

5563 28TH STREET SE
COMSTOCK PARK, MICHIGAN

RETAIL FOR SUBLEASE
1,500 Square Feet Available



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PRIME LOCATION



PROPERTY FEATURES

- 4,080 total building square footage
- 1,500 square foot space available
- Zoned PUD-69
- Building and pole signage
- Adjacent to Orange Theory
- Sublease Rate: \$39.25/sf NNN

Comments: Prime retail location that's a turn-key cafe located right on Kraft Avenue and 28th Street SE, right off US 1-96. Landlord may be open to a new lease and new use type. Over 39,000 cars pass by the center per day on Kraft and 28th! Don't miss this rare opportunity. All FF&E can be included or removed if desired.

**CONFIDENTIAL – PLEASE DO NOT CONTACT OR
DISCUSS WITH ANY RESTAURANT EMPLOYEES.**



For more information, please contact:

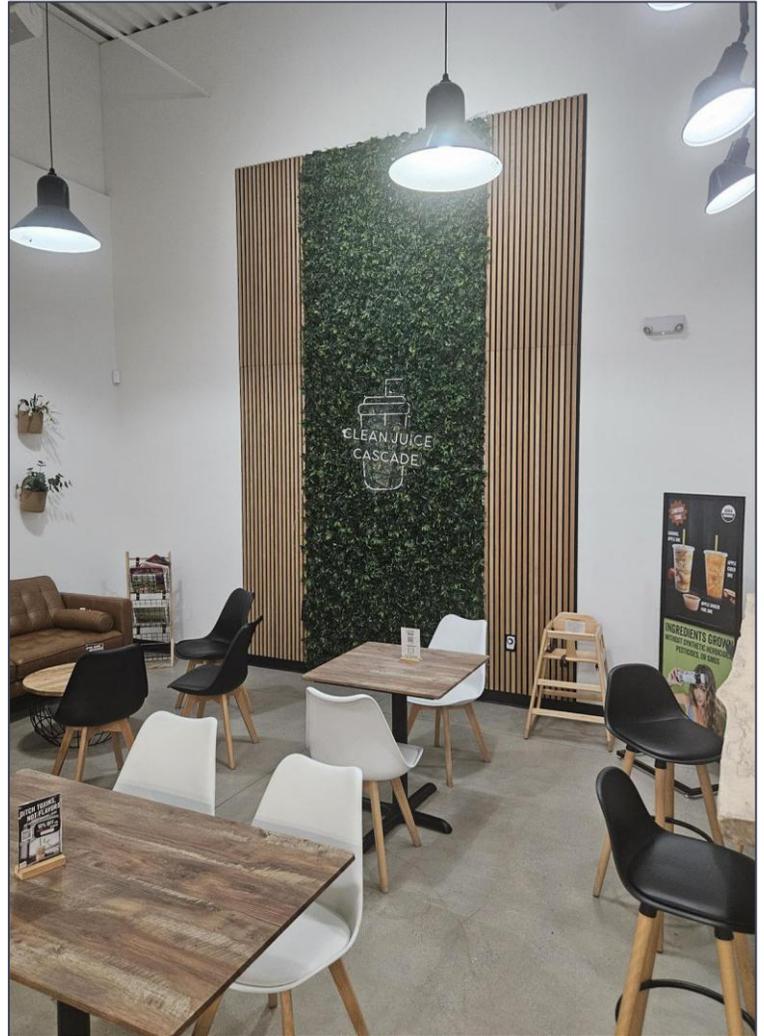
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1188 East Paris Ave SE, Suite 220
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Interior Photos



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Aerial View



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,862	\$100,085
3 MILE	35,818	\$111,758
5 MILE	99,480	\$111,988

TRAFFIC COUNTS (TWO-WAY)

13,632	Kraft Ave north of 28 th St
10,144	Kraft Ave south of 28 th St
26,116	28 th St west of Kraft Ave
22,942	28 th St east of Kraft Ave

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