

FOR LEASE

1,496 SF Retail/Restaurant/Hospitality
102 S. MAIN ST
CONCORD, MI 49237

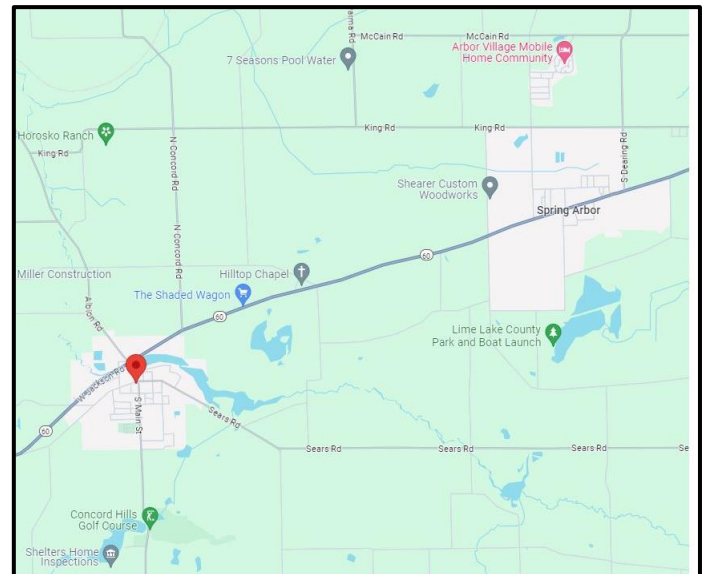


RENT RATE: \$9.50 NNN
Rent Increases: 3%



PROPERTY FEATURES

- 1,496 – 2,300SF
- Finish to Suit
- 5 Miles from Spring Arbor University
- Zoning: GC- General Commercial
- Great Location with Good Visibility and Accessibility off Hanover & S Main ST.



For more information, please contact:

Roman Williams

Roman@GoBeal.com

734-972-5460

BEAL Properties

304 Harriet

Ypsilanti, MI 48197

www.gobeal.com

FOR LEASE

1,956SF Retail/Restaurant/Hospitality
102 S. MAIN ST
CONCORD, MI 49237



BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	1,496 SF*	Total Available Sq. Ft.:	2,300SF*	Class:	C
Typical Floor Plate:	1,496 SF	Min / Max Cont. Sq. Ft.:	1,496 /2,300	No. of Floors:	2*

**Includes Second Story Units and 2,906 SF Adjacent Building*

PROPERTY INFORMATION

Zoning:	C (Center)	Parking:	Ample
Exterior Construction:	Brick	Power:	Standard
Structural System:	Steel	Security Systems:	N/A
Roof:	Flat EDPM	Restrooms:	Multiple
Floors / Covering:	Hardwood, Concrete, Tile	Sprinklers:	N/A
Heating:	N/A	Signage:	Street Sign faces S Main St
Air-Conditioning:	N/A	Delivery Area:	Rear Grade-Level Door
Ceiling Height:	N/A	Date Available:	Delivery Subject to Buildout
Year Built:	N/A	Acreage:	N/A

Current Tenants: The majority of the property is vacant and the owners are pursuing site plan approval & design work with the City of Ypsilanti. The adjacent building is occupied by a whiskey distillery tenant and available in the sale—generating \$3,500/mo in income.

PRICING INFORMATION

Lease Rate:	\$9.50 NNN	Rentable/Usable:	N/A	Impr Allowance:	Flexible
Lease Term:	Flexible	Total Taxes:	N/A;	Deposit:	1.0x Rent
Options:	Flexible	Parcel #: 005-11-	N/A		
Tenant Responsibility:	N/A	27-351-007-00			

Comments: Multiple layouts, finishes, and floor plans possible. Conveniently located in downtown Concord and with access to multiple major freeways. Highly walkable location with plenty retailers & commercial development projects underway. Contact Property Manager for further details.

For more information, please contact:

Roman Williams
Roman@GoBeal.com
734-972-5460

BEAL Properties
304 Harriet
Ypsilanti, MI 48197
www.gobeal.com