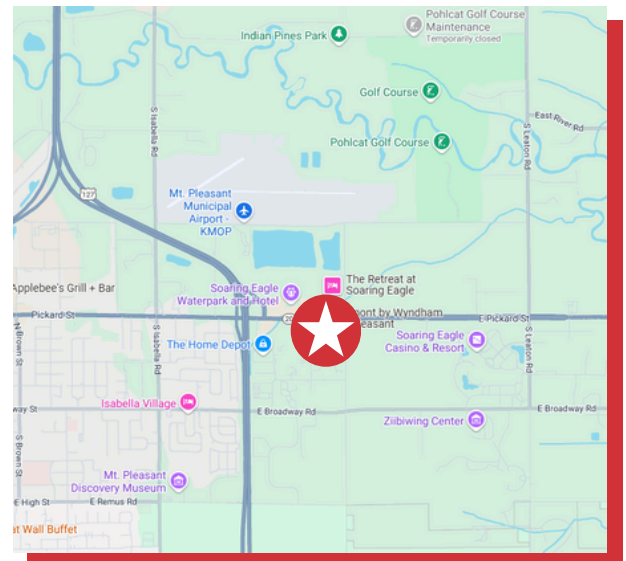




**5768 E PICKARD ST.
MOUNT PLEASANT, MI 48858**

- Located within walking distance of the Soaring Eagle Casino and minutes from Central Michigan University.
- Former steakhouse restaurant.
- Easy Access from US 127 with many surrounding retailers.
- Large parking lot on 1.61 acres.



FOR MORE INFORMATION, CONTACT:

TODD LEINBERGER
616.242.1114
toddl@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
RETAIL RESTAURANT

located near the popular stores with close proximity to shopping and more.

PROPERTY INFORMATION

Total Building Size:	5,342 SF
Year Built:	1984 and remodeled in 1998
Acreage:	1.61 Acres
Municipality:	Union Charter Township, Isabella County
PPN:	14-013-20-008-00
Parking:	Ample, on-site, asphalt lot
Zoning:	B-7 Retail and Service highway Business District
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 **5768 E. PICKARD ST. SE**
MT. PLEASANT, MI 58848

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
RETAIL RESTAURANT

LEASE INFORMATION

Lease Type:	NNN
Terms:	36-60 Months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Optional
Date Available:	Current Availability

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
FULL BUILDING	5,342 SF	\$16.00	\$7,122.67



 **5768 E. PICKARD ST. SE**
MT. PLEASANT, MI 58848

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PROPERTY PHOTOS

FOR LEASE
RETAIL RESTAURANT

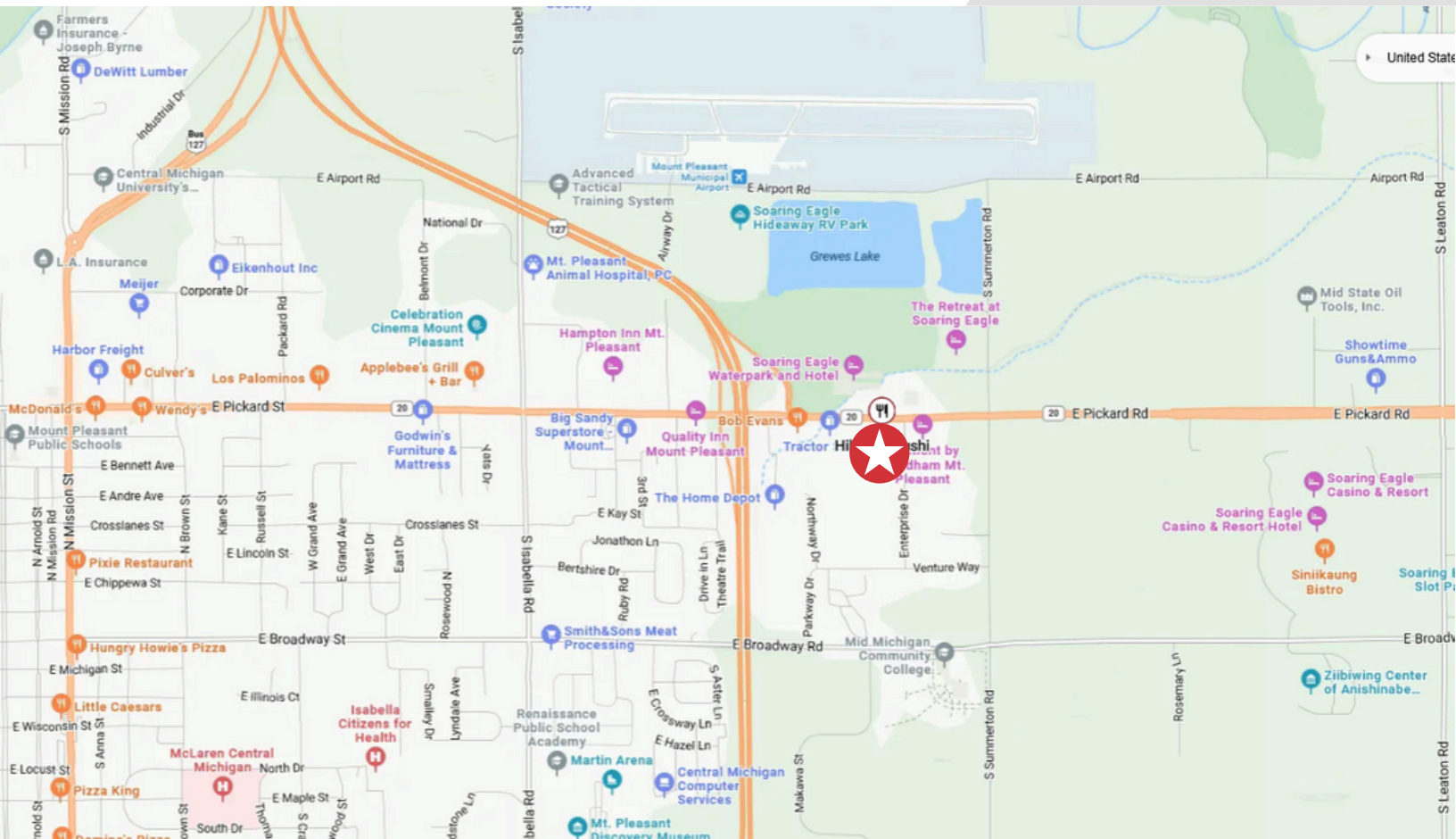


 **5768 E. PICKARD ST. SE**
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RETAIL MAP

FOR LEASE
RETAIL RESTAURANT



NEARBY RESTAURANTS

THE TWISTED FORK - 3.5 MILES
FREDDIE'S TAVERN - 3.9 MILES
SUMMIT SMOKEHOUSE- 5.1 MILES
WOOD SHOP SOCIAL - 4.2 MILES

GREEN SPOT PUB- 1.9 MILES
BIRD BAR & GRILL - 3.0 MILES
THE BRASS - 2.9 MILES
LOS PALOMINOS - 1.3 MILES

OTHER ATTRACTIONS

SOARING EAGLE CASINO - 1.7 MILES
SOARING EAGLE WATER PARK - 0.20 MILES
THE HOME DEPOT - 0.50 MILES
MYMICHIGAN MEDICAL CENTER - 1.1 MILES

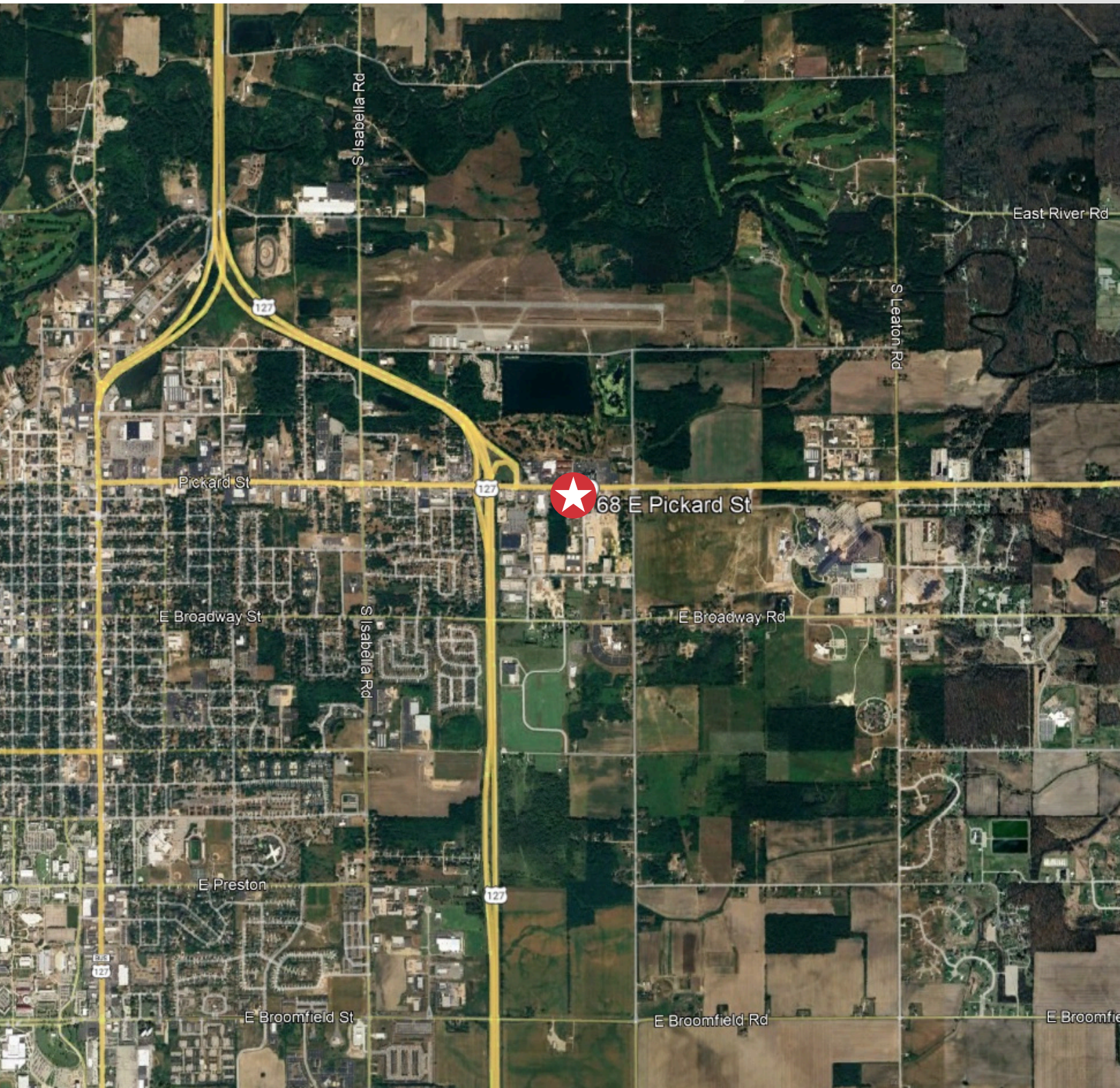
CELEBRATION CINEMA - 1.1 MILES
MEIJER - 1.9 MILES
CENTRAL MICHIGAN UNIVERSITY - 4.0 MILES
MT. PLEASANT COUNTRY CLUB - 3.4 MILES

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MT. PLEASANT, MI 58848

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AERIAL MAP

FOR LEASE
RETAIL RESTAURANT



 **5768 E. PICKARD ST. SE**
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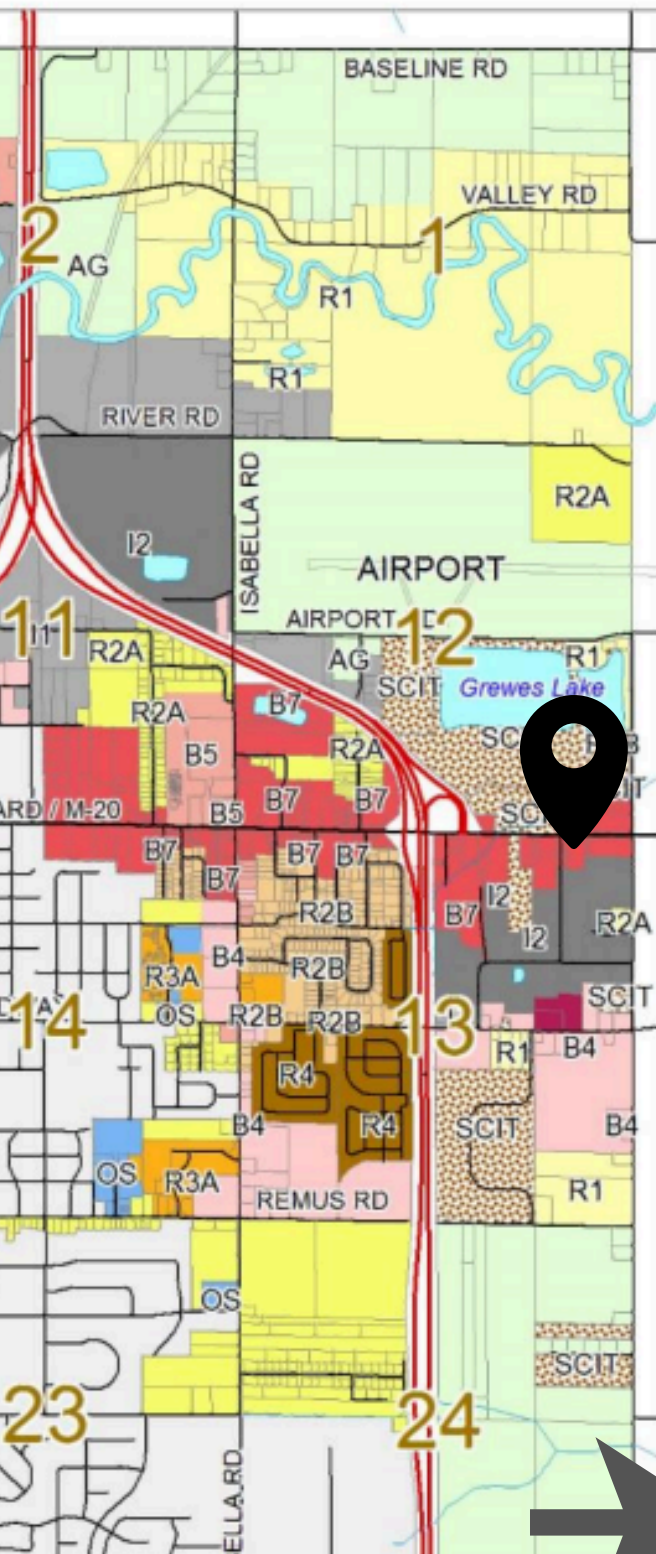
ZONING MAP

FOR LEASE
RETAIL RESTAURANT

Zoning Map of the Charter Township of Union

T14N, R04W
Isabella County, Michigan

With Amendments Through
Ordinance No. 22-04



CHARTER TOWNSHIP OF UNION ZONING MAP - Through Ordinance No. 22-04

- AG, Agricultural District
- R-1, Rural Residential District
- R-2A, One- and Two-Family, Low-Density Residential District
- R-2B, One- and Two-Family, Medium-Density Residential District
- R-3A, Multiple-Family Residential District
- R-3B, Medium-Density Multiple-Family Residential District
- R-4, Mobile Home Park District
- B-4, General Business District
- B-5, Highway Business District
- B-7, Retail and Service Highway Business District

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