

SALE

4899 Eight Mile Road - Former MCDS

4899 8 MILE ROAD

Warren, MI 48091

PRESENTED BY:

HARRY COHN

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PROPERTY SUMMARY

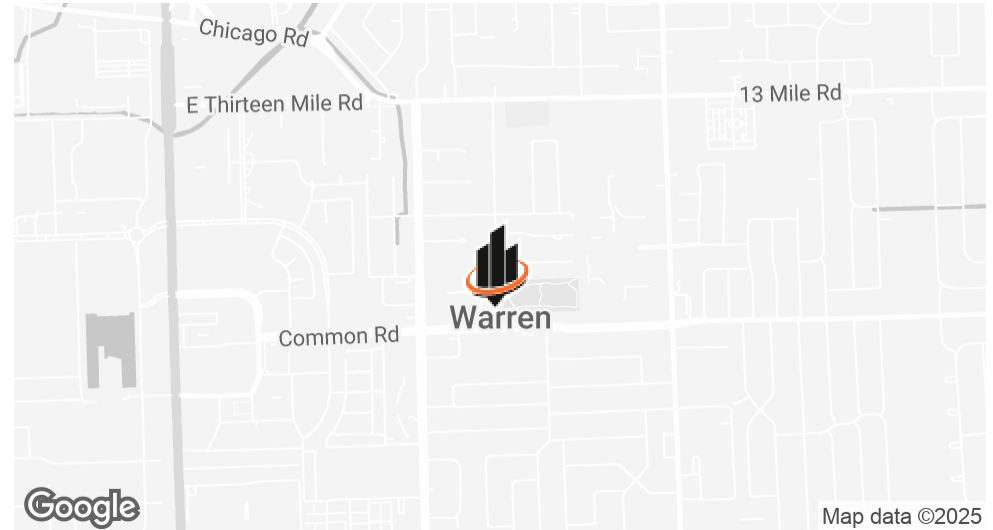


OFFERING SUMMARY

SALE PRICE:	Subject To Offer
NUMBER OF UNITS:	1
LOT SIZE:	1.8 Acres
BUILDING SIZE:	5122 SF

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PROPERTY DESCRIPTION

5122 square foot building. Corporately owned by McDonalds. There are deed restrictions that apply to the building

PROPERTY HIGHLIGHTS

- 5122 square foot building
- 1.8 acres
- Drive-thru
- 35 parking spaces

ADDITIONAL PHOTOS



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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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DEMOGRAPHICS MAP & REPORT

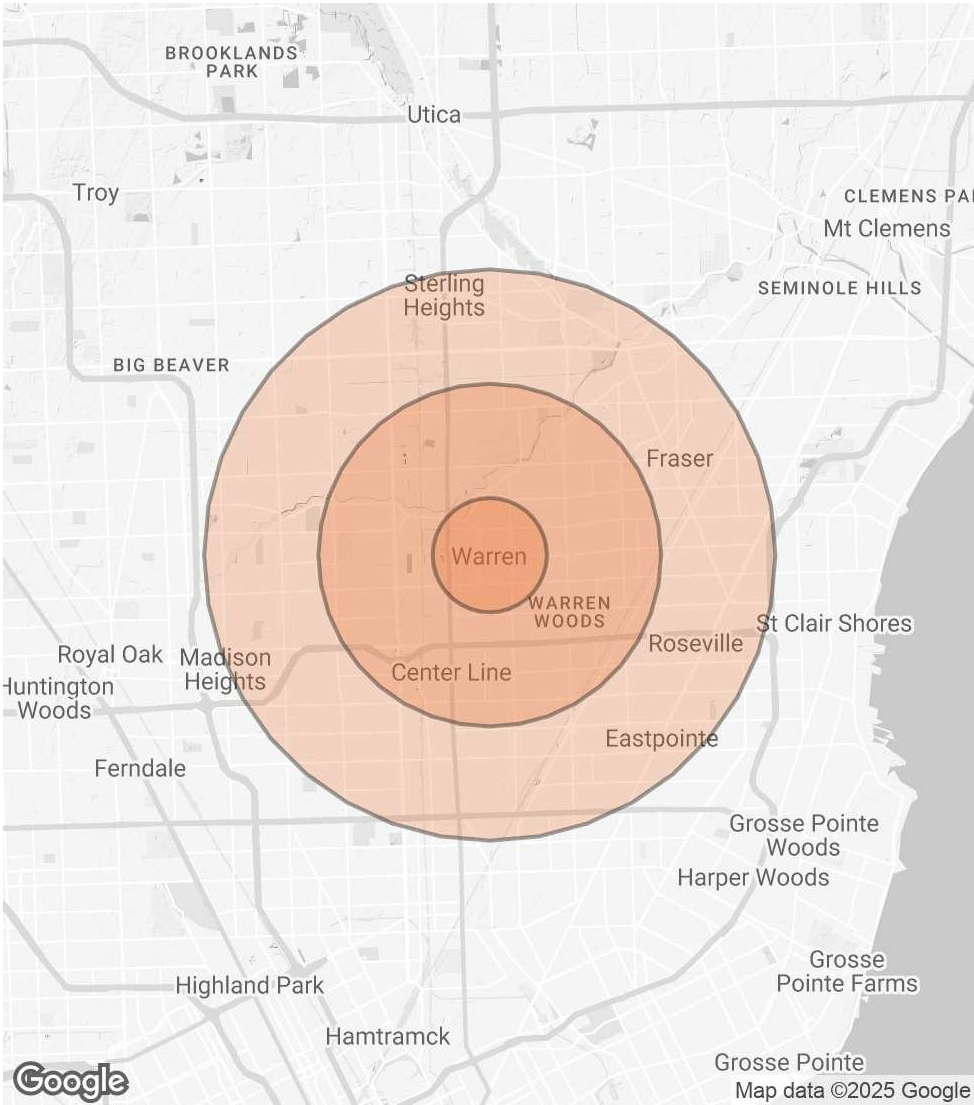
POPULATION 1 MILE 3 MILES 5 MILES

TOTAL POPULATION	14,376	108,488	339,483
AVERAGE AGE	43	43	42
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	44	44	43

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	5,774	44,649	138,360
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$93,281	\$84,866	\$78,685
AVERAGE HOUSE VALUE	\$215,623	\$201,950	\$190,569

Demographics data derived from AlphaMap



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