



7499 US 131 | Fife Lake, MI 49633

SALE PRICE:	\$250,000
LOT SIZE:	1.67 ACRES
APN #:	41-040-092-02 41-040-092-01

PROPERTY OVERVIEW

1.67 acre commercial development parcel with 582' of US 131 frontage, 138' of frontage on W State St, and 8000 AADT on US 131. C2 - Highway Commercial zoning allows for a variety of uses including Retail, Drive in, Gas Stations, Recreational Vehicle sales/repair, Restaurant, Church, Co-op, and Car Washes. Flat and buildable. Property consists of two lots and seller has a 2,240 sq. ft. pole building on the north lot. Curb cut in place off US 131.

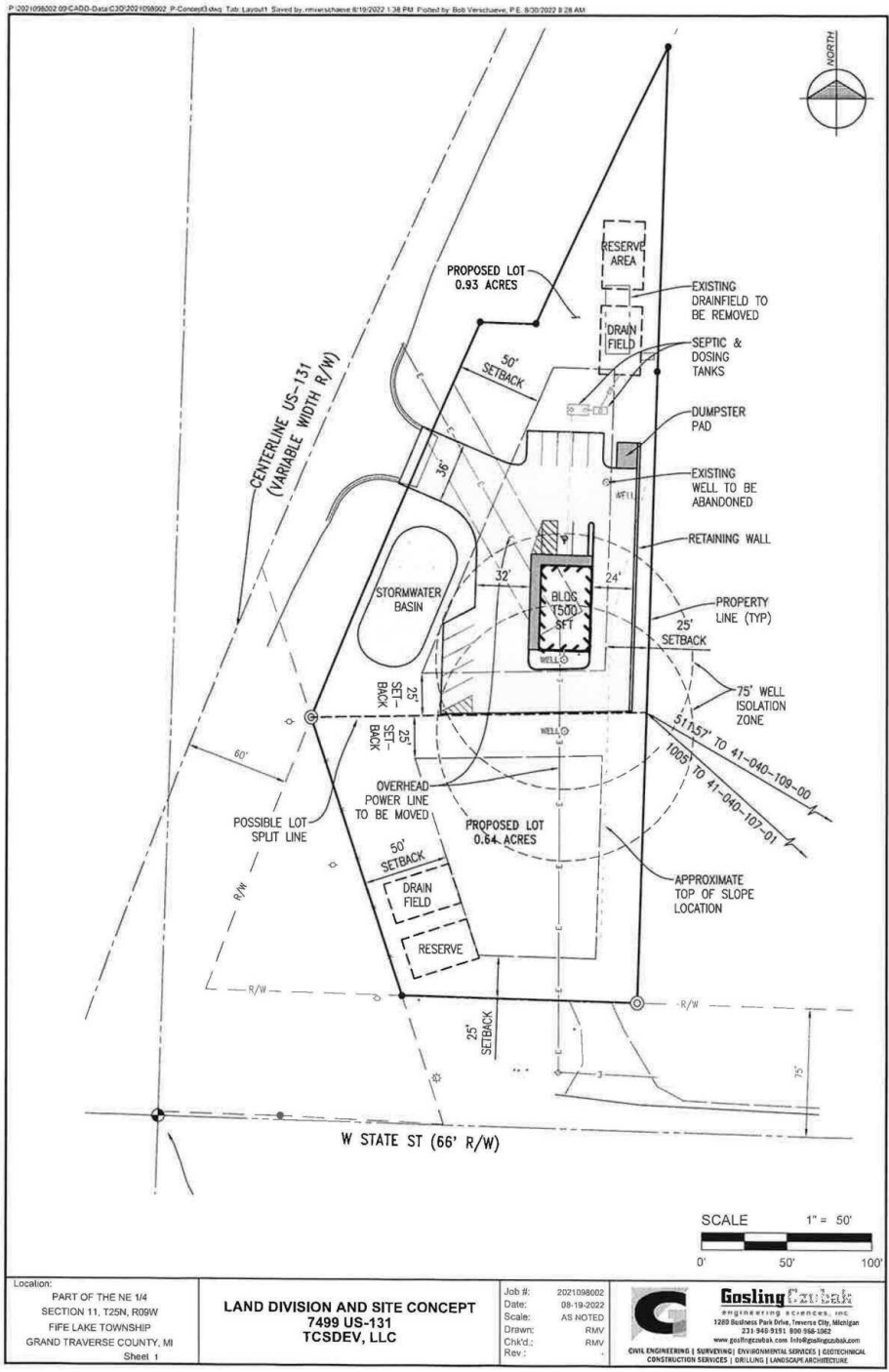
PROPERTY HIGHLIGHTS

- 582' of US 131 Frontage
- High Visibility
- Level Ready to Build

KEVIN ENDRES, PE, SIOR, CCIM | Owner | Broker | 231.929.2955 | kendres@threewest.com

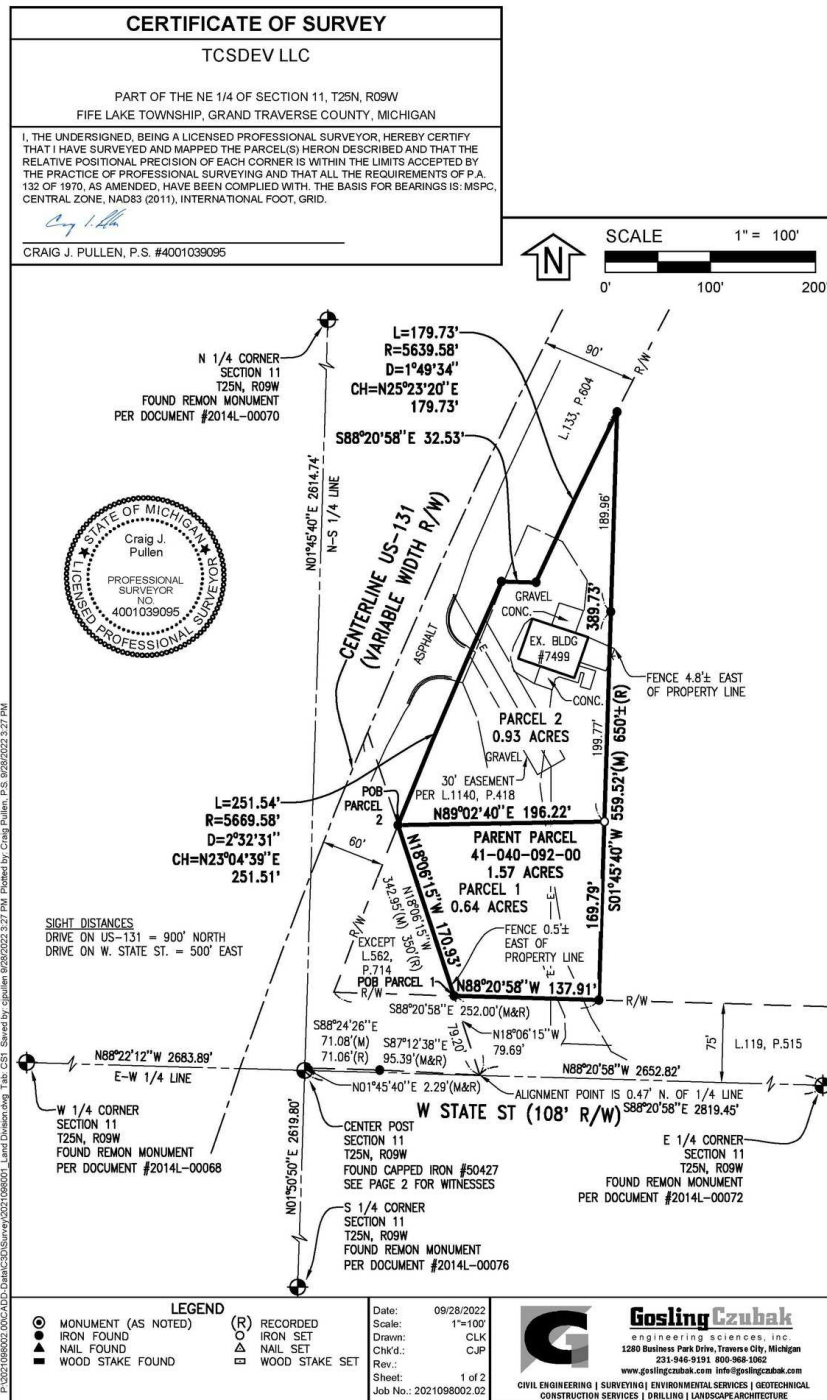


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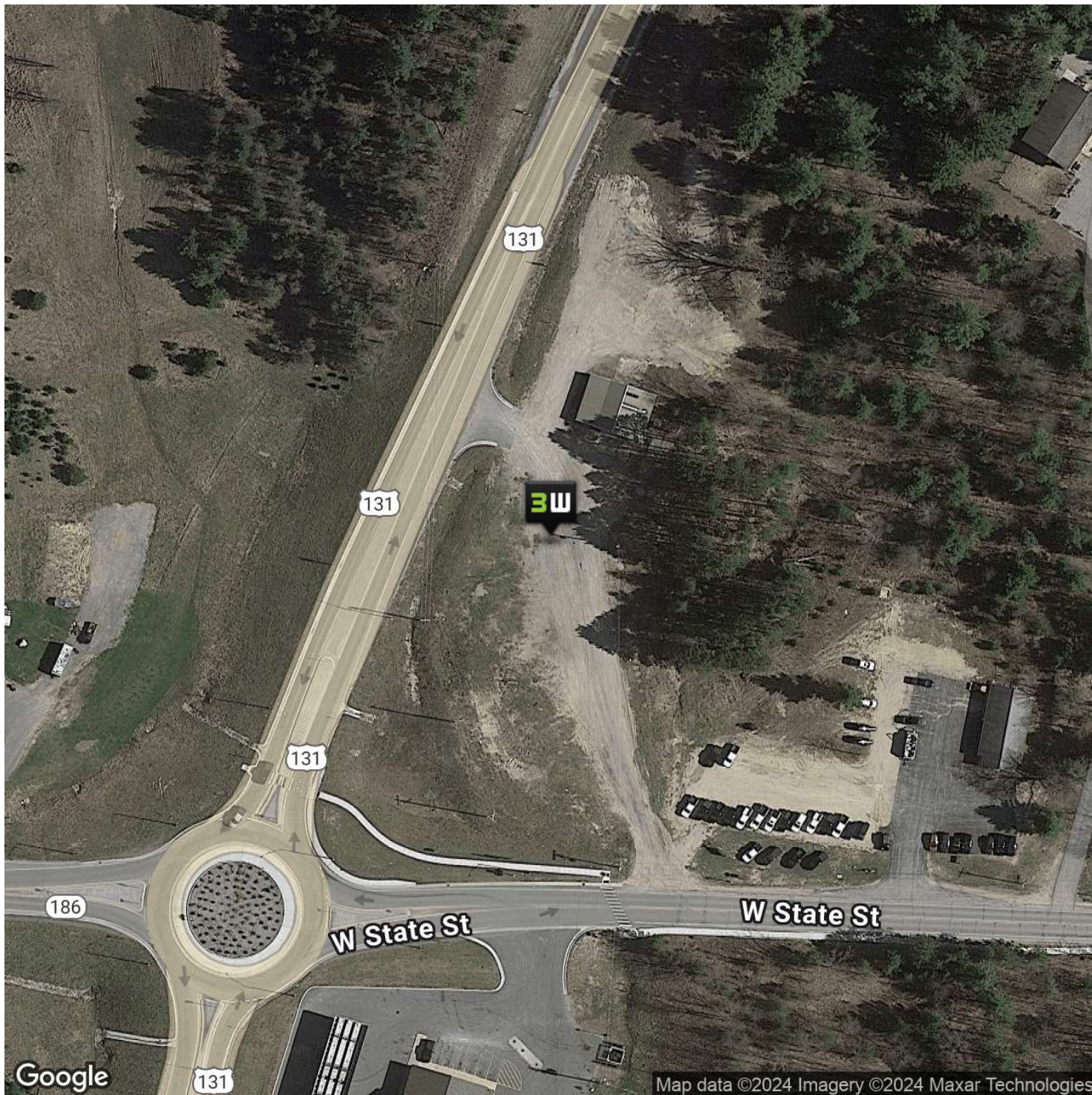
Concept Site Plan

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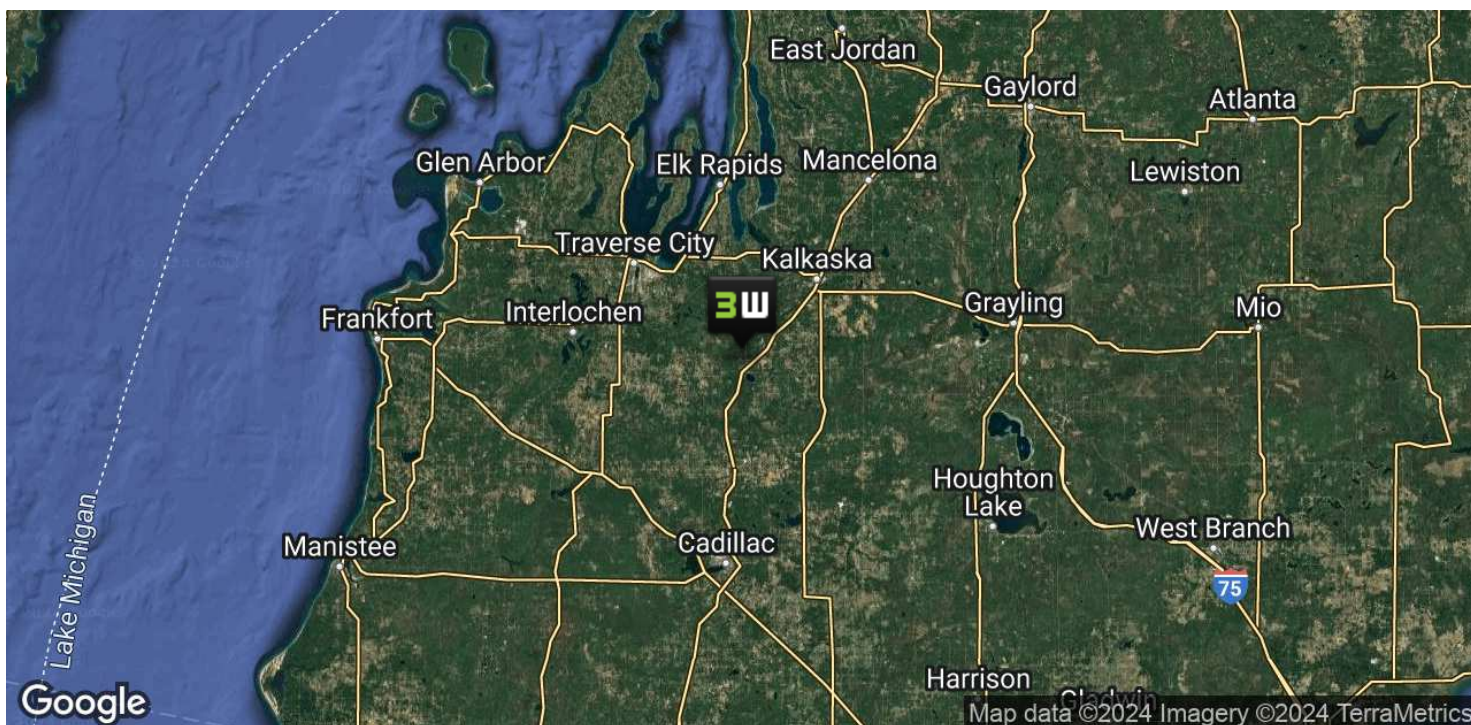


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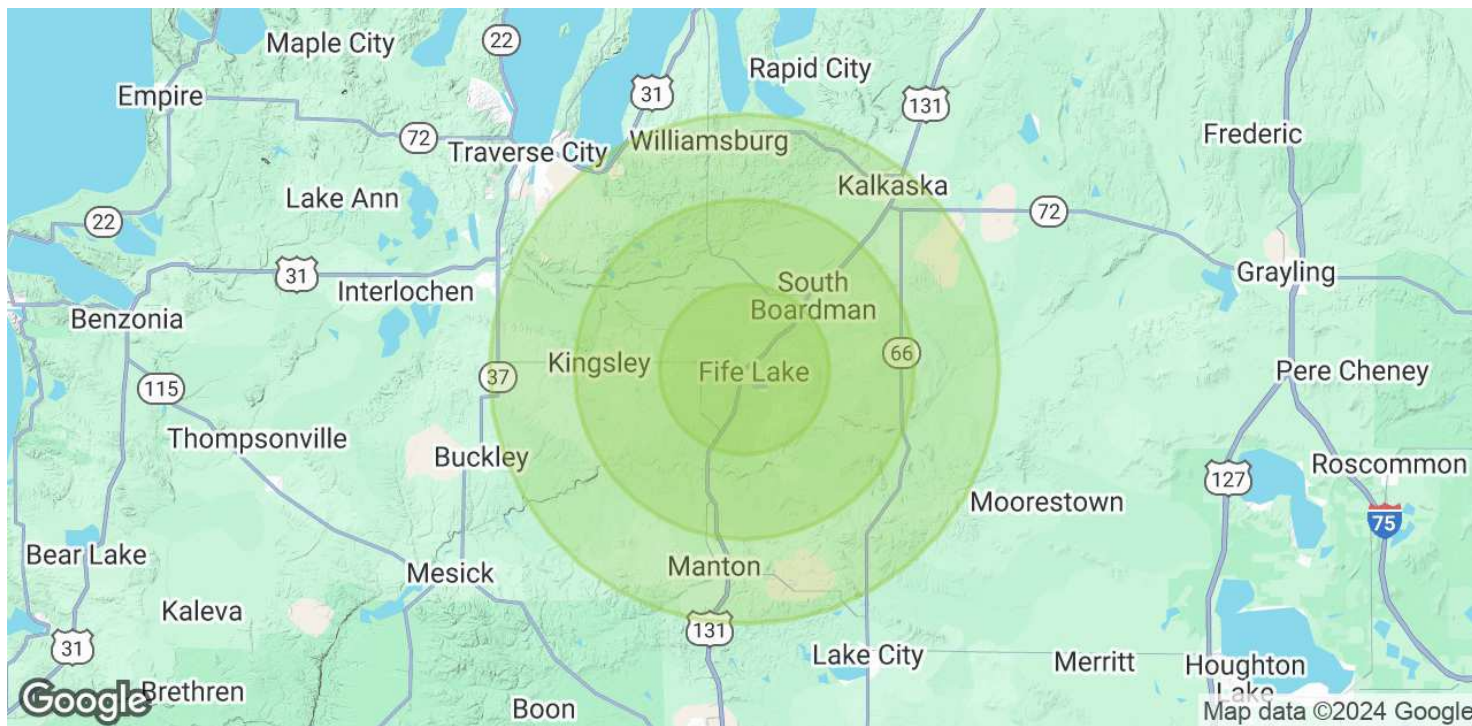
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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	3,509	13,734	44,140
Average Age	43	43	42
Average Age (Male)	43	42	42
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	1,431	5,455	17,354
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,210	\$82,848	\$83,508
Average House Value	\$259,385	\$288,731	\$300,371

Demographics data derived from AlphaMap

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