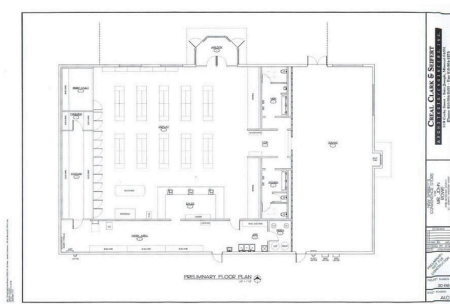




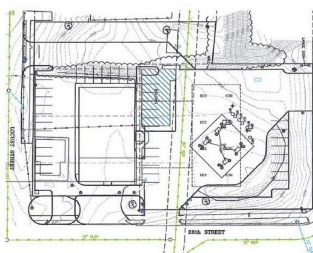
**FOR LEASE WITH
DRIVE-THRU**

**\$18.00
1500 +/- SF**



PROPERTY FEATURES

New construction- Ideal for quick service restaurant (QSR) or coffee shop/smoothie shop. The existing building will be demolished and a new larger convenience store built, with a 1500 +/- SF retail suite for lease with drive-thru potential. . Located near Central High School, the largest high school in the city, and St. Joseph Aquatic Park, the city's only public pool/ water park. Located on St. Joseph's Urban Trail system. Estimated completion by end of 2025.



- Price: \$18.00/SF
- Year Built: 2025
- AADT - 7,000 Messaine - 9,000 Noyes (28th St)
- Population - 13,600 - 1 mile; 55,400 - 3 mile; 77,260 - 5 mile
- Avg. HH Income - \$66,600 - 1 mile; \$71,200 - 3 mile; \$77,700 -5 mile
- Zoning Description: C-3
- Lot Size: 1.19 AC



Berkshire Hathaway HomeServices Stein & Summers Real Estate

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Director of Commercial Services

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ray@raysisson.net

www.raysisson.net

**BERKSHIRE
HATHAWAY**
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COMMERCIAL

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