



# RETAIL CONDO UNIT FOR SALE

## 1681 Benzie Hwy, Unit 5

executive summary



1681 Benzie Hwy, Unit 4B | Benzonia, MI 49616

<b>SALE PRICE:</b>	\$250,000
<b>BUILDING SIZE:</b>	2,381 SF
<b>YEAR BUILT:</b>	1978
<b>ZONING:</b>	C-1 COMMERCIAL

### PROPERTY OVERVIEW

Established dry cleaner in Family Fare grocer anchored retail center in high traffic location on U3-31. Turnkey with equipment, business, and real estate (2,381 sq ft retail condo unit) included. Serves large trade area with no competing dry cleaner for 30 miles. Seller is retiring and will assist with transition. Location works well for many other retail and office uses, and seller will remove equipment if preferred. Plenty of parking. Three phase/230V electric. Multiple water connections, fifteen foot ceiling height to beams, restroom and rear double service doors. Nearby retail includes True Value, ACE Hardware, Sav-A-Lot grocery and Family Dollar. Close to Crystal Lake resort area and Crystal Mountain ski/golf resort.

### PROPERTY HIGHLIGHTS

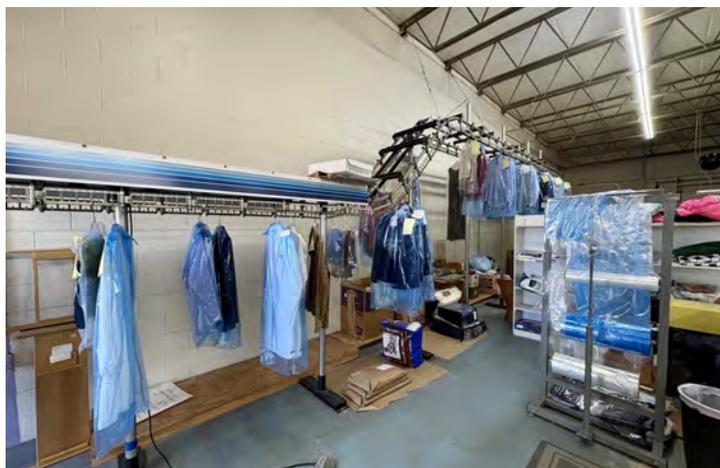
- Family Fare Anchored Retail Center
- US 31 Location
- Turnkey Real Estate Included
- Large Trade Area

**BILL SOMERVILLE** | Senior Associate | Commercial Realtor | 231.929.2955 | bsomerville@threewest.com



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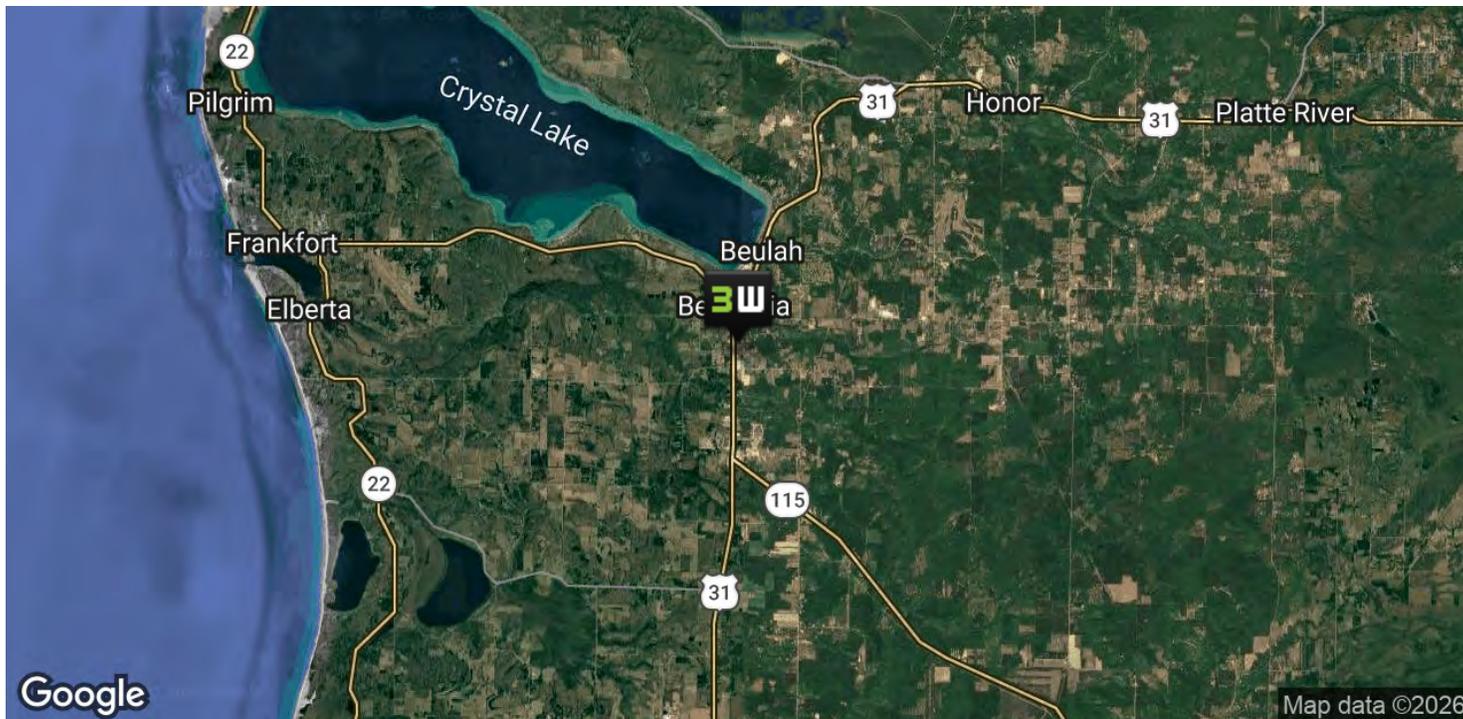


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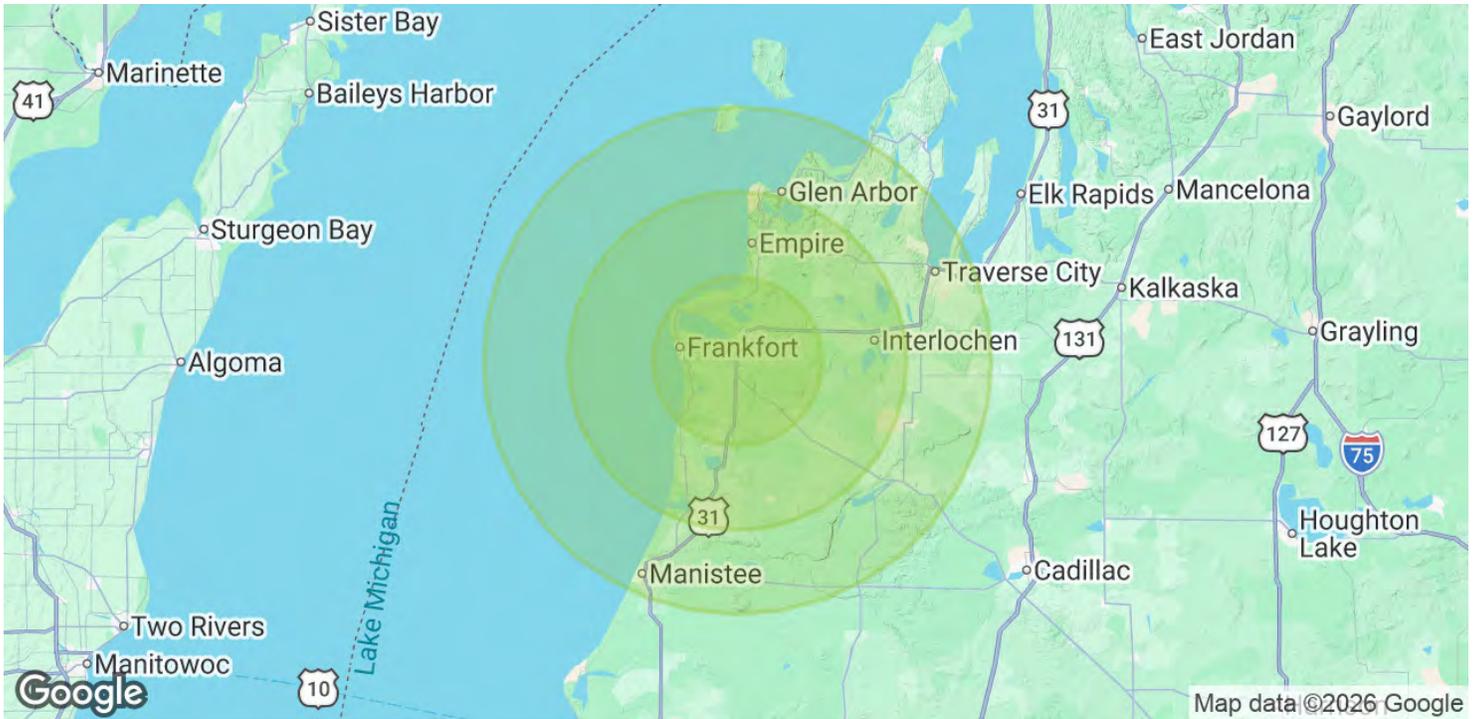


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### POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	12,201	43,480	134,233
Average Age	53.0	48.0	45.4
Average Age (Male)	51.5	47.0	44.0
Average Age (Female)	54.2	49.0	47.2

### HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	10,245	28,472	74,896
# of Persons per HH	1.2	1.5	1.8
Average HH Income	\$35,334	\$48,024	\$57,472
Average House Value	\$233,304	\$234,594	\$234,784

2020 American Community Survey (ACS)

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