

Class A Free Standing Corner Location

Metamora, MI

Immediate market entry opportunity in a highly desirable trade area.
Prime location in Genesee County, MI

Asking Rent: \$12.00/PSF, NNN; Sale Price \$900,000



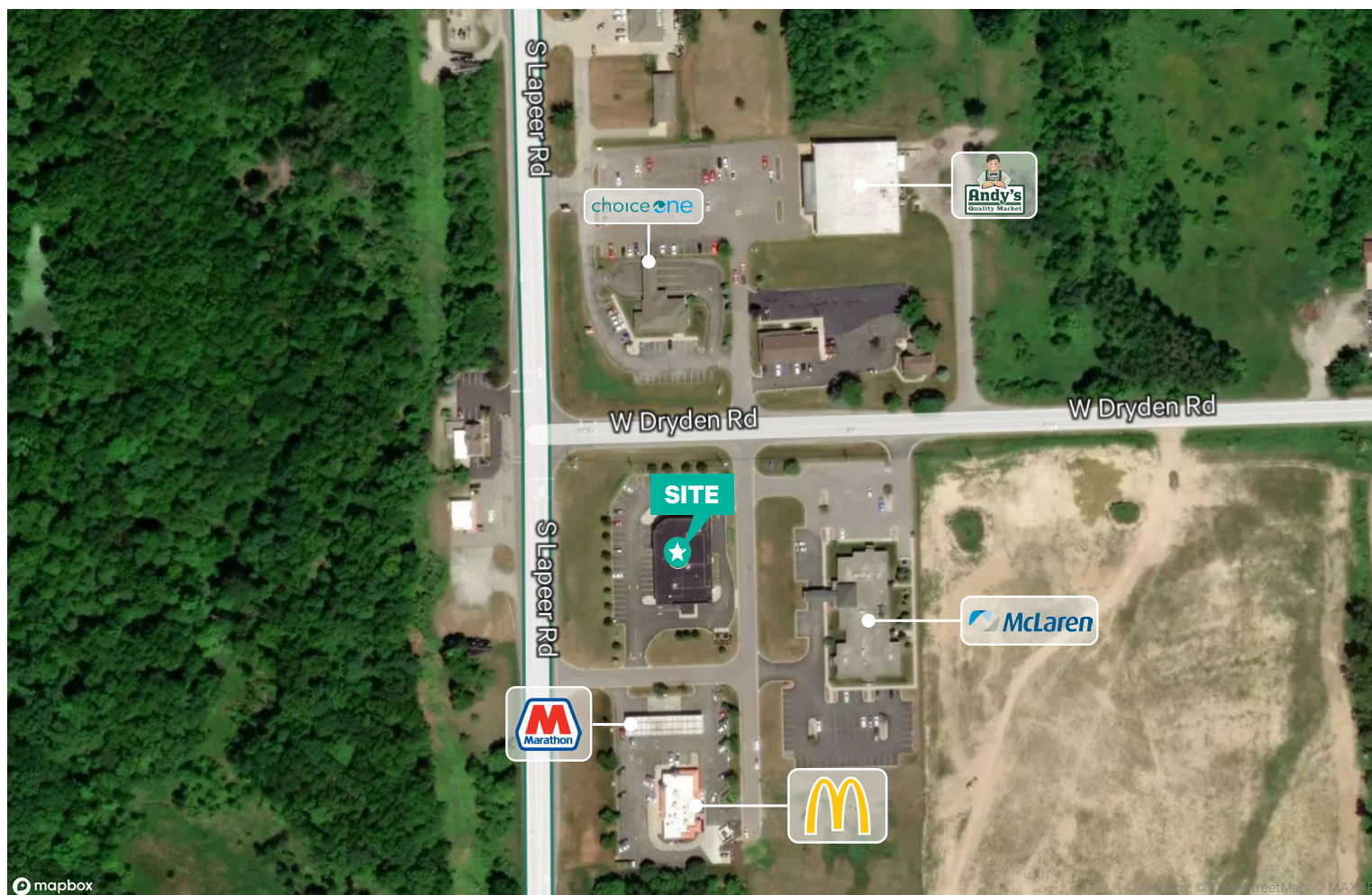
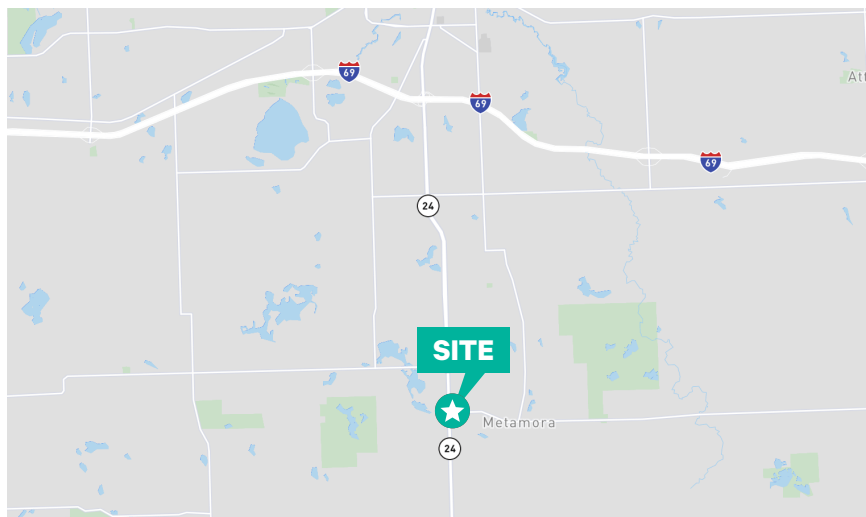
Property Highlights

- + Free Standing Building Constructed in 2005
- + 11,157 SF with 825 +/- SF Mezzanine w/Freight Elevator
- + Signalized intersection
- + Zoned B-1 Local Business in Metamora, Michigan. This classification allows for a wide variety of uses.
- + Corner Parcel 2.05 Acres, 50 parking spaces
- + Outstanding Street Exposure
- + 13'6" Interior Clear Height; 18' to Truss, 8' by 6' Roll Up Loading Door
- + Configured with Drive Up Window

Area Demographics

3 MILE RADIUS DEMOGRAPHICS

BUSINESSES	144
EMPLOYEES	903
POPULATION	4,496
HOUSEHOLDS	1,788
AVERAGE HH INCOME	\$132,377
PER CAPITA INCOME	\$52,406
EMPLOYED POP-16+	2,205



Contact Us

Dave Long

First Vice President

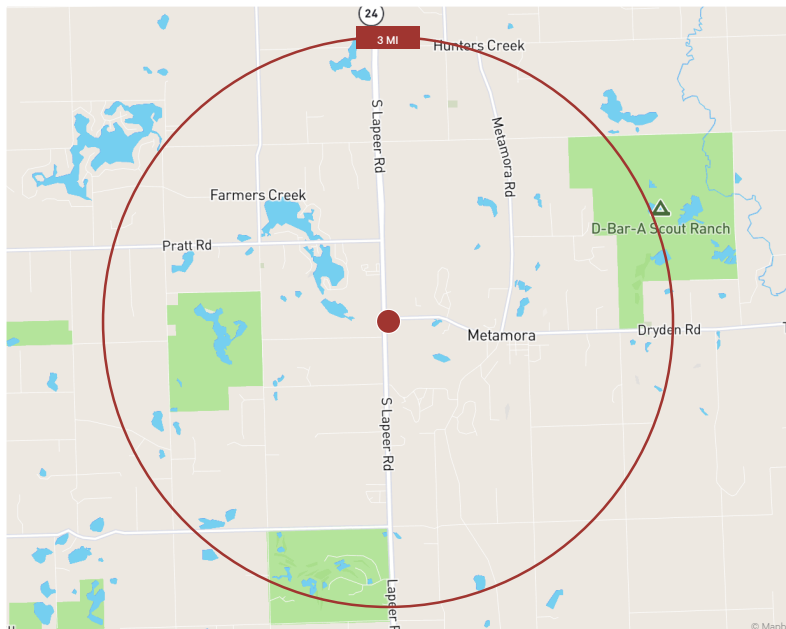
+1 248 351 2051

dave.long@cbre.com

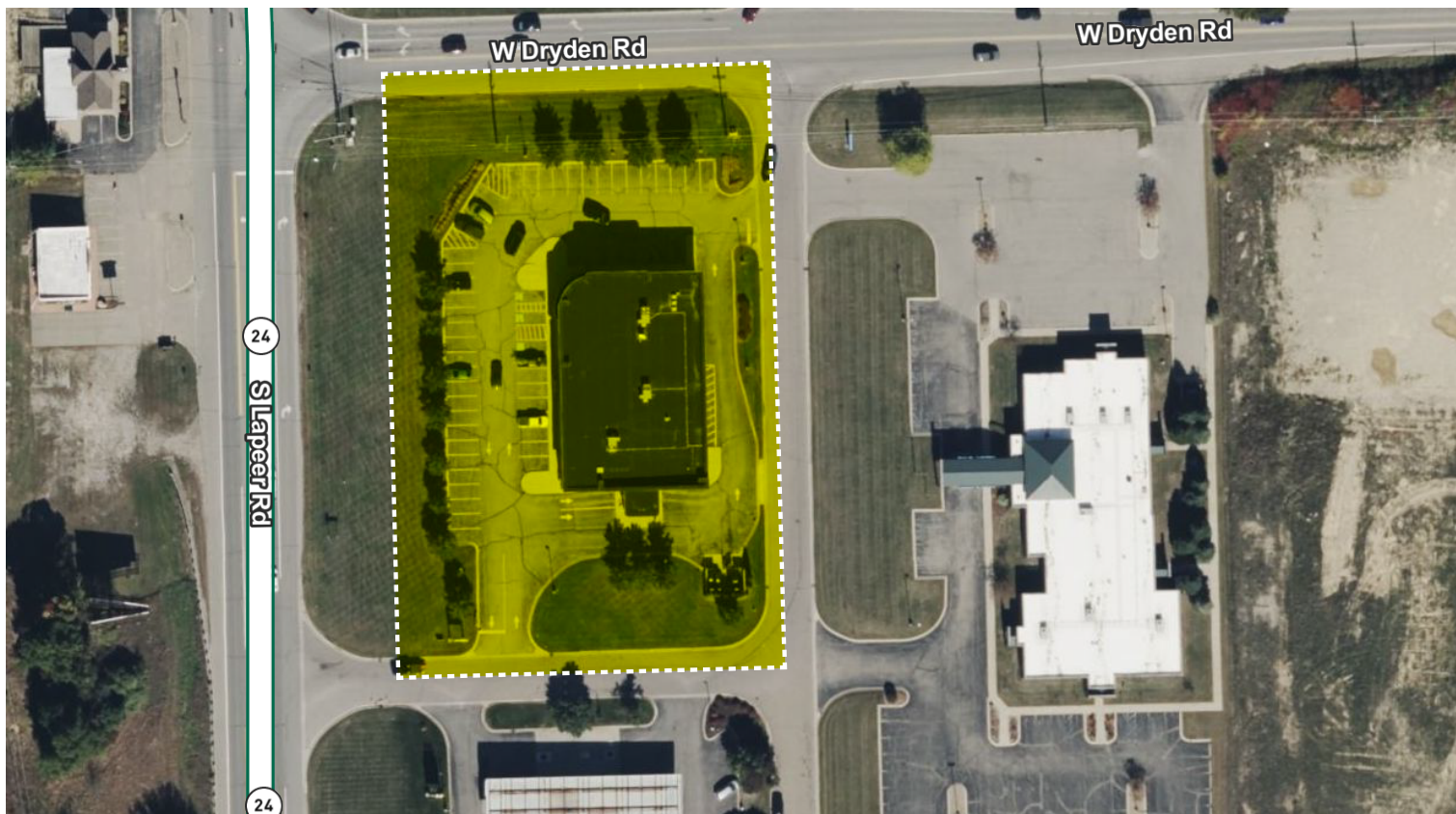
www.cbre.com



Trade Area & Parcel Aerial



- + Strategic location in sought after Metamora Michigan trade area
- + Class A building suitable for multiple uses
- + Located on M 24 - Ideal for servicing sought after North Oakland County markets
- + Major equestrian owner hub of Oakland and Lapeer Counties



Contact Us

Dave Long

First Vice President

+1 248 351 2051

dave.long@cbre.com

www.cbre.com