

# 10253 Division Rd Casco, MI 48064

1,700 SF Kitchen available for Lease

**Approved for Drive-thru!**

Google



**Presented By:**

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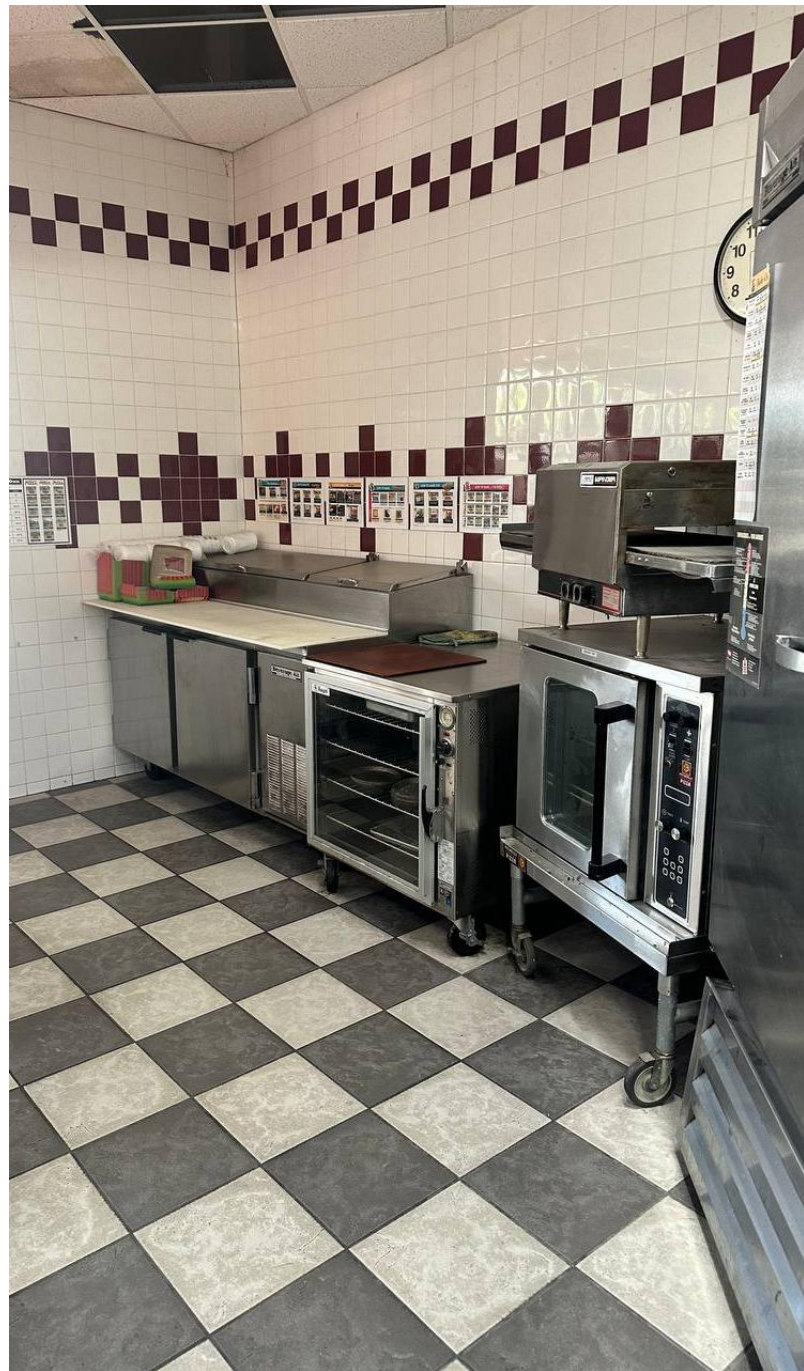
## Executive Summary

- Rare Opportunity for a QSR/Franchisee for a **Recently Approved** Drive-Thru End Cap
- 1,700 SF Available for Lease | Benefit from the Foot Traffic coming in and out of Pitstop!
- Move in Ready Kitchen with Equipment | Sectioned off Dining Area included
- Commissary Kitchen Use Available | Demographics Trending Upward

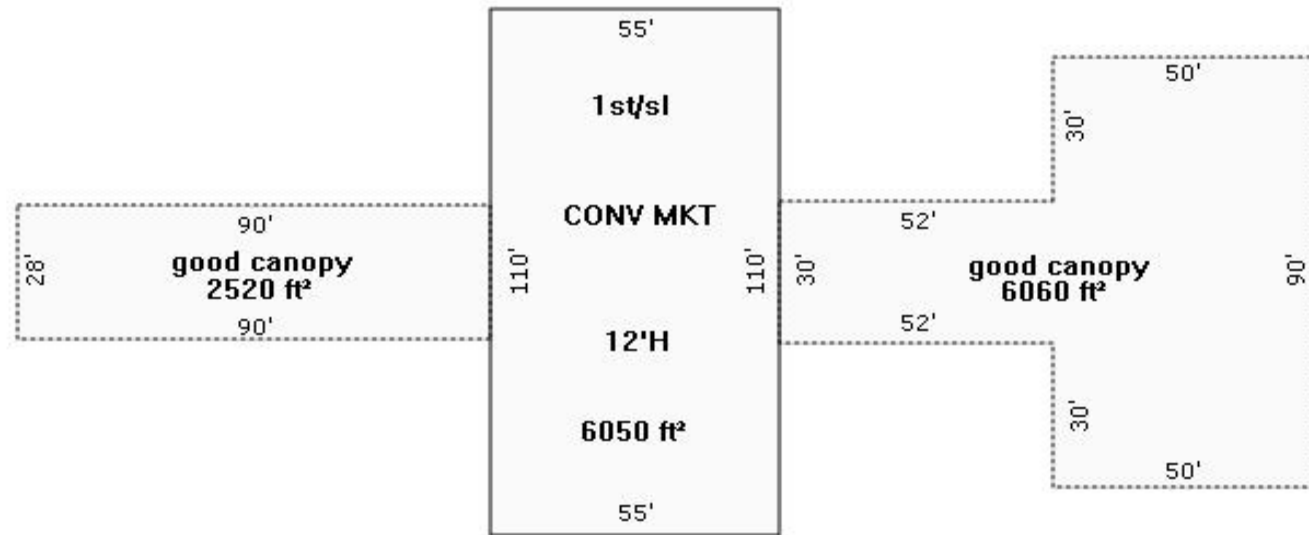


<b>Asking Rent</b>	<b>\$14-\$15 //SF/YR</b>
Lease Type	NNN
Lease Term	5 years
Traffic Counts	15,000 VPD
Square Footage:	1,700SF
Year Built:	2001 /Renovated 2010
Zoning:	B-2
Market:	Detroit











Gratiot Ave

Division Road

Richmond Church of God



# Casco Township

## St. Clair County, Michigan

### Population

In 2010, the total population for Casco Township was 4,105. Reviewing the demographics of the Township's population is important for understanding the community's need for transportation, housing, and services (like schools and services for the aging).

### How Do Demographics Impact Community?



Transportation



Housing



Services

### Largest Age Groups



40-59 Years Old

This age group is likely raising older children and experiencing an empty nest. Most will be working, and of those, most will be commuting out of the Township for work.



0-19 Years Old

This group is made up of children, most of whom will be K-12 students. Most will be living at home with their parents.

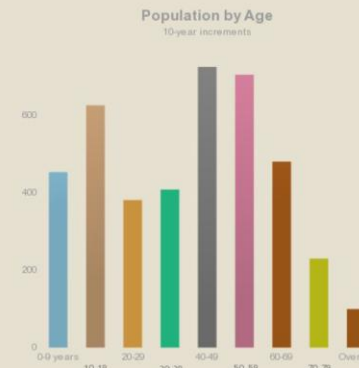


20-39 Years Old

This group is made up of working adults, many of whom may be raising families.

### Demographics of the Township

These graphs illustrate some facts about Casco Township's population. The chart on the left shows the population breakdown by Age Group in ten year increments.



**43**  
Median Age in 2010  
Up from 34 in 2000

**2.7**  
Number of people per household  
Down from 2.9 in 2000

**34%**  
Households with children in 2010  
Down from 42% in 2000



**47%**  
Households without children in 2010  
Up from 41% in 2000

Population		
	1 mile	3 miles
2020 Population	501	9,214
2024 Population	483	8,969
2029 Population Projection	478	8,863
Annual Growth 2020-2024	-0.9%	-0.7%
Annual Growth 2024-2029	-0.2%	-0.2%
Median Age	44	43.9
Bachelor's Degree or Higher	13%	19%
U.S. Armed Forces	0	0

Population By Race		
	1 mile	3 miles
White	452	8,156
Black	2	62
American Indian/Alaskan Native	1	11
Asian	1	27
Hawaiian & Pacific Islander	0	23
Two or More Races	27	689
Hispanic Origin	15	381

Housing		
	1 mile	3 miles
Median Home Value	\$245,833	\$243,347
Median Year Built	1984	1981

Households		
	1 mile	3 miles
2020 Households	215	3,705
2024 Households	207	3,598
2029 Household Projection	204	3,553
Annual Growth 2020-2024	-0.2%	-0.1%
Annual Growth 2024-2029	-0.3%	-0.3%
Owner Occupied Households	163	2,820
Renter Occupied Households	42	732
Avg Household Size	2.3	2.5
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$6.2M	\$117.2M

Income		
	1 mile	3 miles
Avg Household Income	\$75,029	\$89,160
Median Household Income	\$57,407	\$72,499
< \$25,000	43	549
\$25,000 - 50,000	40	646
\$50,000 - 75,000	45	664
\$75,000 - 100,000	20	492
\$100,000 - 125,000	20	408
\$125,000 - 150,000	23	322
\$150,000 - 200,000	9	335
\$200,000+	6	182