FOR SALE

900 6 Mile Road NW
Comstock Park, Michigan

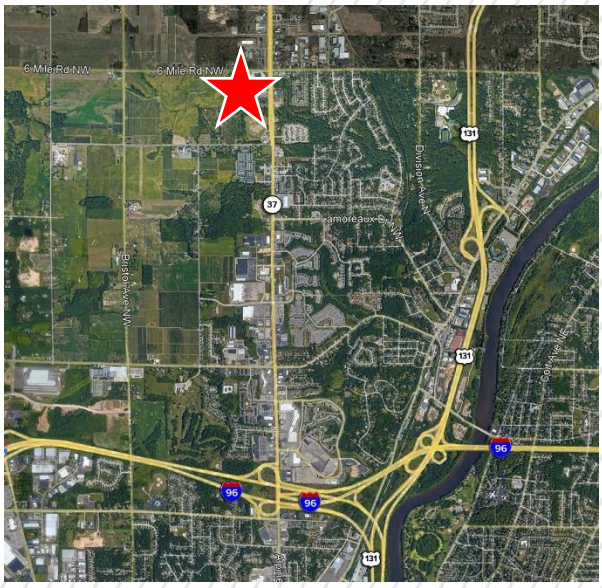


PROPERTY HIGHLIGHTS

Located just off of high traffic Alpine Avenue. Approximately 3.5 acres, 500+ feet of frontage along 6 Mile Road (subject to survey). Acreage is estimated.

BUILDING SF	16,000
LAND SF	146,797
YEAR BUILT	1977
PARKING	Gravel
TRAFFIC COUNTS	18,219 VPD

SIGNAGE TYPE	Subject to Municipal Approval
1-MILE (POP.)	3,262
3-MILE (POP.)	20,511
MED. INCOME	$70,501
SPACE USE	Warehouse



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ADJACENT TO CIRCLE K

One mile north of Menards, Sam's Club and Walmart. Just over 2 miles north of Alpine Avenue's major retail corridor and shopping centers. Major retailers such as Target, Kohl's, HomeGoods, Best Buy and Burlington Coat Factory.

Retail vacancies in Comstock Park/Alpine Township were above the five-year average during the first quarter, but they compressed in the past year. The rate also sits above the overall market's average. Meanwhile, rents have surged in the past 12 months, growing by 4.4% year over year. Vacancy rate is around 8.8%.





LEGAL INFORMATION

TAX PARCEL ID	41-09-26-200-038
2021 RE TAXES	$12,686
ZONING	C-2

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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