
OFFERING MEMORANDUM



Former Davita Dialysis for Sale or Lease

6757 MAIN ST, CASS CITY, MI 48726

EST. 2010

inCommercial

Property Group



CHICAGO, IL

Exclusively Listed By

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Property Description

SUMMARY

InCommercial Property Group is pleased to offer the opportunity to lease a former DaVita Dialysis center located at 6757 Main Street in Cass City, Michigan. The property has 7,822 SF of space available with negotiable sale price and lease rate. The one-story building was constructed in 1999 and completely renovated in 2007; with a new addition. Benefitting from great visibility, prominent signage and abundant parking, the site is move in ready and ideal for a medical office or dialysis clinic user. It is located less than a mile from Hills & Dales General Hospital.

HIGHLIGHTS

- 7,822 SF free standing building
- Building constructed in 1999
- Renovated in 2007 with new addition
- Great Visibility with prominent signage
- Easy access and abundant parking
- Ideal for Medical Office / Dialysis Clinic user
- Less than a mile from Hills & Dales General Hospital

7,822 SF

BUILDING

Former Dialysis Clinic

AVAILABLE

Negotiable

SALE PRICE & LEASE RATE



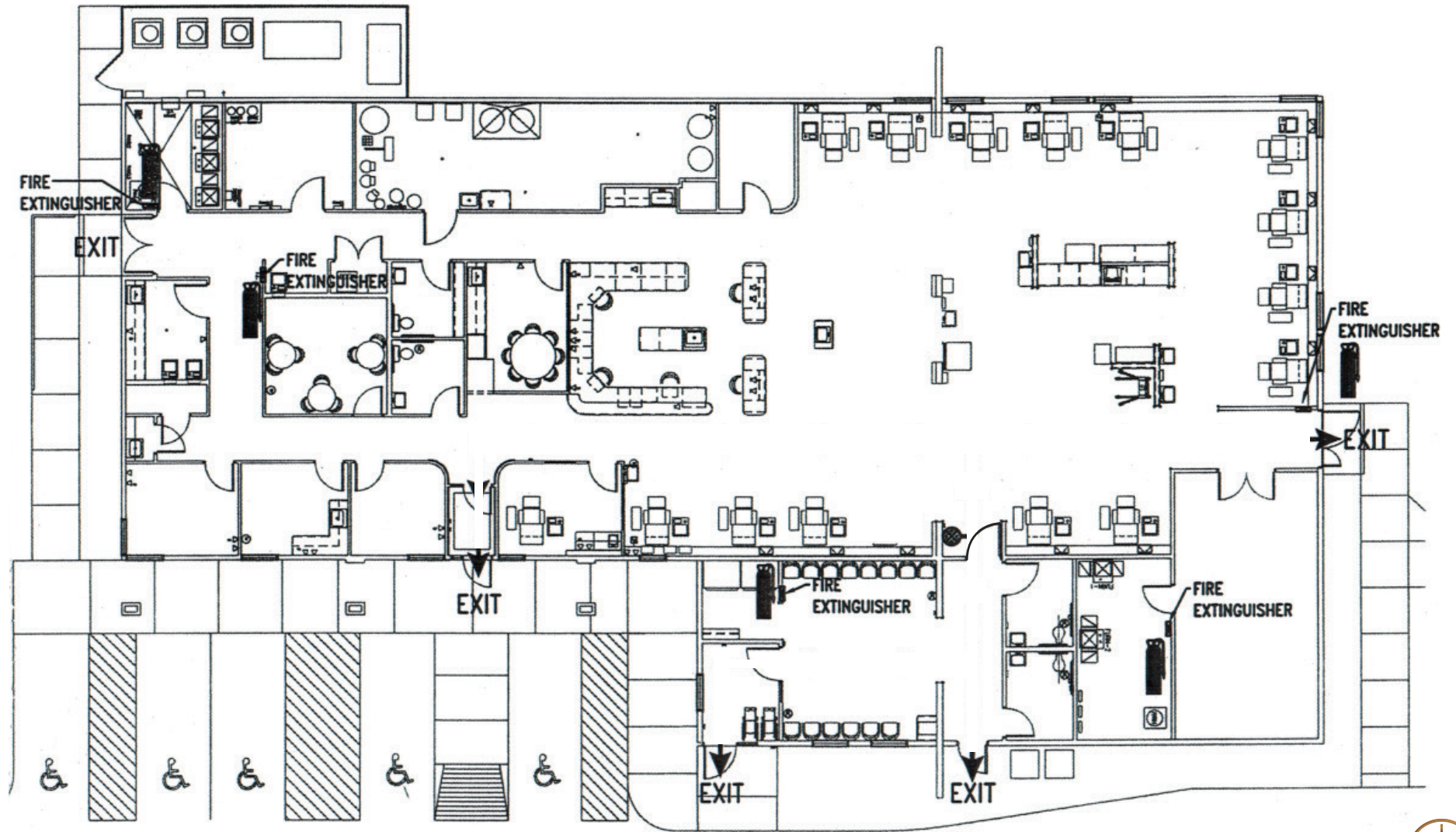
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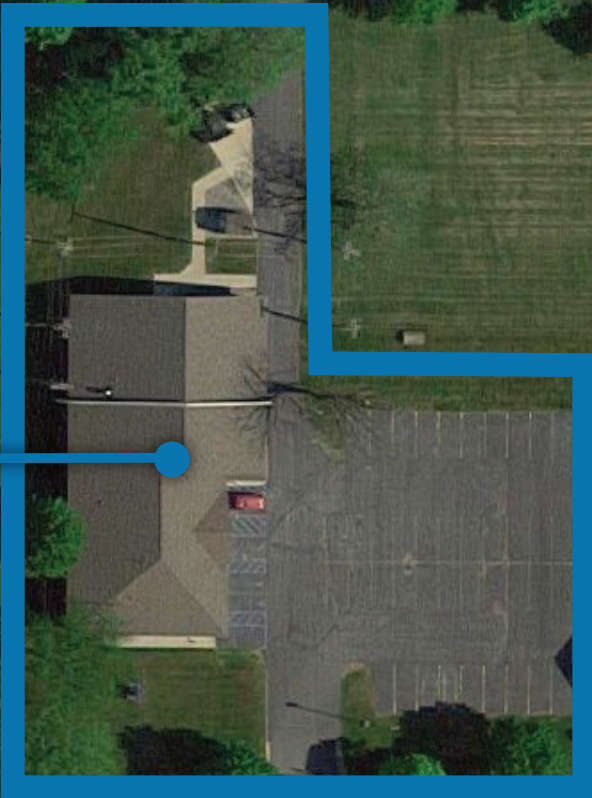
CHICAGO, IL

FLOOR PLAN



CHURCH ST

SUBJECT SITE



MAIN ST

7,624 VPD



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MEDILODGE
OF CASS CITY
SKILLED NURSING

CASS CITY
JR. & SR.
HIGH SCHOOL

HILLS & DALES
GENERAL
HOSPITAL

CASS CITY
PUBLIC PARK

True Value

NICK'S COUNTRY OVEN
CASS CITY MICHIGAN

CHEMICAL BANK

MARATHON

Link Gas

OMERIT MOTORS



PARKWAY
CONVENIENCE
STORE

KRANZ
FUNERAL
HOMES

DOLLAR GENERAL

FAMILY DOLLAR



Best

SUBWAY

HOMETOWN
PHARMACY

Rawson
LIBRARIAN

SCHNEEBERGER'S
FURN. & APPL.

MILLENNIUM
STEERING

SUBJECT
SITE



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Market Overview

CASS CITY, MI

Cass City is a village in Elkland Township, Tuscola County in the Flint/Tri-Cities area of the U.S. state of Michigan, conveniently located in the center of Michigan's Thumb. Citizens of Cass City are very proud of the quality of life in this community. Cass City boasts a 9-hole golf course, an 80 acre recreational park which has two children's playgrounds, three baseball fields, three softball diamonds, a T-Ball field (each with dugouts), two permanent concession buildings, a football field and track, two pavilions, and wooded nature areas. Three additional children's playgrounds are located in other quadrants of the village.

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	2,633	3,498	4,769
HOUSEHOLDS	1,150	1,483	1,969
AVG. HHI	\$58,987	\$60,633	\$63,426



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