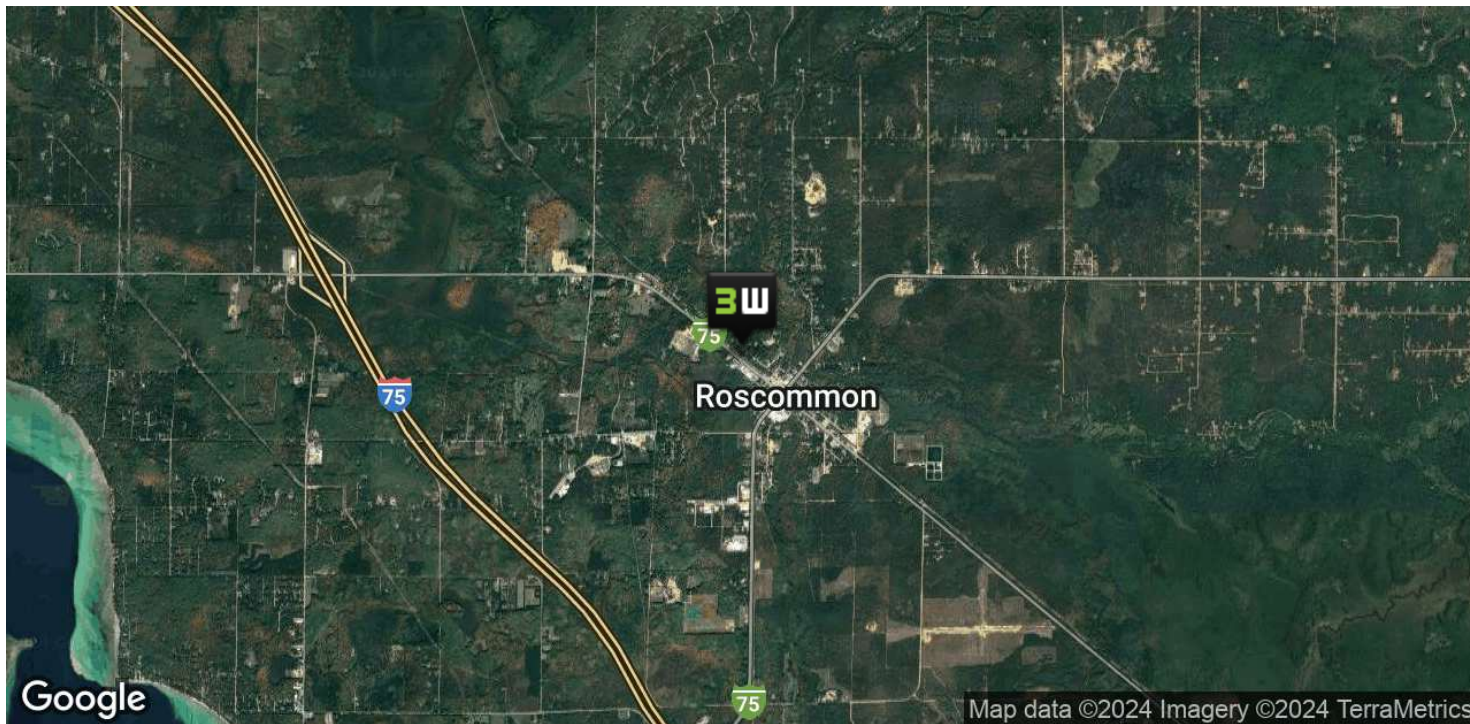
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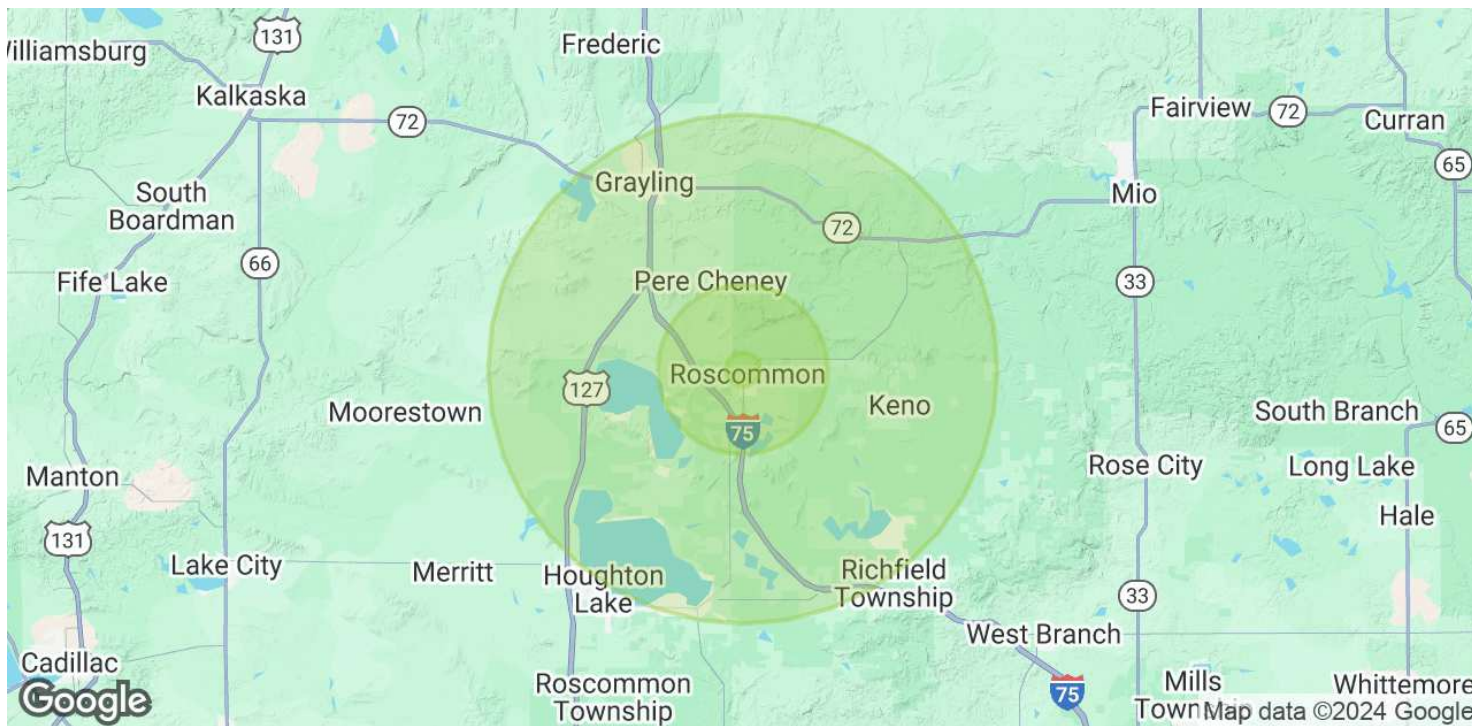


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POPULATION

	1 MILE	5 MILES	15 MILES
Total Population	1,379	5,072	27,708
Average Age	47	49	51
Average Age (Male)	45	49	50
Average Age (Female)	48	50	51

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total Households	625	2,342	13,210
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$79,409	\$94,318	\$77,318
Average House Value	\$159,813	\$206,466	\$200,793

Demographics data derived from AlphaMap

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