



# FOR SALE & LEASE

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# FOR SALE & LEASE

10617 W Jefferson Ave  
10617 W Jefferson Ave River Rouge, MI 48218



Sale Price: \$199,000

Lease Price: \$2,000 per month + NNN

## DESCRIPTION

Restaurant building for sale and lease.

## PROPERTY HIGHLIGHTS

- Well maintained restaurant
- Investor or user opportunity
- Same location since 1960's

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## BUILDING INFORMATION

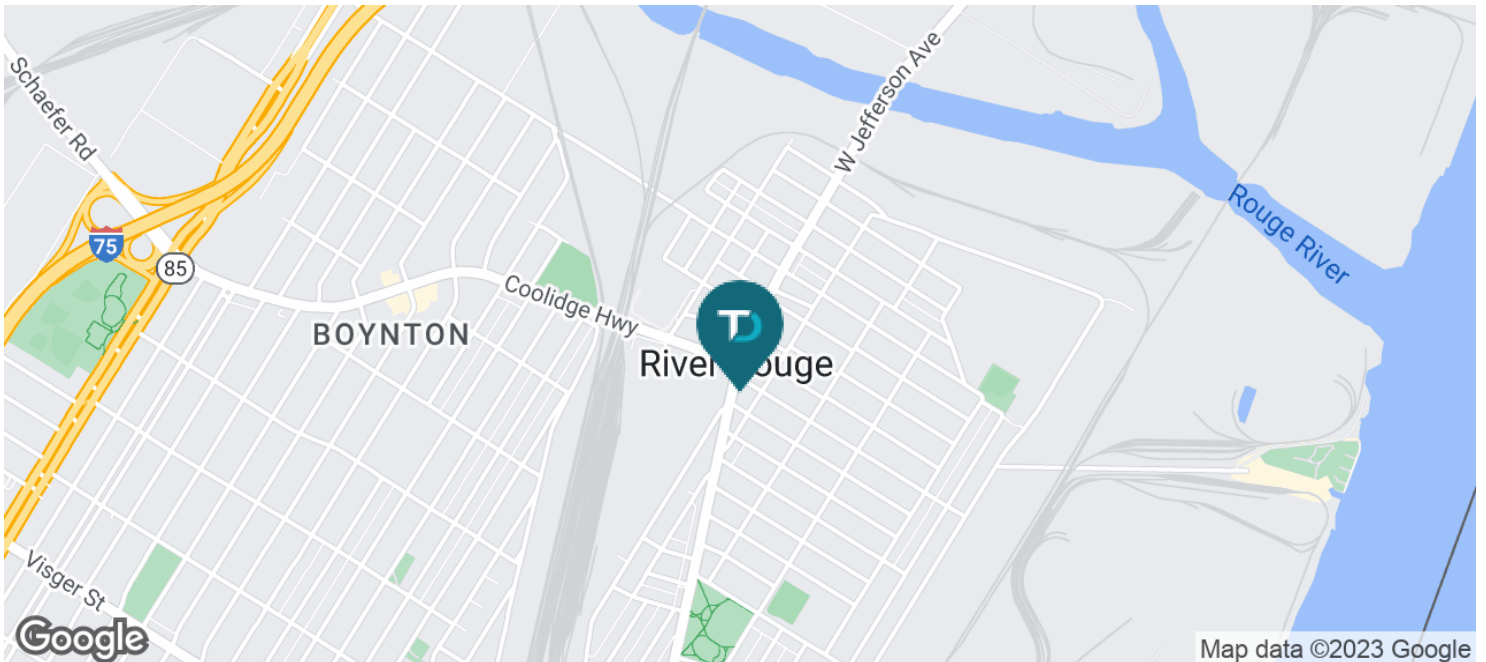
Sale Price:	WAS: \$225,000 NOW: \$199,000
Lease Rate:	WAS: \$2,500/month, NNN NOW: \$2,000/month, NNN
Year Built:	1930
Number of Floors:	1
Parking Spaces:	Municipal

## PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Restaurant
Zoning	B1 CEB
Traffic Count:	16,498 Vehicles/Day (Costar, 2018)
Legal Description:	Available upon request
APN:	50-008-09-0016-002

## LOCATION INFORMATION

Located on the east side of W Jefferson Ave directly across from River Rouge City Hall.



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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
10617	1,710 SF	NNN	\$2,000 per month



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## DEMOGRAPHIC INFORMATION

	1 MILE	2 MILES	3 MILES
Total population	12,569	34,138	79,042
Median age	35.2	35.1	32.6
Total households	4,517	12,084	26,884
Average HH income	\$34,734	\$36,655	\$38,198
Average house value	\$79,752	\$76,215	\$83,850

