

CASABLANCA
REAL ESTATE



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1088

1088 S University

Mt Pleasant

WALK UP
WINDOW

CASABLANCA
REAL ESTATE

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1088 S University

Offered at: \$6,000 a/mo

4,100 SF Main Level

8,200 total SQFT



1088 S University

- Restaurant Ready
- Code Compliant Ventilation
- Walk-In Refrigerator
- Commercial Range
- Prep Tables
- Food Warmers & Displays

Property Highlights

4,100
SF Main

18
Dedicated parking spots
w/ ample street parking

1998
Year Built

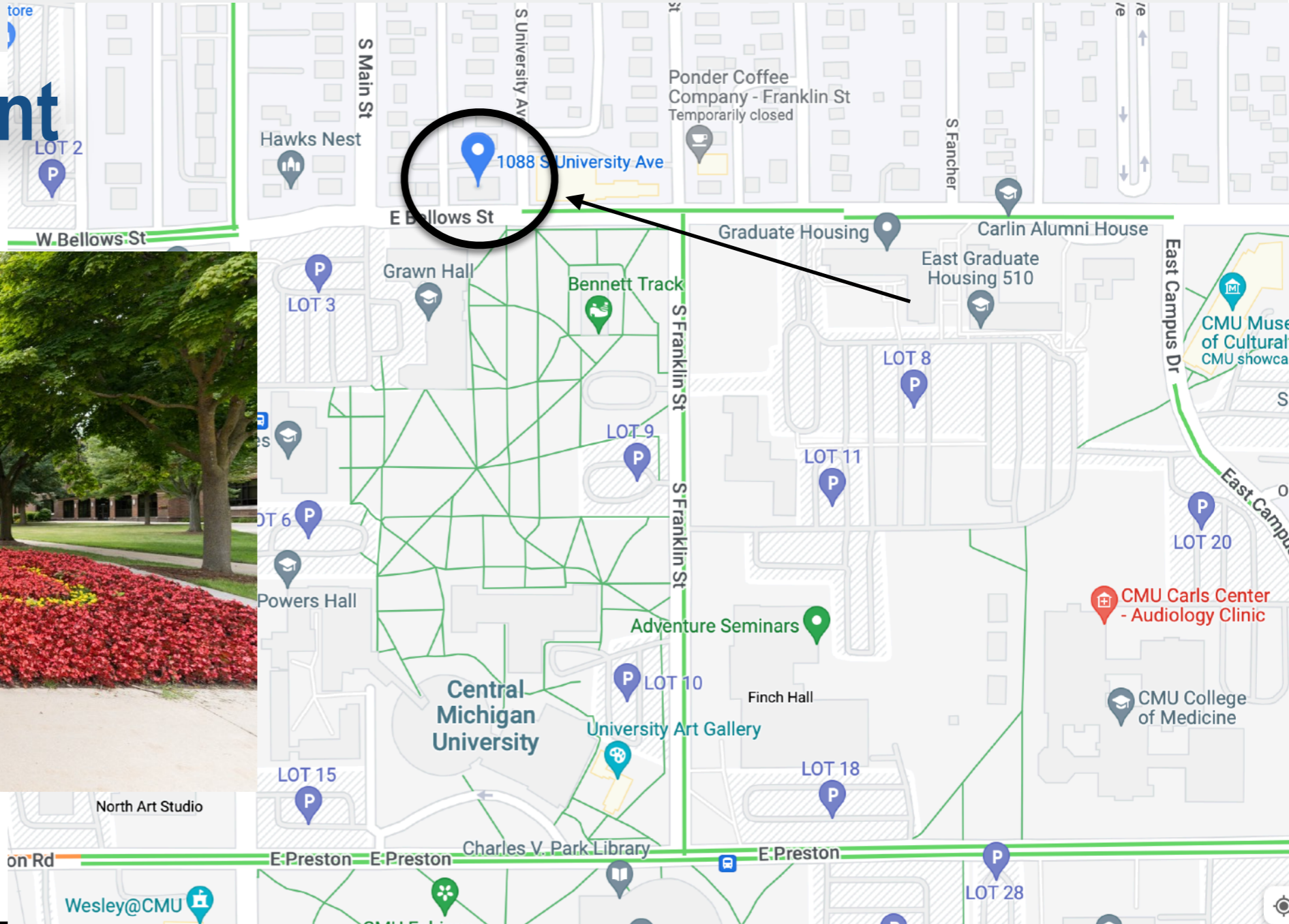
2010
Year Remodeled

CD-5
Zoning

\$625,000

1088 S University is a turnkey restaurant in a prime location directly across from Central Michigan University. The property is located across the street from the central campus and Grawn Hall, home to CMU's college of business & administration. This property features a sprawling main level boasting 4,100 square feet, with a commercial kitchen, dining area, and separate event space. The building also features a fully finished lower level with an entertainment area perfect for an arcade or secondary event space, a dressing room w/ a full bath, and ample storage. Don't miss a rare opportunity to purchase a restaurant-ready property in a prime location.

CMU & Mt Pleasant



Central Michigan University is located in Mount Pleasant, about 150 miles northwest of Detroit. At CMU, students can earn bachelor's degrees in more than 200 fields and master's degrees in many programs as well, including **business**, **health** and **fine arts**. CMU is one of the nation's 100 largest universities and has more than 50 locations across North America, including in Hawaii and Canada. On the Mount Pleasant campus, CMU students can get involved in nearly 400 clubs, many fraternities and sororities, and the CMU Volunteer Center.

15,421

Total Students Enrolled

11,441

Undergraduate Students

3,980

Graduate Students

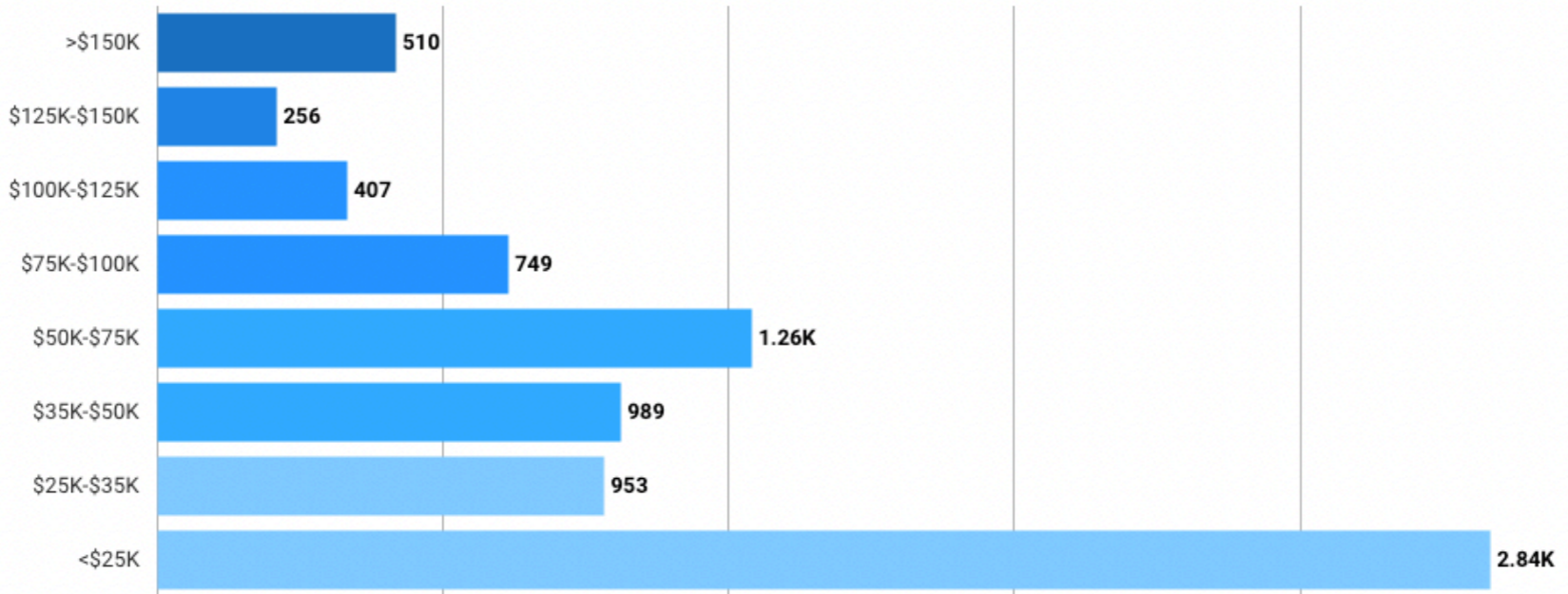
480 Acre

Campus

Quick Facts & Demographics

Household Income Brackets

About this data



Source: U.S. Census



	Mount Pleasant	Isabella County	Michigan
Population	26K	71K	9.97M
Population Density per Sq Mi	3.32K	123	176
Pop Change since 2010	-1.9%	+0.8%	+2.2%
Median Age	23	28	40
Male / Female Ratio	47%	49%	49%

Households With Children

About this data



Source: U.S. Census

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

Location	2021 Est. daily traffic counts	Street	Cross	Cross Dir.	Dist.	Historical counts												
1	4,860	WASHINGTON ST	Hopkins St	-	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>4,668</td> <td>AADT</td> </tr> <tr> <td>2019</td> <td>5,257</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>5,149</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2020	4,668	AADT	2019	5,257	AADT	2018	5,149	AADT
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2	10,906	M-20(HIGH)	S Washington St	-	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>9,763</td> <td>AADT</td> </tr> <tr> <td>2019</td> <td>12,219</td> <td>AADT</td> </tr> <tr> <td>2018</td> <td>12,280</td> <td>AADT</td> </tr> </tbody> </table>	Year	Count	Type	2020	9,763	AADT	2019	12,219	AADT	2018	12,280	AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Interior Photos



Photos



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