

RETAIL PROPERTY // FOR SALE

PREMIER CANNABIS RETAIL BUILDING WITH FREEWAY VISIBILITY IN THREE OAKS

6934 U.S. 12

THREE OAKS, MI 49128



- 4,000 square feet and is situated on 0.75 acres of prime real estate
- Impeccable condition and ready for a custom build-out retail
- Zoned C-1
- 1 of only 3 cannabis licenses handed out in Three Oaks
- High visibility on U.S. Highway 12
- Nearby complementary retail businesses for synergy opportunities
- Excellent location, providing endless opportunities for growth and success



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500

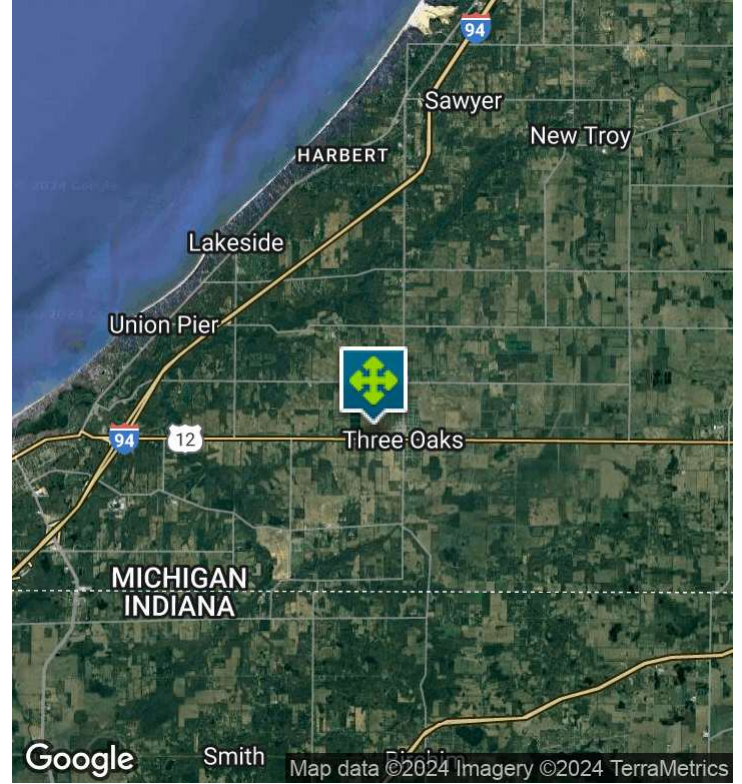
Southfield, MI 48076

248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$750,000
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OFFERING SUMMARY

Building Size:	4,000 SF
Lot Size:	0.75 Acres
Number of Units:	1
Price / SF:	\$187.50
Zoning:	C-1
Market:	Other Market Areas
Traffic Count:	7,323

PROPERTY OVERVIEW

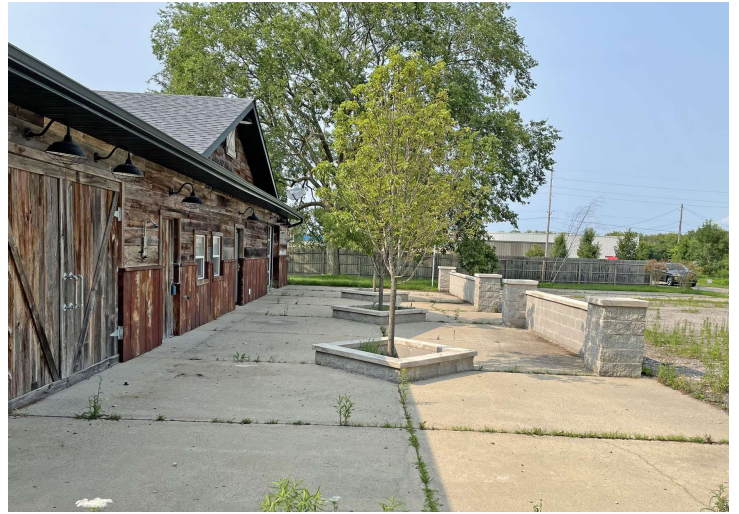
Welcome to the premier dispensary opportunity in Three Oaks, Berrien County—a true gem in the cannabis market. This exceptional property spans 4,000 square feet and is situated on 0.75 acres of prime real estate. It is in impeccable condition and ready for a custom build-out, allowing you to create the perfect space tailored to your business needs. Featuring approximately 9 parking spaces and full ADA compliance, this dispensary offers accessibility and convenience for all customers. As one of only three dispensaries in Three Oaks, you will enjoy a unique advantage in serving a market with a population of approximately 152,900 Berrien county residents. This dispensary is more than just a property; it is a rare opportunity to establish yourself as a leader in the thriving cannabis industry. Seize the chance to own the best retail in Three Oaks and elevate your business to new heights.

LOCATION OVERVIEW

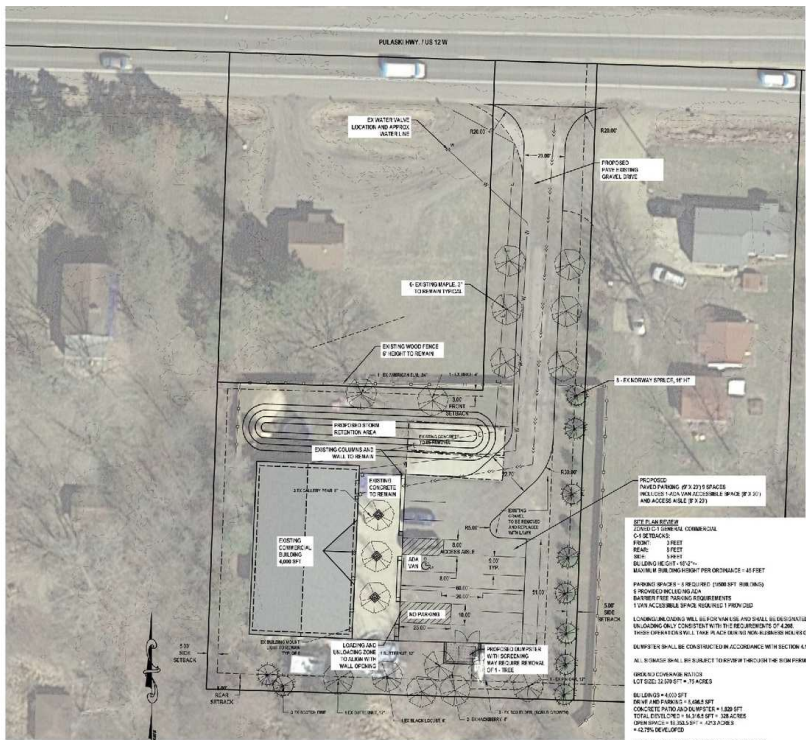
Located on the south side of US-12, just west of Three Oaks Rd. Great location just 6 miles from the beautiful shoreline of Lake Michigan. Three Oaks is a desirable destination for consumers featuring a fun mix of shops, galleries, restaurants, and antique markets. This prime location presents a valuable opportunity for cannabis operators looking to capitalize on the high-energy retail environment and strategic positioning in southwest Michigan.

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ADDITIONAL PHOTOS



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SITE PLANS

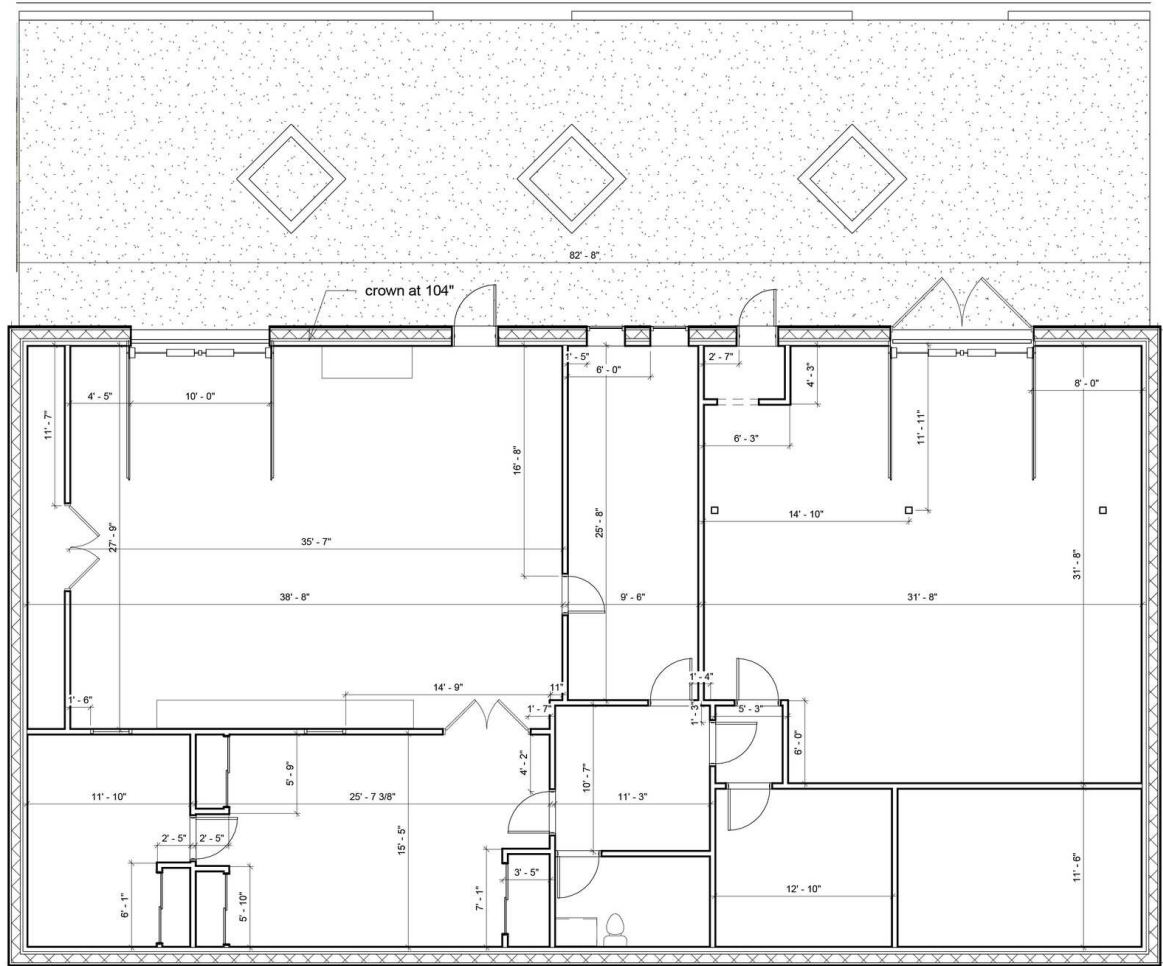


Macro Site Plan and Micro Site Plan

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FLOOR PLANS



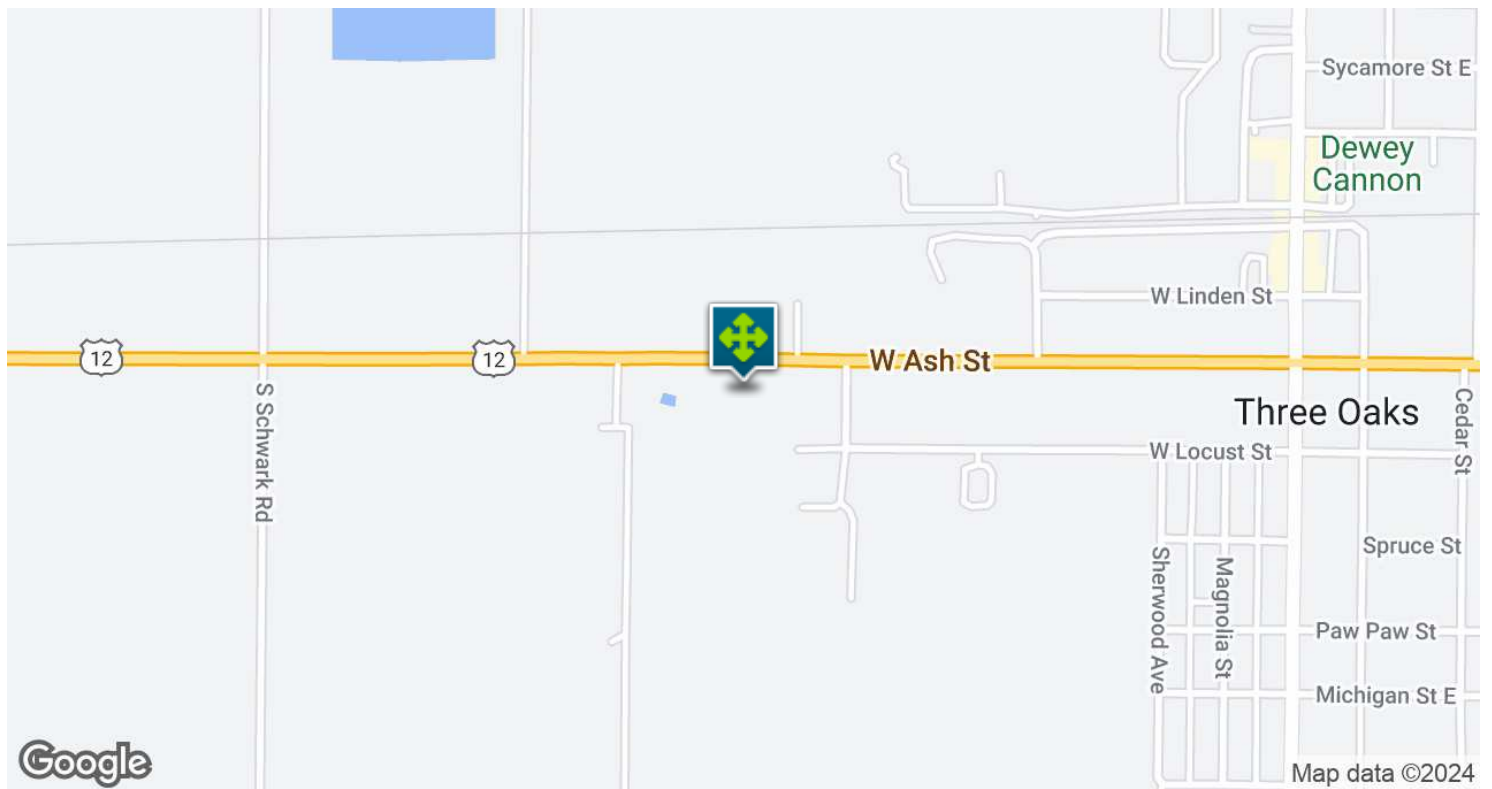
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RETAILER MAP

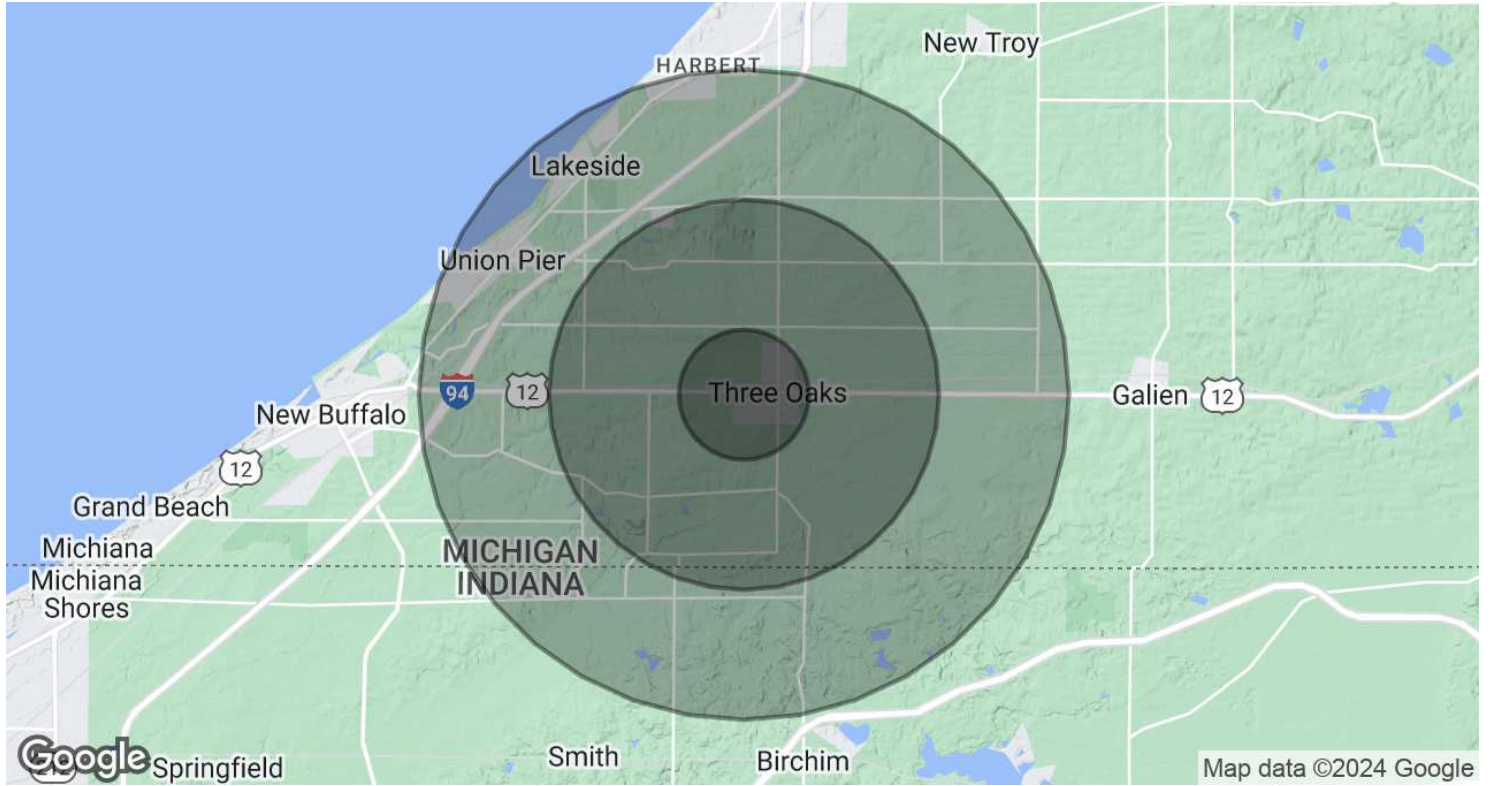


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,410	2,450	5,464
Average Age	45	46	49
Average Age (Male)	44	45	49
Average Age (Female)	47	48	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	618	1,087	2,494
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$90,711	\$93,745	\$104,734
Average House Value	\$300,564	\$309,319	\$385,532

Demographics data derived from AlphaMap

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FOR MORE INFORMATION, PLEASE CONTACT:



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