

**RETAIL PROPERTY // FOR SALE**

## **TURN-KEY RESTAURANT/FORMER PIZZERIA LOCATED ON BUSY CORNER**

800 W FRANKLIN ST  
JACKSON, MI 49203



- 1,884 SF building with modern buildout
- Versatile space suitable for retail or restaurant use
- Well-maintained property with curb appeal
- C-3 zoning allows for diverse business opportunities
- Proximity to other retail and dining establishments for traffic synergy
- Easily accessible location for potential customer
- Ample parking for customers and staff



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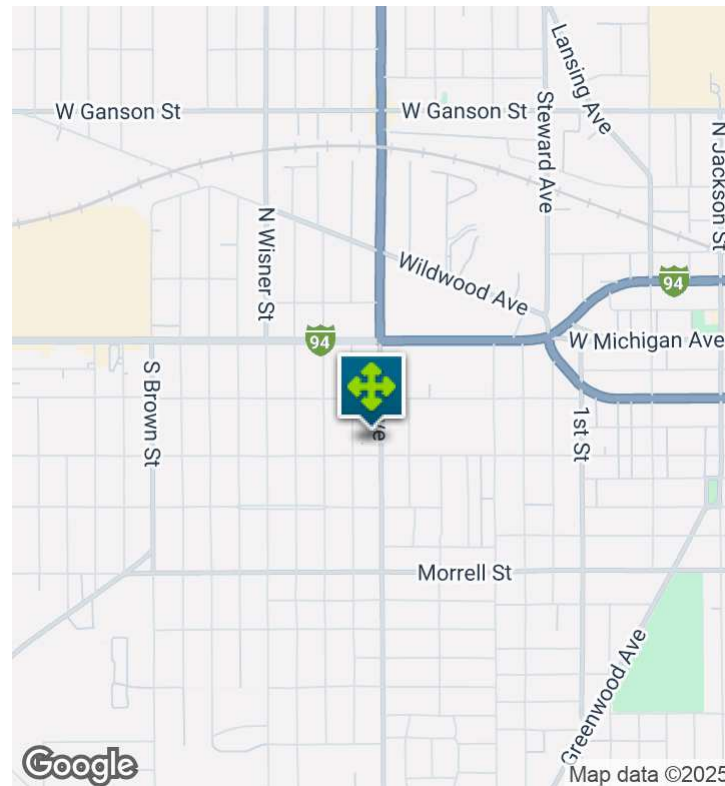
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# EXECUTIVE SUMMARY



|                   |                  |
|-------------------|------------------|
| <b>Sale Price</b> | <b>\$400,000</b> |
|-------------------|------------------|

## OFFERING SUMMARY

|                       |                 |
|-----------------------|-----------------|
| <b>Building Size:</b> | 1,884 SF        |
| <b>Lot Size:</b>      | 0.3 Acres       |
| <b>Price / SF:</b>    | \$212.31        |
| <b>Year Built:</b>    | 1980            |
| <b>Zoning:</b>        | C-3             |
| <b>Market:</b>        | West Michigan   |
| <b>Submarket:</b>     | Jackson Country |
| <b>Traffic Count:</b> | 4,050           |

## PROPERTY OVERVIEW

Introducing a prime owner/user opportunity located at 800 W Franklin St in Jackson, MI. This 1,884 SF building, zoned C-3, is perfectly poised for a retail/restaurant venture in the bustling West Michigan area. This location is a newer rebuild that has everything needed for a restaurant. There are two hood systems, sanitation sinks, line equipment, grease traps, and restaurant-grade plumbing already installed. There is also a security system and fire suppression in place. The property's ideal size offers flexibility for a range of restaurant concepts, while the C-3 zoning permits various commercial uses, ensuring maximum potential for growth and development.

## LOCATION OVERVIEW

Located just outside downtown Jackson on a corner of a busy intersection, this newly built restaurant has plenty of exposure for users looking to grow their business. Only one block from US-127 and close to other popular retailers such as banks and grocery stores. In addition, the vibrant downtown of Jackson is home to 198 boutique shops, trendy restaurants, eclectic nightlife, and more,



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## PROPERTY DETAILS

|            |           |
|------------|-----------|
| Sale Price | \$400,000 |
|------------|-----------|

### LOCATION INFORMATION

|                     |                         |
|---------------------|-------------------------|
| Building Name       | Happy's Pizza           |
| Street Address      | 800 W Franklin St       |
| City, State, Zip    | Jackson, MI 49203       |
| County              | Jackson                 |
| Market              | West Michigan           |
| Sub-market          | Jackson Country         |
| Cross-Streets       | W Franklin St & S W Ave |
| Side of the Street  | South                   |
| Signal Intersection | Yes                     |
| Road Type           | Paved                   |
| Market Type         | Large                   |
| Nearest Highway     | US-127                  |

### BUILDING INFORMATION

|                     |          |
|---------------------|----------|
| Building Size       | 1,884 SF |
| Occupancy %         | 0.0%     |
| Tenancy             | Single   |
| Number of Floors    | 1        |
| Average Floor Size  | 1,884 SF |
| Year Built          | 1980     |
| Construction Status | Existing |
| Condition           | Good     |
| Free Standing       | Yes      |
| Number of Buildings | 1        |

### PROPERTY INFORMATION

|                      |   |
|----------------------|---|
| Property Type        | Retail  |
| Property Subtype     | Restaurant                                      |
| Zoning               | C-3   |
| Lot Size             | 0.3 Acres                                       |
| APN #                | 3-081900000                                     |
| Lot Frontage         | 157 ft  |
| Traffic Count        | 4050  |
| Traffic Count Street | W Franklin St                                   |
| Amenities            | Bus Line<br>Pylon Sign/Signage<br>Two Curb Cuts |
| Waterfront           | No  |
| Power                | Yes   |

### PARKING & TRANSPORTATION

|                          |         |
|--------------------------|---------|
| Street Parking           | No      |
| Parking Type             | Surface |
| Parking Ratio            | 7.96    |
| Number of Parking Spaces | 15      |

### UTILITIES & AMENITIES

|                |     |
|----------------|-----|
| Central HVAC   | Yes |
| Leed Certified | No  |
| Gas / Propane  | Yes |



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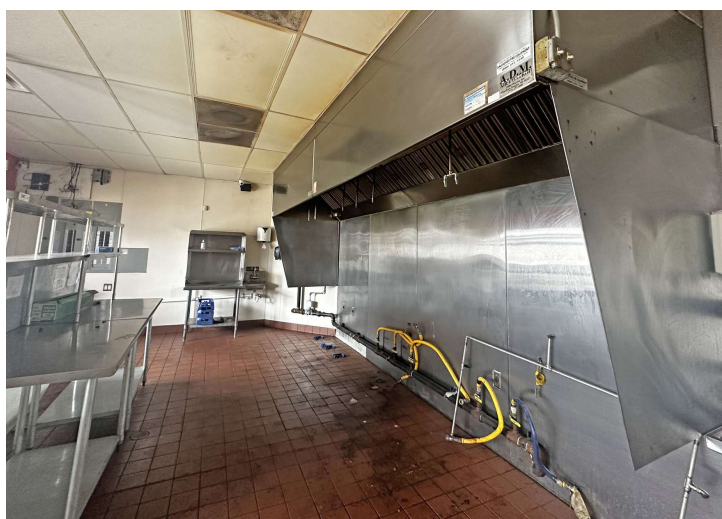
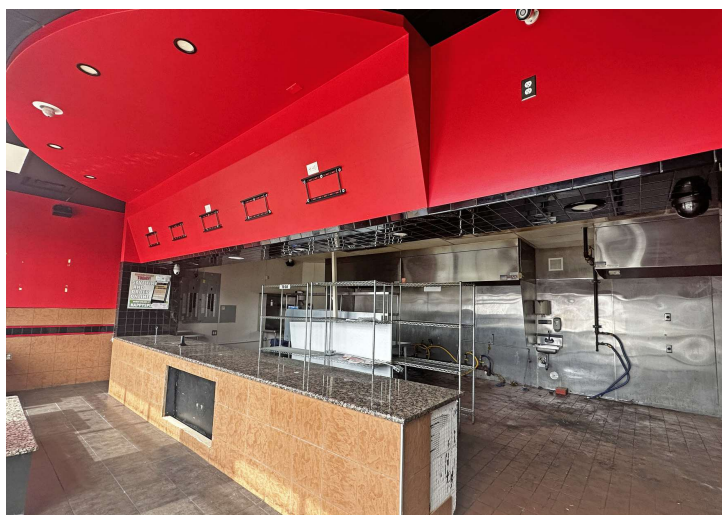
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# ADDITIONAL PHOTOS



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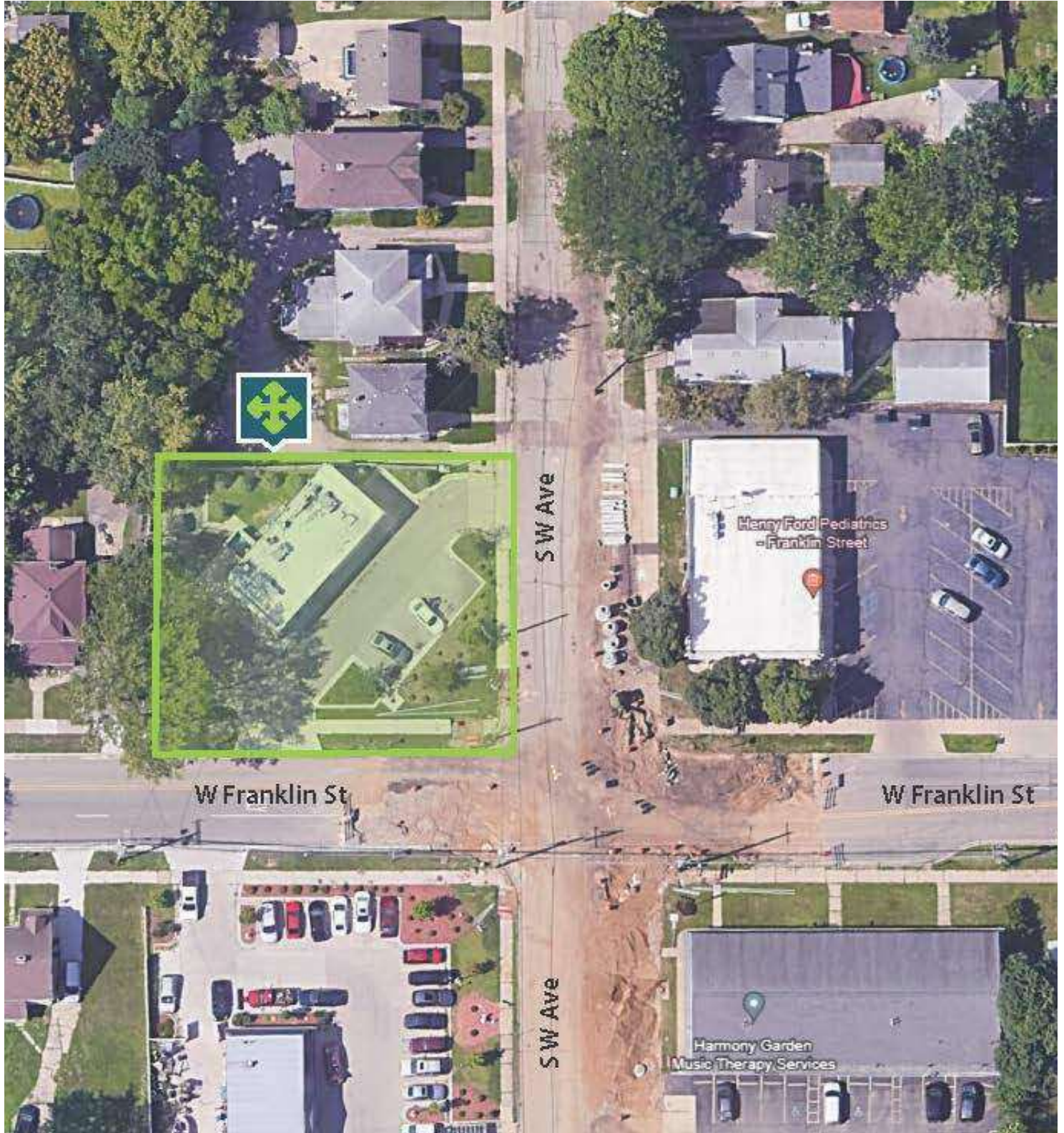
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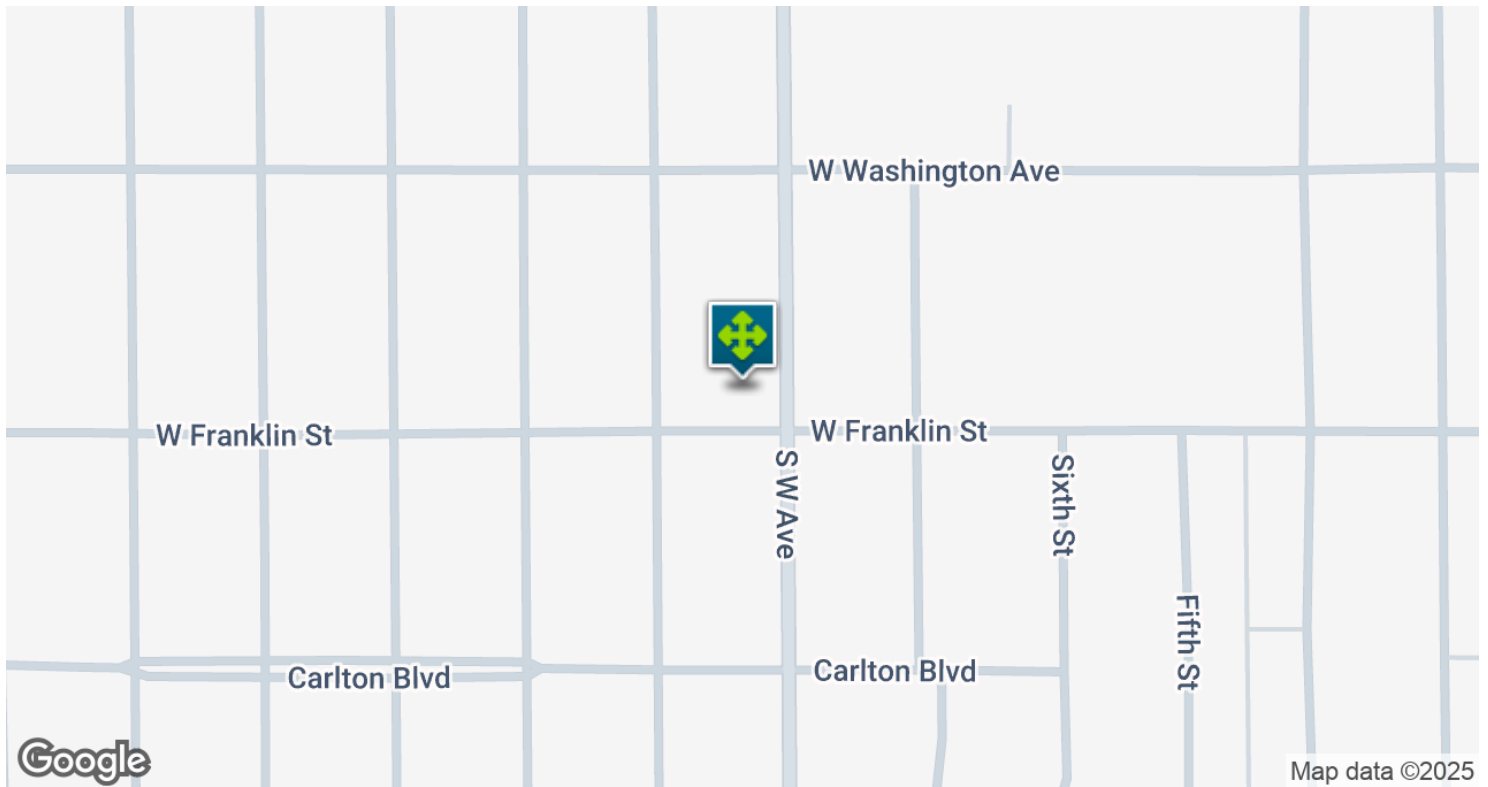
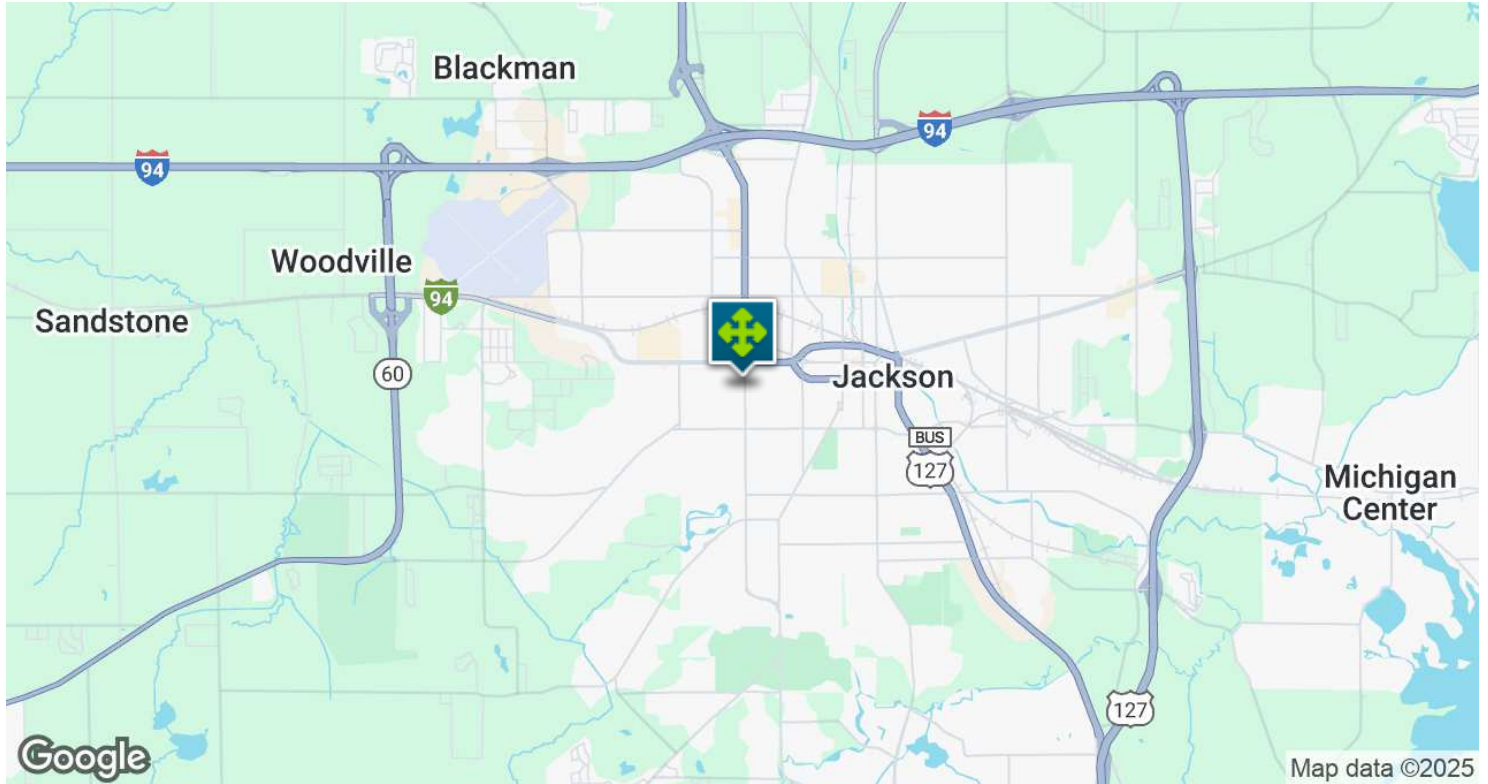
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# LOCATION MAP



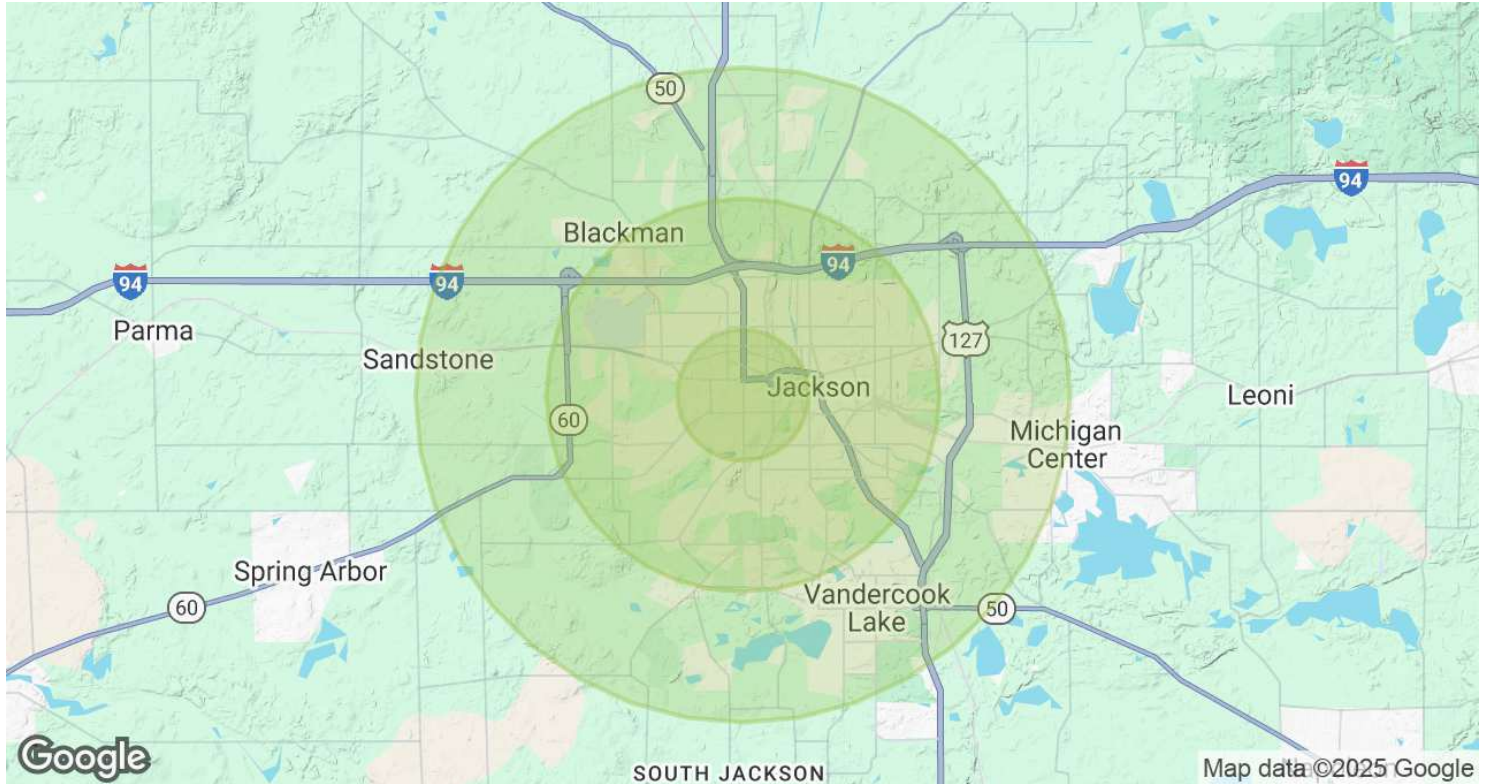
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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,193 | 51,547  | 81,525  |
| Average Age          | 38     | 40      | 41      |
| Average Age (Male)   | 37     | 39      | 39      |
| Average Age (Female) | 40     | 41      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,552     | 22,239    | 31,865    |
| # of Persons per HH | 2.4       | 2.3       | 2.6       |
| Average HH Income   | \$59,111  | \$63,415  | \$65,009  |
| Average House Value | \$155,341 | \$168,953 | \$171,758 |

Demographics data derived from AlphaMap



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