

# 4,800 SF RETAIL/OFFICE & MULTIFAMILY



## FOR SALE / LEASE



## 115 N Shiawassee

Corunna, Michigan 48817

### Property Highlights

- 115 N Shiawassee Street Offers Investors the Rare Opportunity to Acquire this Retail / Office Space
- Includes Eight On-Site Parking Spaces (a Rare Corunna Amenity) and Additional Parking at an Adjacent Free Community Lot
- Excellent Positioning Along Corunna's Main Retail Corridor, with Surrounding Retail Synergies and a Save-A-Lot Shadow Anchor
- Both Rental Apartments are Occupied
- Main Floor Retail / Office Space Available For Lease - 2,500 SF
- Main Floor Space Rent: \$3,500 per Month Gross plus Utilities
- Property Currently has Two, Leased 2 Bedroom Apartments: Apartment 1 - \$975/per Month + Gas & Electric, Apartment 2 - \$870/per Month + Gas & Electric, with Water. Total Monthly Amount: \$1,915 per Month
- Asking Price: \$299,000



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Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

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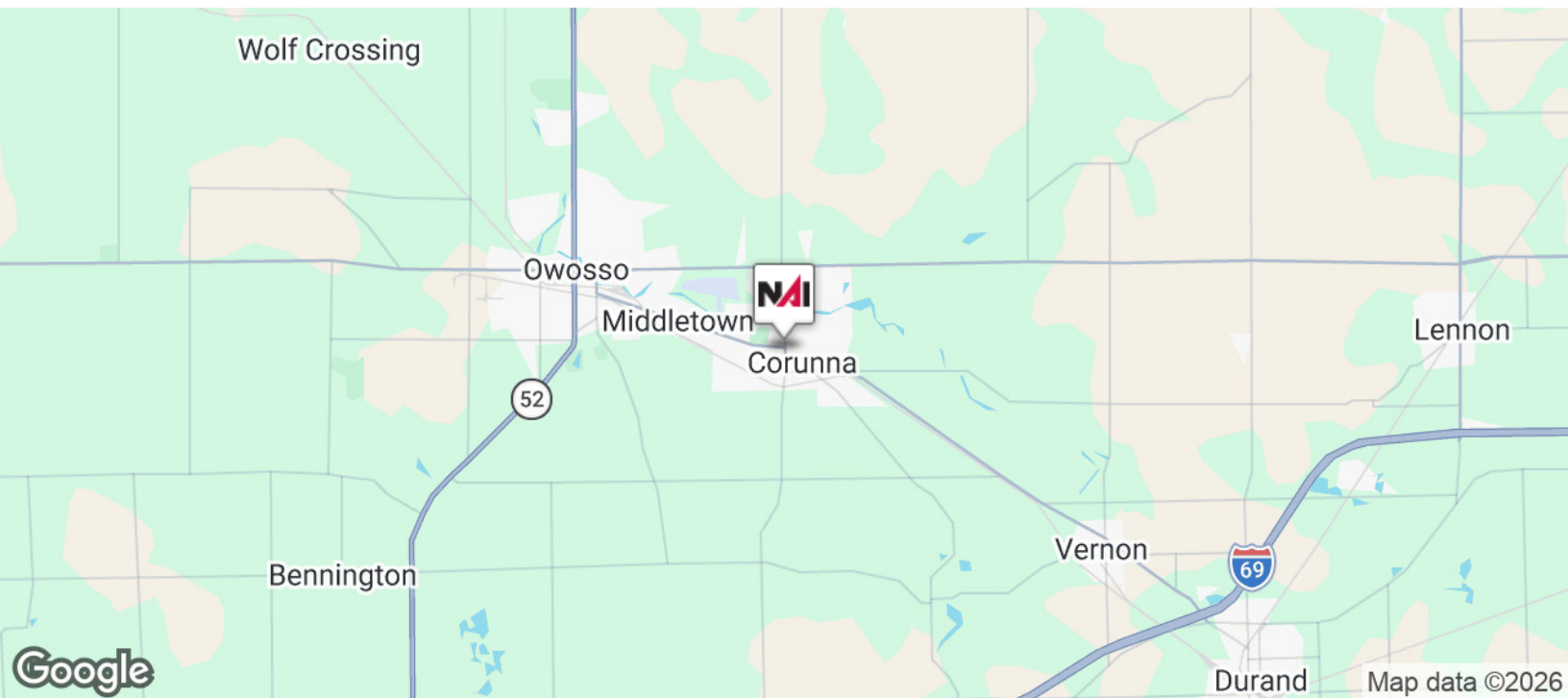
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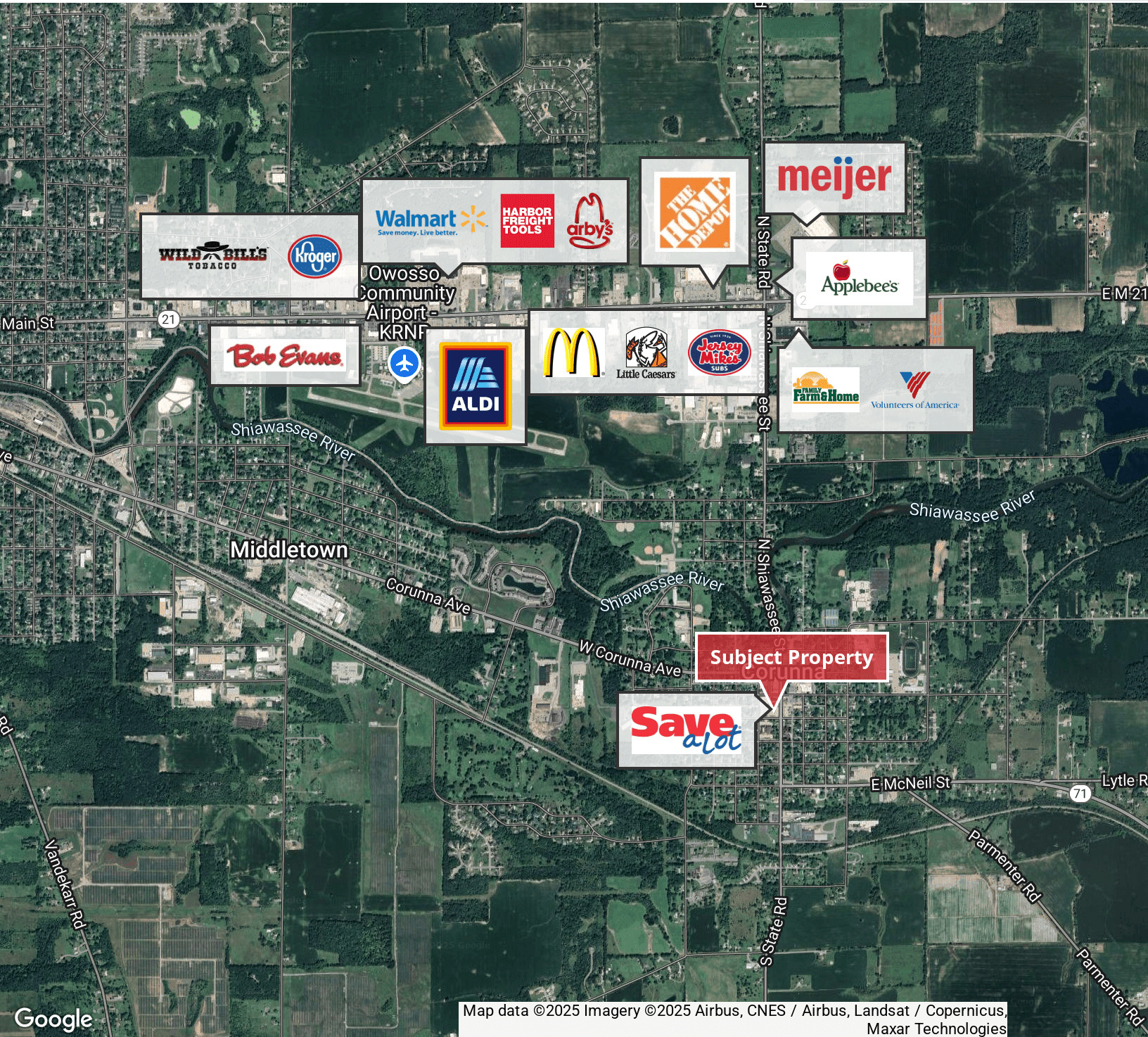
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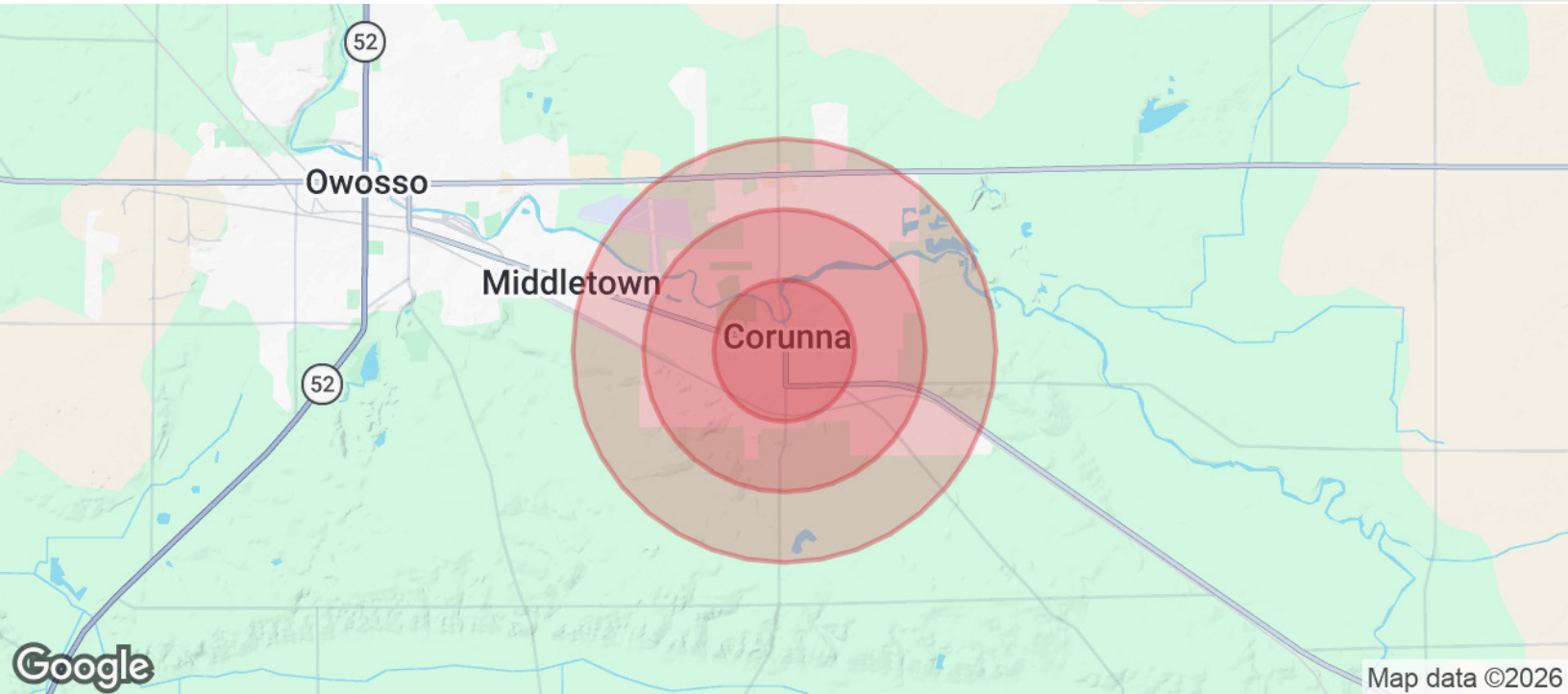
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	988	1,775	3,006
Average Age	36.0	41.5	44.4
Average Age (Male)	31.4	37.2	40.2
Average Age (Female)	40.0	44.8	47.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	355	766	1,405
# of Persons per HH	2.8	2.3	2.1
Average HH Income	\$73,938	\$59,310	\$53,969
Average House Value	\$76,697	\$85,061	\$89,550

2020 American Community Survey (ACS)



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