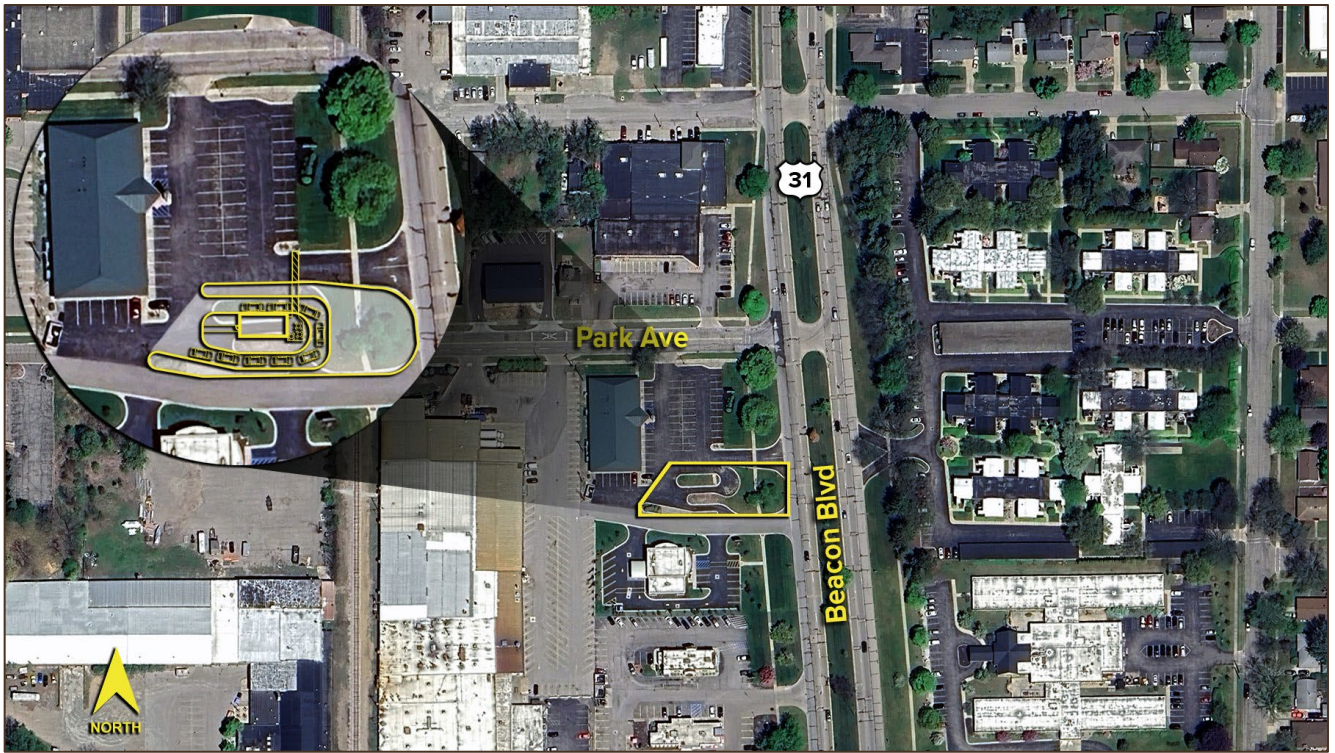


805 S. BEACON BLVD. GRAND HAVEN

600 SQUARE FEET AVAILABLE



- Approved drive-thru coffee corner outlet (Land-Sublease Opportunity)
- Fully approved site plan for 600 square foot drive-thru originally planned for Caribou Coffee (not constructed)
- Located on a prominent outlet with strong visibility and access
- The site was never constructed, allowing a new user to take advantage of existing approvals, while customizing final design and branding
- Ideal for coffee, QSR, or drive-thru retail concepts
- Contact broker for additional information



For more information, please contact:

BRUCE BAJA
(248) 799 3177
bbaja@signatureassociates.com

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

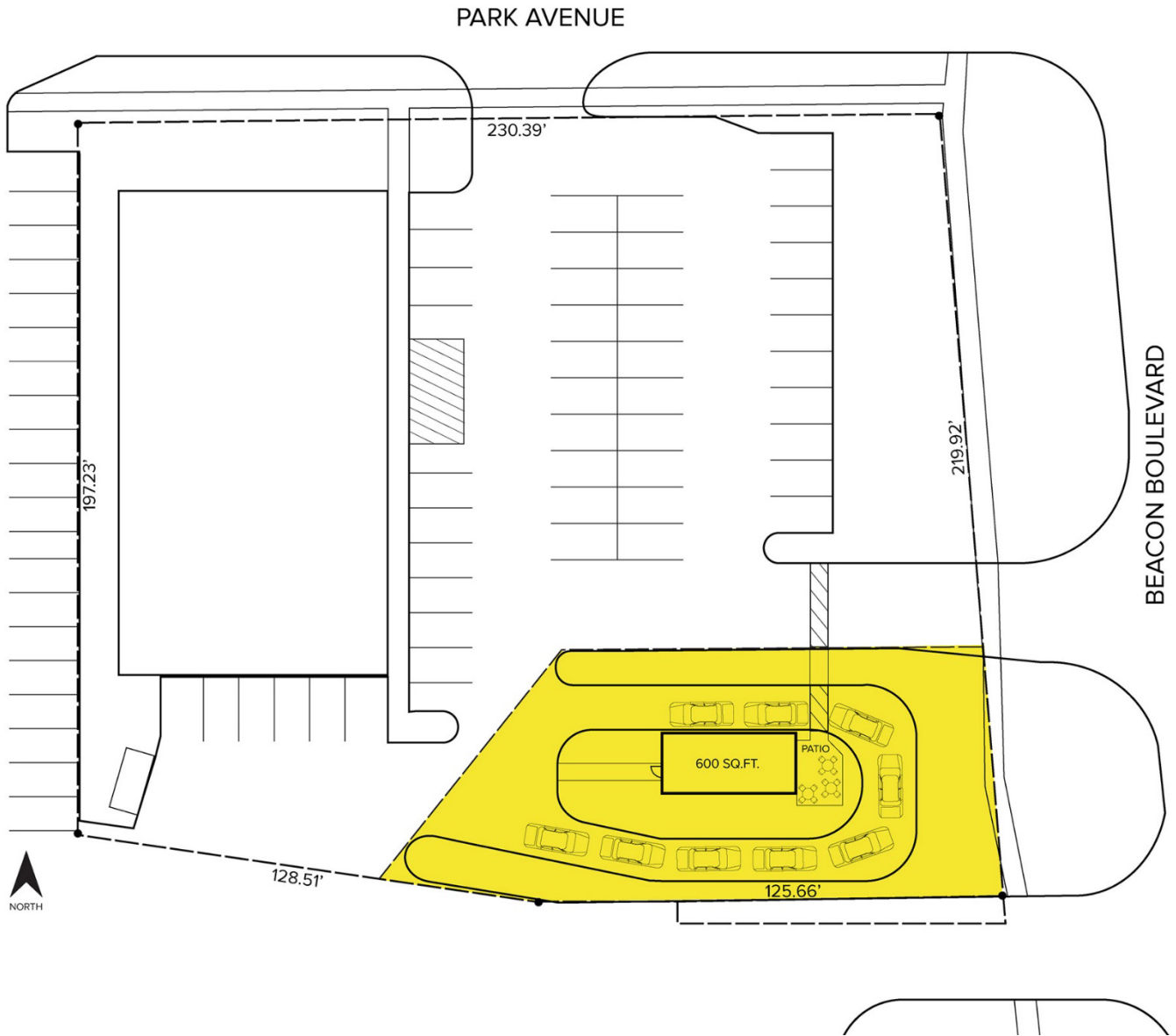


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SITE PLAN

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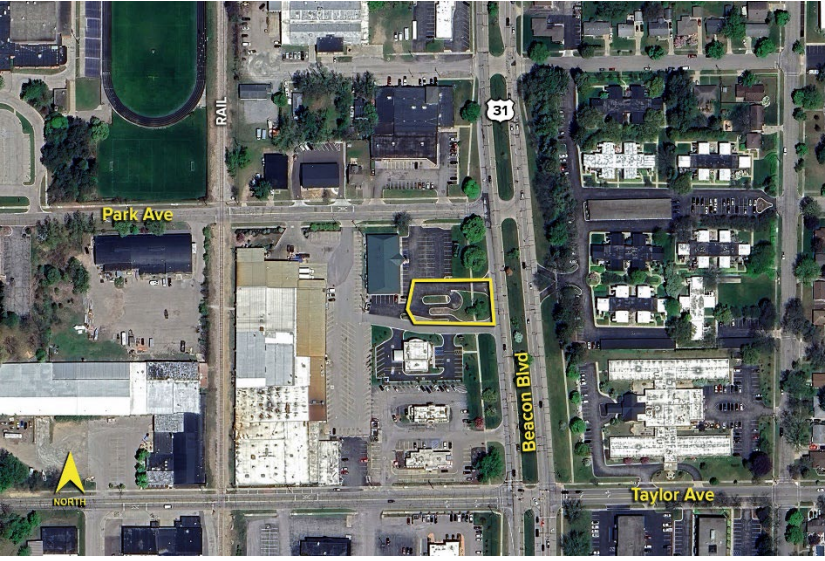


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AERIAL

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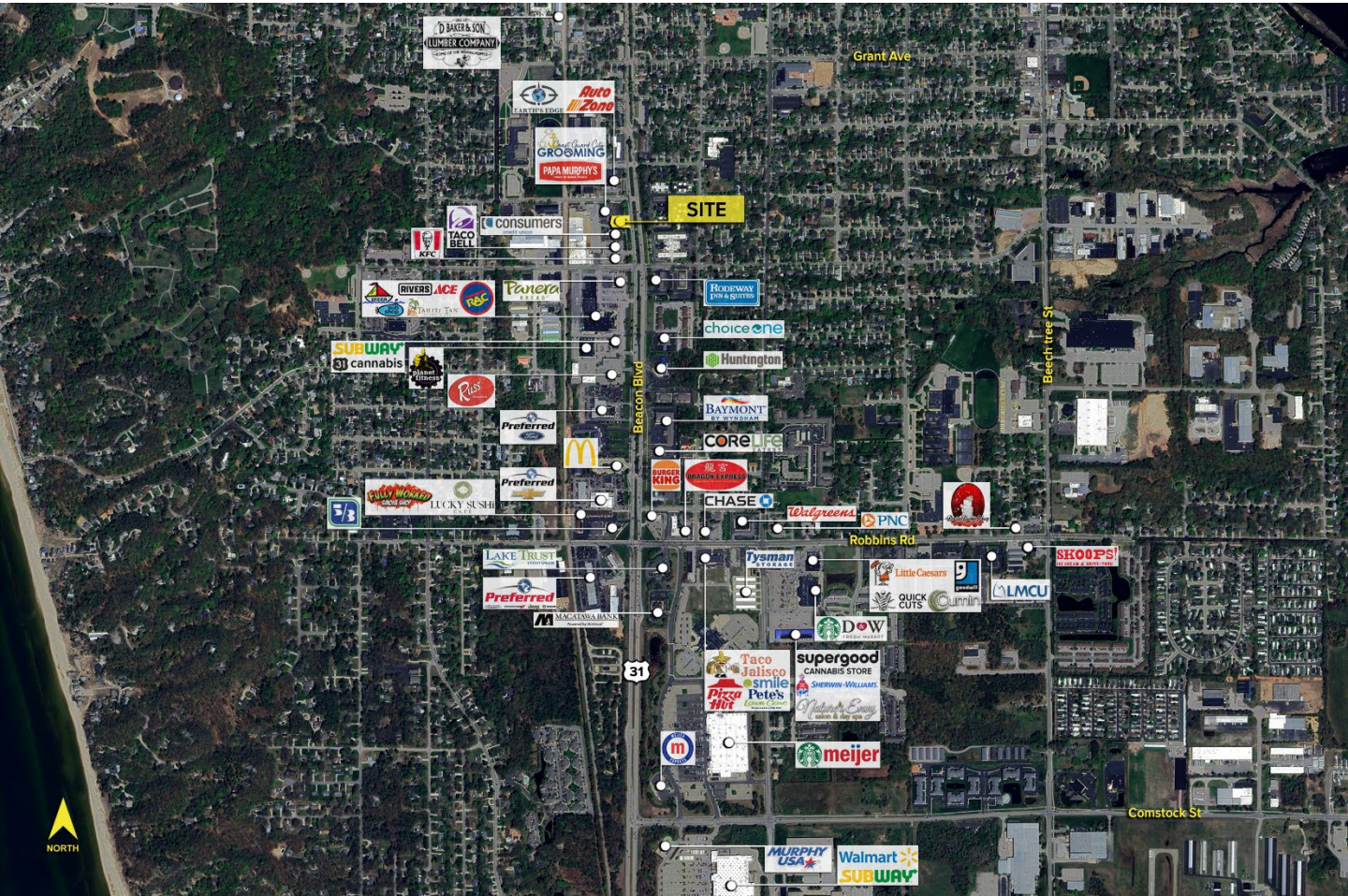


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,682	\$75,382
3 MILE	29,082	\$81,894
5 MILE	49,097	\$89,151

TRAFFIC COUNTS (TWO-WAY)

40,039	S. Beacon Blvd. S of Taylor Ave.
39,453	S. Beacon Blvd. N of Taylor Ave.
2,163	Taylor Ave. E of S. Beacon Blvd
4,167	Taylor Ave. W of . Beacon Blvd



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