

8905 MACOMB ST.  
GROSSE ILE, MICHIGAN

RETAIL FOR SALE OR LEASE  
4,200 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

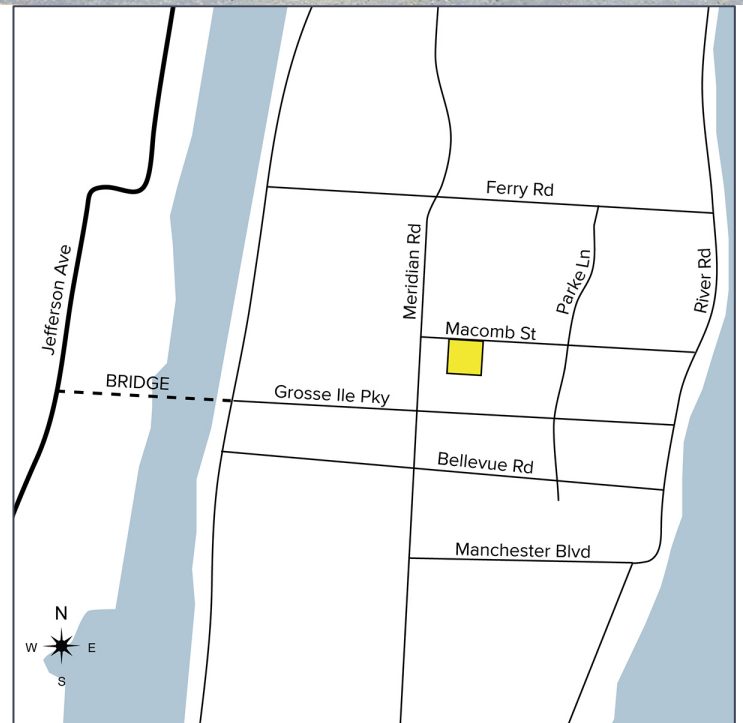
**FORMER RESTAURANT**



## PROPERTY FEATURES

- 4,200 total building square footage
- 1.12 acres
- Zoned MSD
- 73 parking spaces
- Asking Price: \$463,500 (\$110.36)
- Lease rate: \$12.00/sq. ft. NNN

**Comments:** Former restaurant situated on over 1 acre of land. Well located on main commercial road. Excellent household incomes in Grosse Ile. Perfect for continued restaurant use or redevelopment.



For more information, please contact:

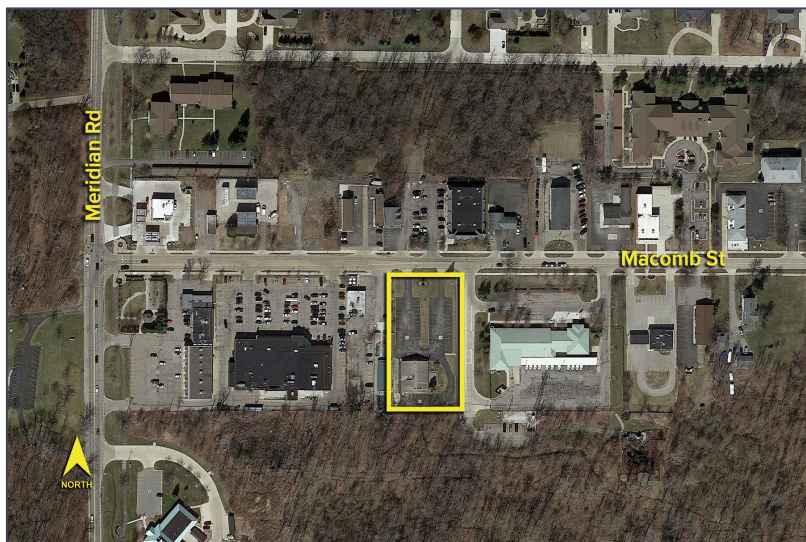
**JUSTIN GAFFREY**  
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## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,802	\$93,914
3 MILE	26,476	\$83,691
5 MILE	73,328	\$73,720

## TRAFFIC COUNTS (TWO-WAY)

9,661	Meridian Rd. N. of Macomb St.
5,149	Meridian Rd. S. of Macomb St.
4,319	Macomb St. E. of Meridian St.
5,067	Grosse Ile Pkwy E. of Meridian Rd.



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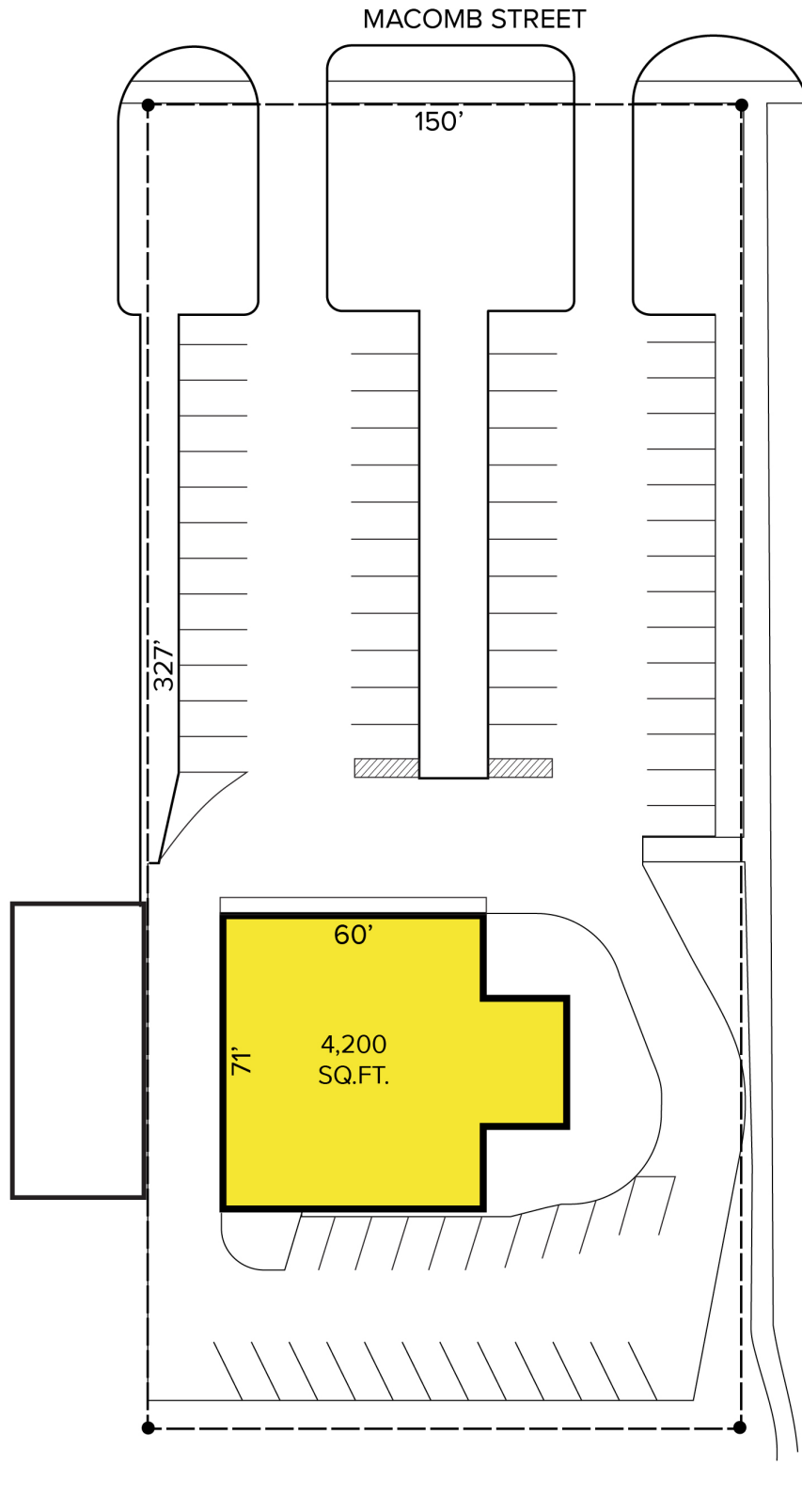
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## Site Plan



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