

3,601 SF FORMER RESTAURANT



FOR SALE

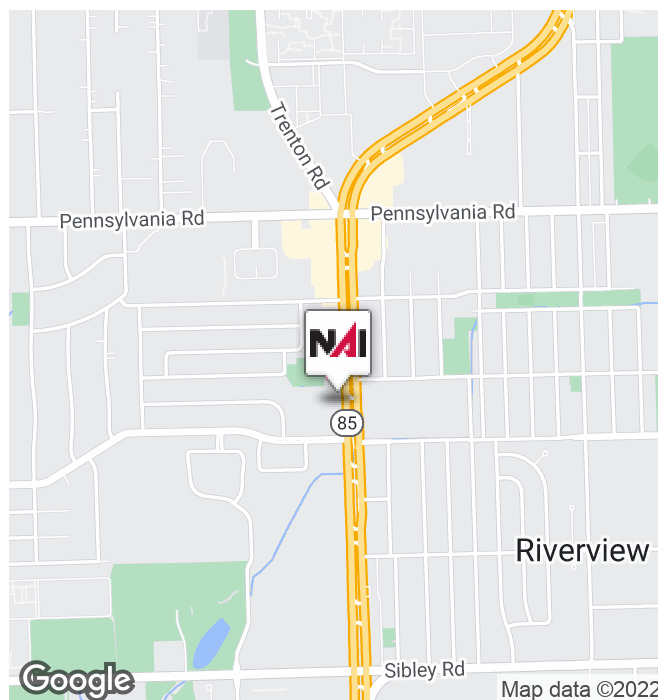


17780 Fort St

Brownstown Township, Michigan 48193

Property Highlights

- In the Heart of Downriver – Fort St Near Pennsylvania
- Near the Largest Kroger in Michigan When Built Several Years Ago
- Very Busy Fort St with Strong Traffic Counts and Demographics
- Includes Liquor License
- Rare Opportunity to Open Immediately Upon Approval
- Many New Businesses Opening Along this Corridor
- Has Walk-In Freezers and Coolers



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

John Harwood
Vice President | 734.755.0488
harwood@farbman.com

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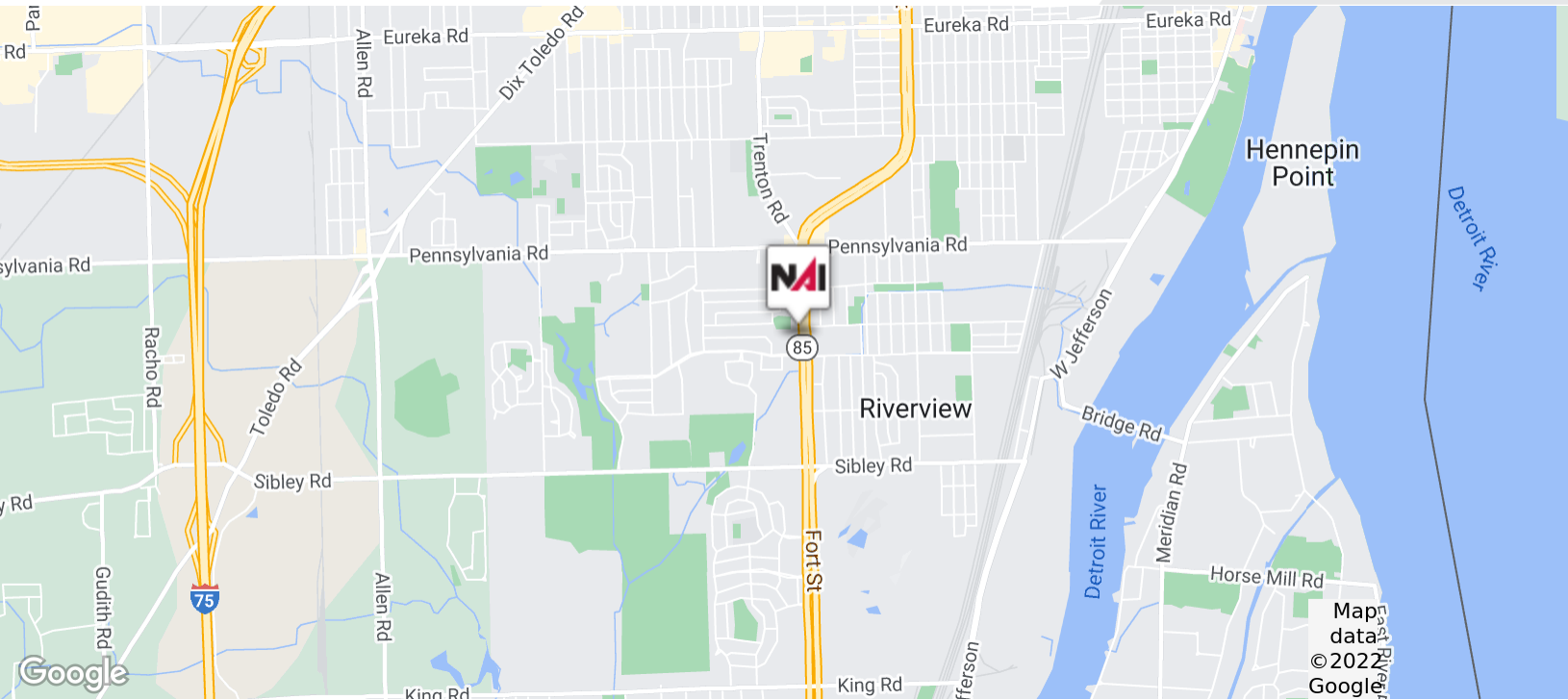
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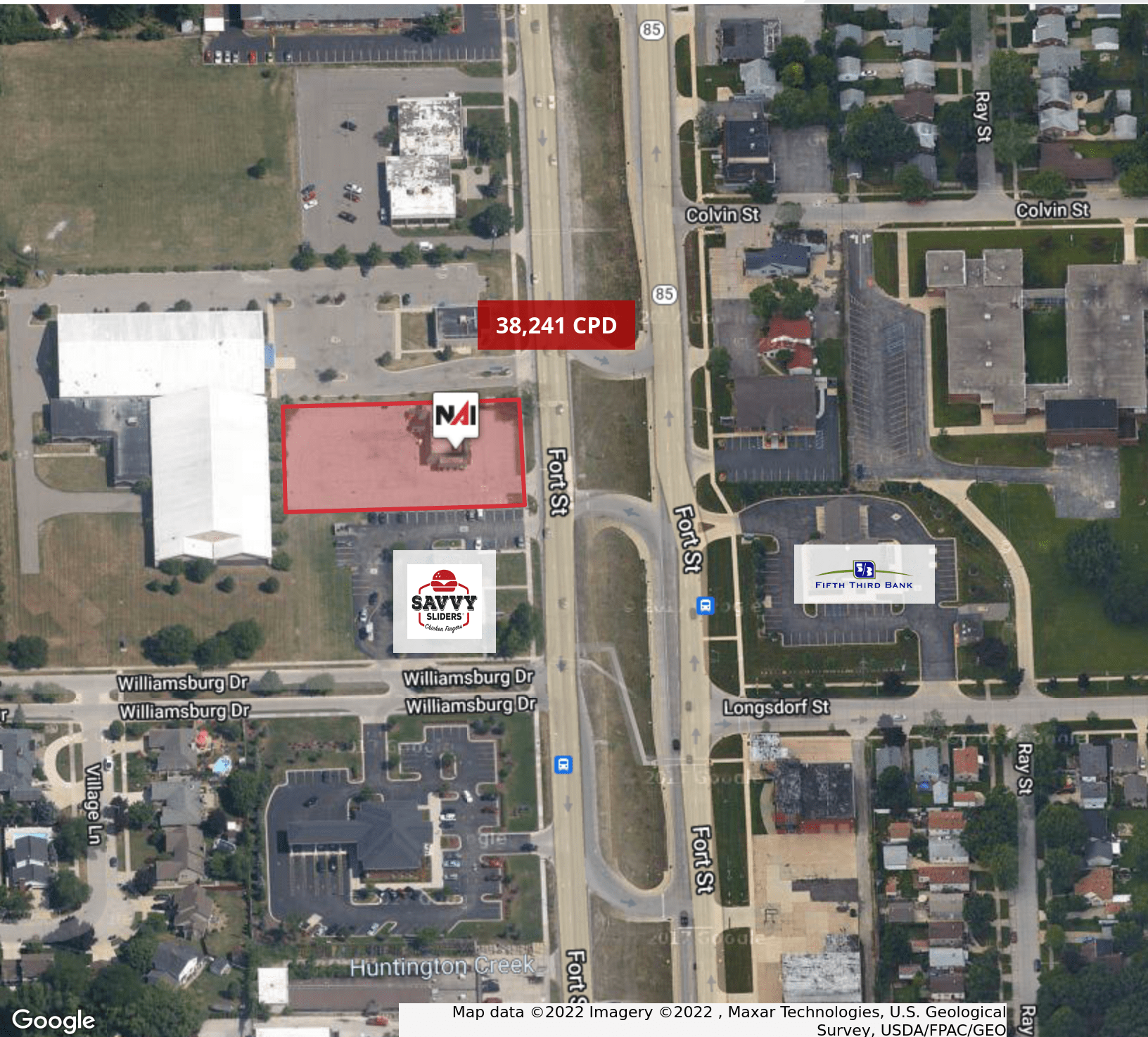
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38,241 CPD



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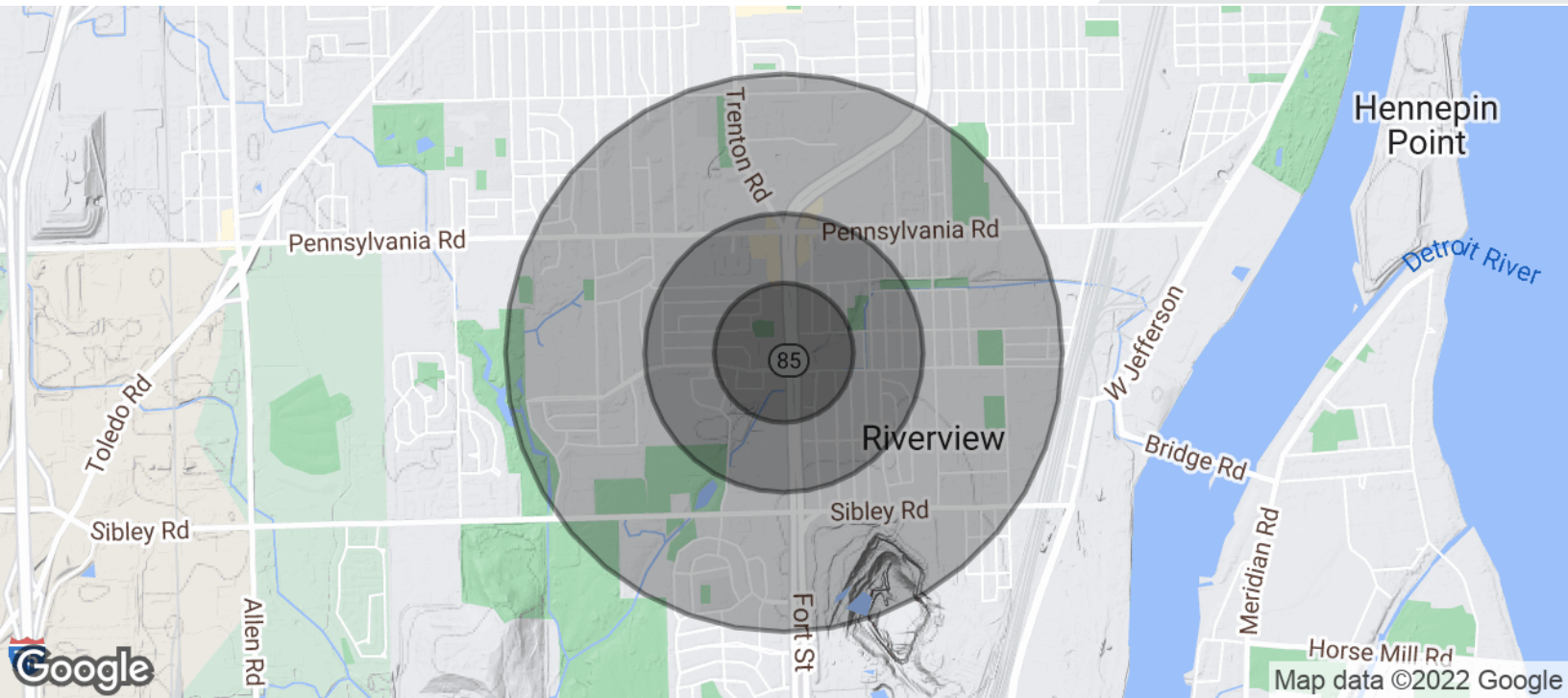


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,291	4,710	11,814
Average Age	45.5	43.8	40.2
Average Age (Male)	44.6	42.6	38.9
Average Age (Female)	44.6	43.9	42.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	488	1,858	5,372
# of Persons per HH	2.6	2.5	2.2
Average HH Income	\$83,686	\$80,156	\$70,324
Average House Value	\$434,657	\$206,060	\$230,006

* Demographic data derived from 2020 ACS - US Census



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