

46777 GRATIOT AVENUE  
CHESTERFIELD TOWNSHIP, MICHIGAN

RETAIL FOR SALE OR LEASE  
5,232 Square Feet Available

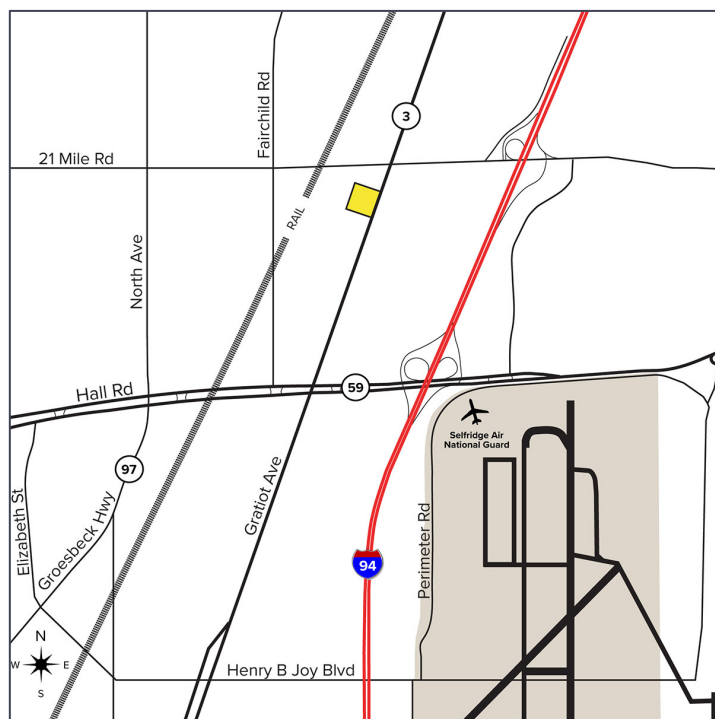


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## PROPERTY FEATURES

- 5,232 square feet available
- Turnkey restaurant with liquor license and FF&E available
- Great signage, visibility and curb appeal
- Abundant parking on 1.54-acre lot
- Many new developments in the area
- Lease Rate: \$12.00/sq. ft. NNN
- Sale Price: \$1,495,000 (\$285.74 sq. ft.)



For more information, please contact:

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**BEN WILKIEMEYER**  
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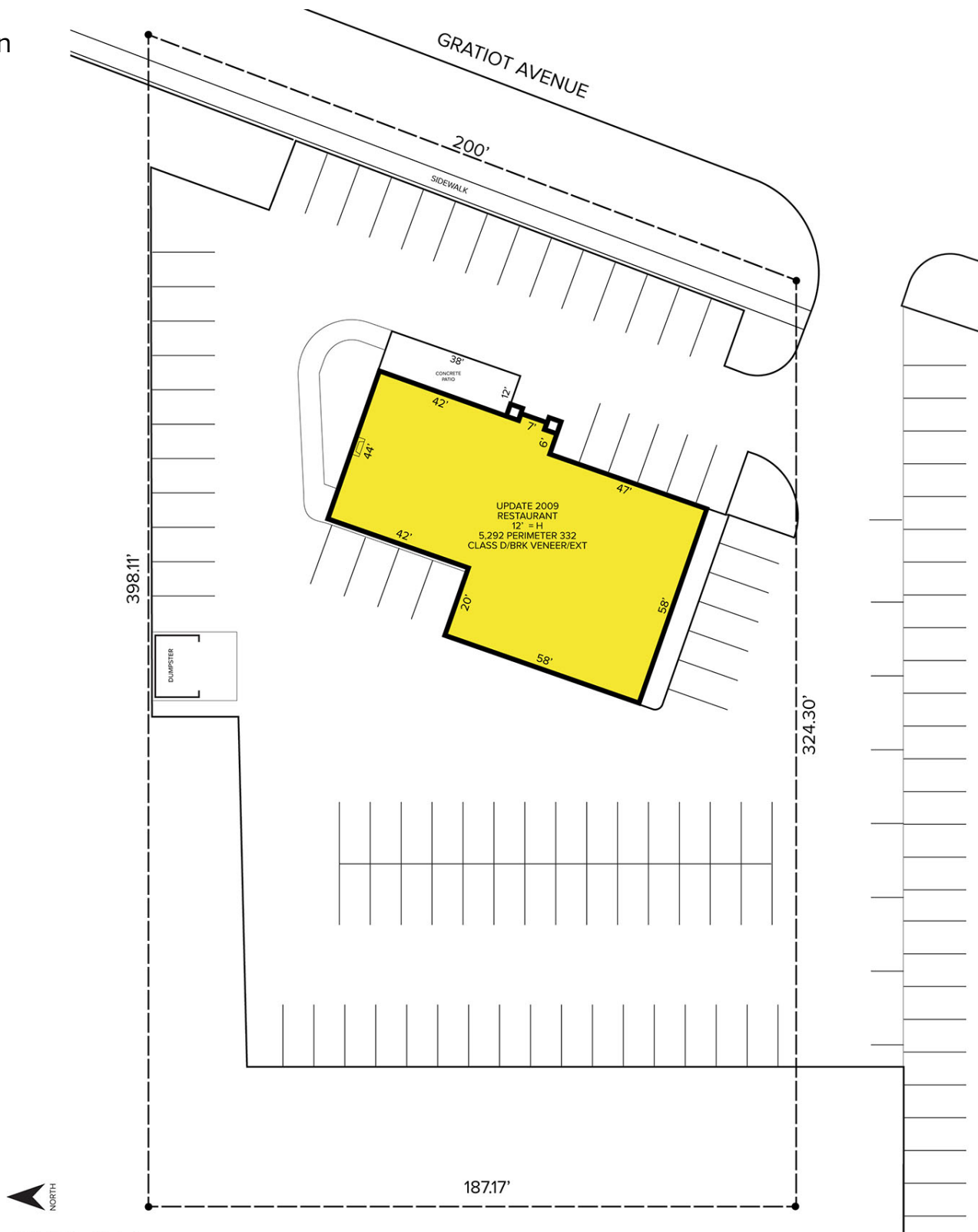
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Site Plan



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# 46777 Gratiot Avenue – Chesterfield Township, MI

## Retail For Sale or Lease

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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,219	\$101,485
3 MILE	53,437	\$85,410
5 MILE	154,356	\$91,930

### TRAFFIC COUNTS (TWO-WAY)

38,388	Gratiot Ave. N. of 21 Mile Rd.
32,814	Gratiot Ave. S. of 21 Mile Rd.
27,649	21 Mile Rd. E. of Gratiot Ave.
27,178	21 Mile Rd. W. of Gratiot Ave.



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