

# 2,376 SF FORMER MCDONALD'S



## FOR SALE / LEASE



## 1581 Van Horn Rd

Trenton, Michigan 48183

### Property Highlights

- Former McDonalds - 2,376 SF
- Will Build to Suit
- Next to Signalized Intersection
- Very Heavy Traffic Area
- Next to Main Entrance to Grosse Ile Bridge and Elizabeth Park Boat Launch
- Across from Chrysler Trenton Engine Plant, DTE and Many Other
- Multiple Drive Thru's
- Access to West Jefferson or Van Horn Rd
- Possible Expansion of the Site to Include Several Neighboring Properties
- Great Demographics
- Heavy Boater and Recreational Use Due to Quick Access to Detroit River

### OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	0.2 Acres
Building Size:	2,376 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,840	43,667	136,046
Total Population	4,184	100,261	311,772
Average HH Income	\$77,860	\$83,238	\$71,216



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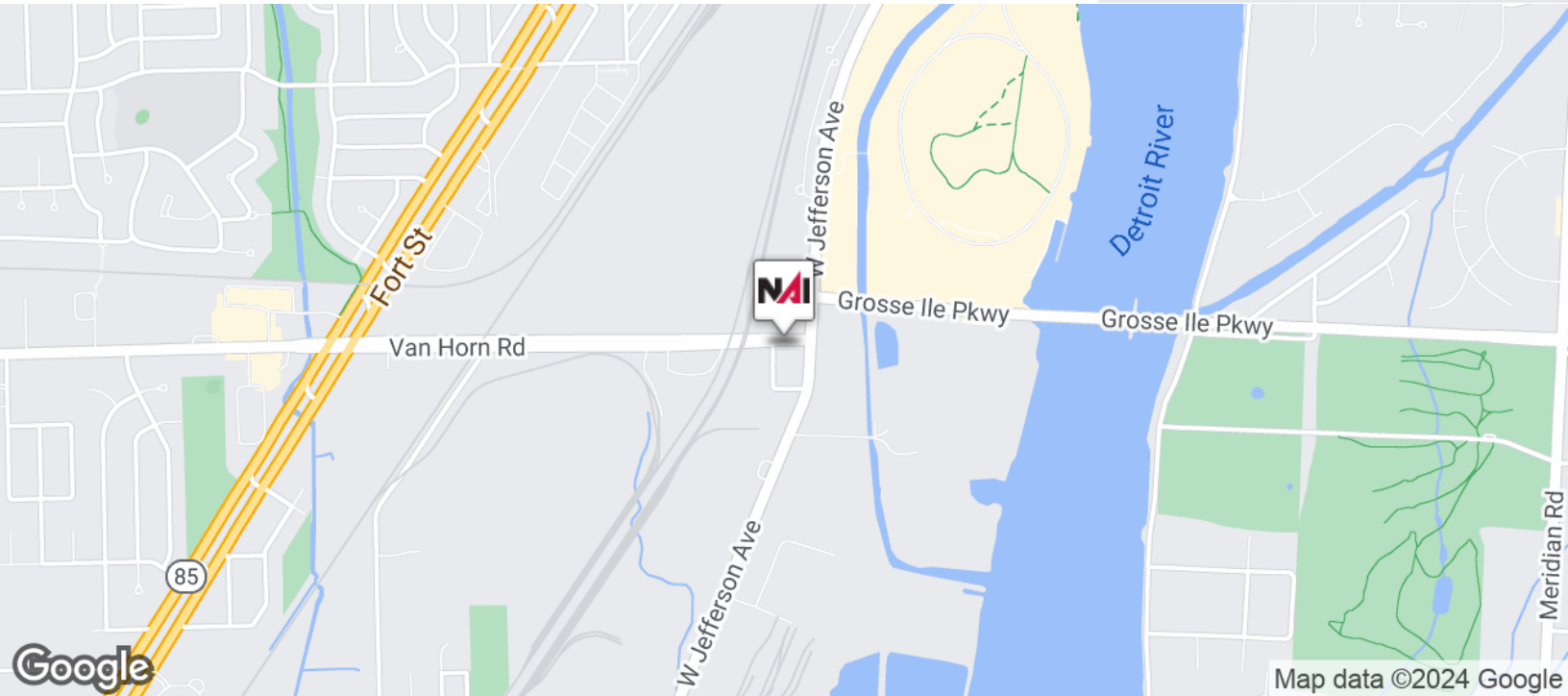
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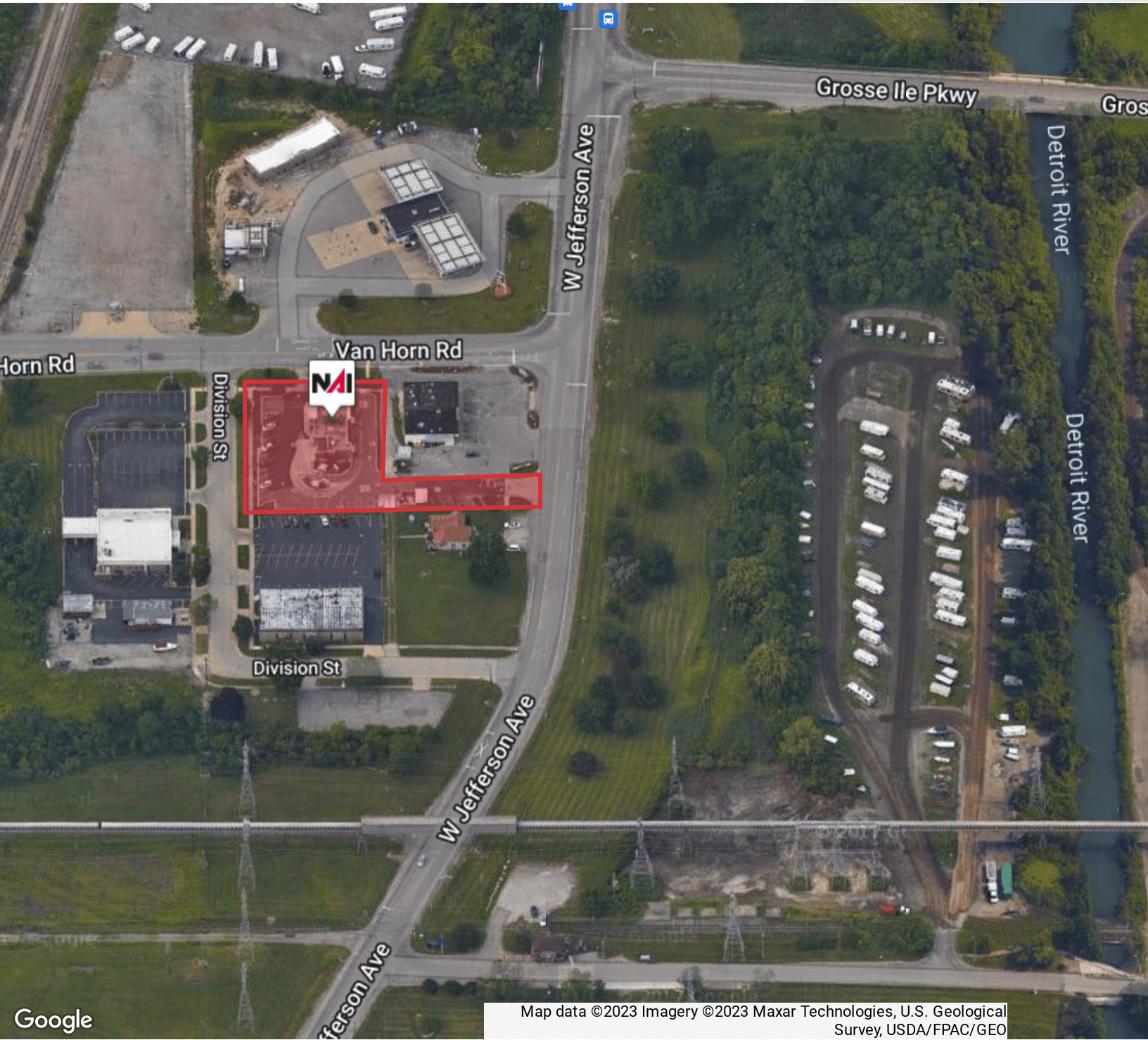
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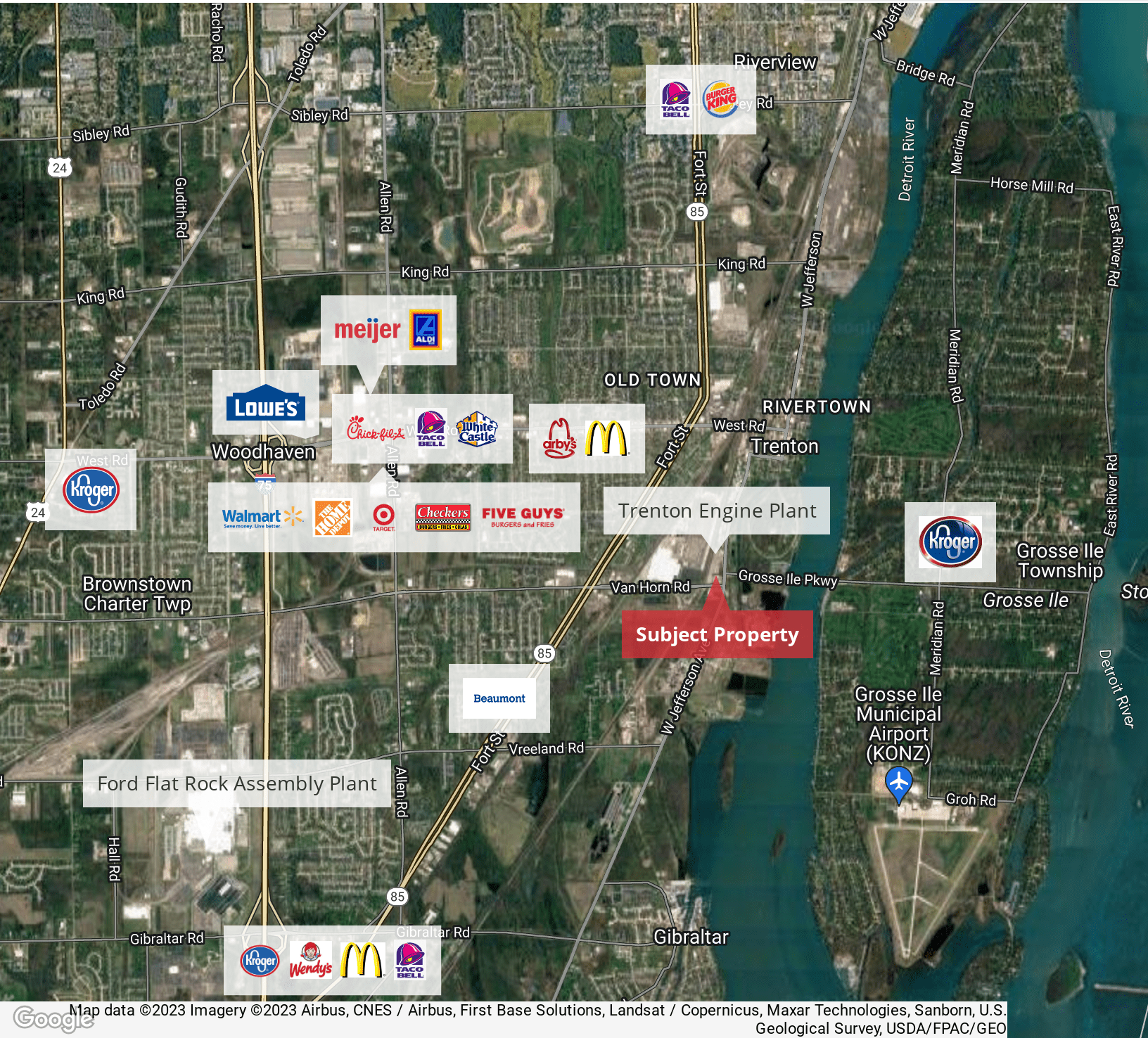
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**Subject Property**

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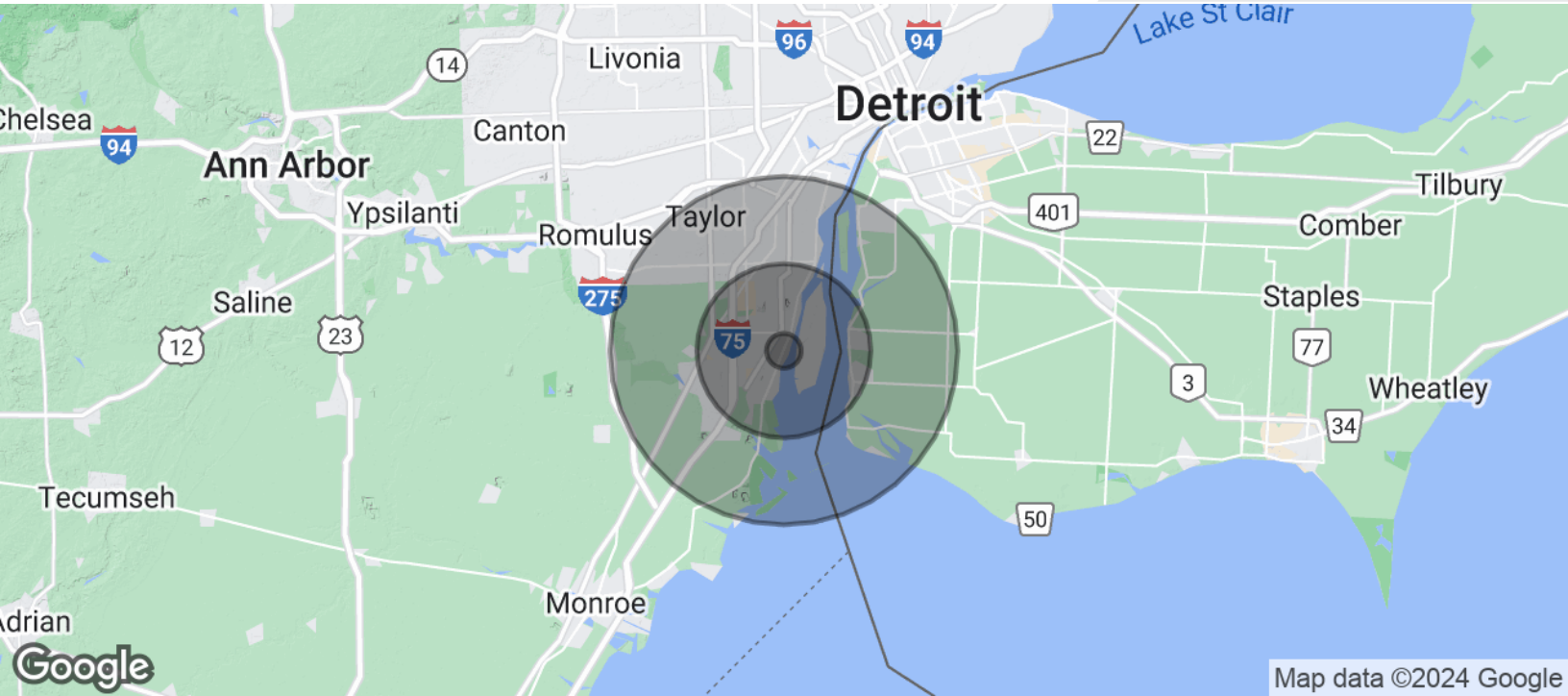
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,184	100,261	311,772
Average Age	49.3	45.5	41.8
Average Age (Male)	46.3	42.7	39.9
Average Age (Female)	51.2	47.1	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,840	43,667	136,046
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$77,860	\$83,238	\$71,216
Average House Value	\$157,959	\$175,896	\$138,904

2020 American Community Survey (ACS)



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