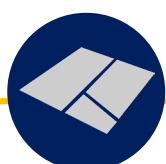
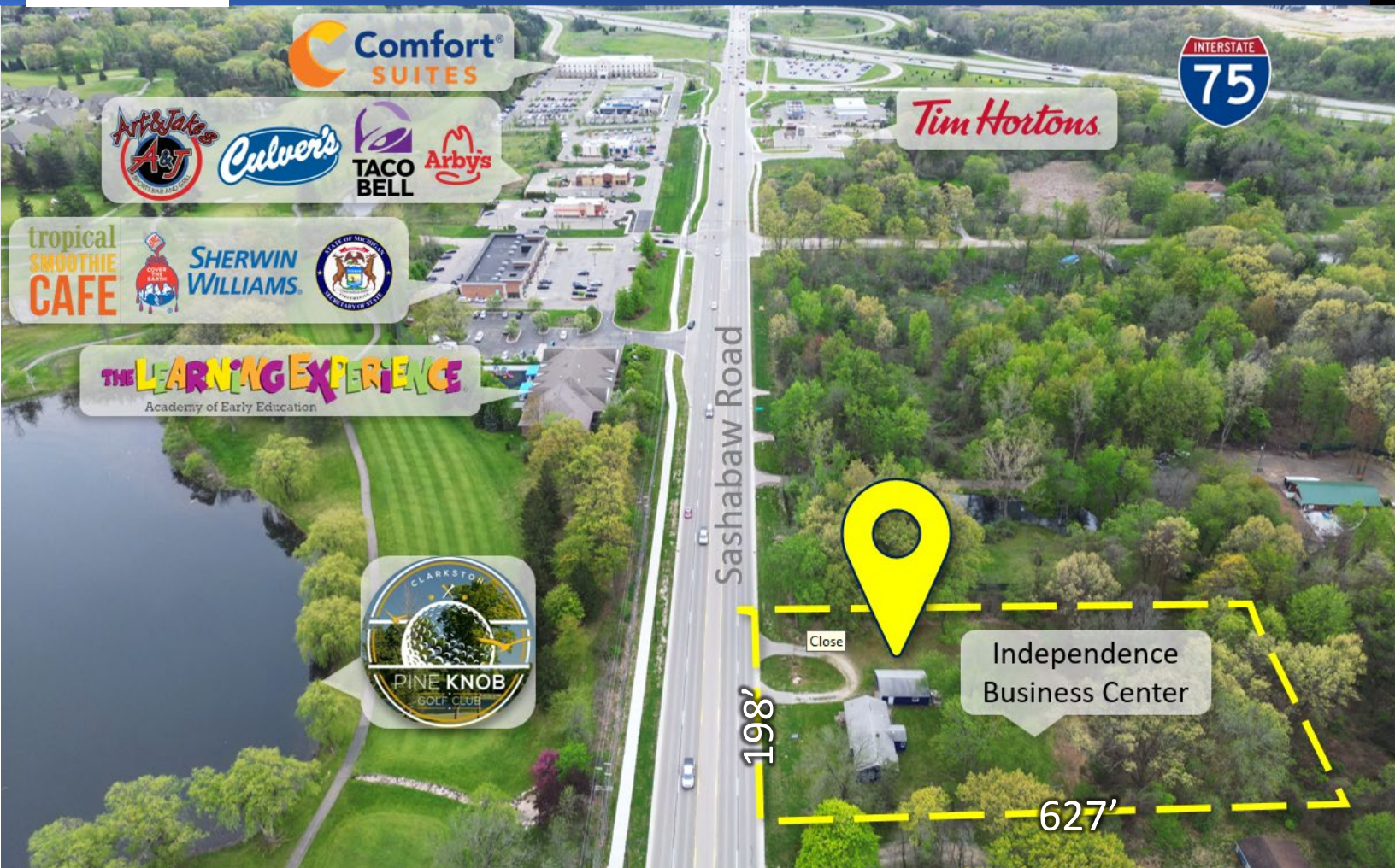




Prime Location!

7165 Sashabaw Road, Independence Township, Michigan
Independence Business Center

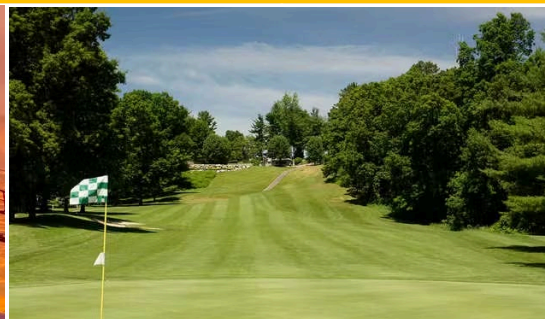


Clarkston,
Michigan

2.85
Acres
198 ' x 627'

3,120 SF
Up to
35,561 SF

Zoned
OS-2



Pine Knob Ski and Snowboard Resort

Popular winter destination – attracting between **60,000 and 80,000 visitors per season** - known for its high-speed lifts and family-friendly atmosphere, serving as a primary training ground for Detroit-area skiers.

Pine Knob Golf Course

A **27-hole championship public golf course** featuring dining, wedding and banquet events attracting tens of thousands of golfers and event attendees.

Pine Knob Music Theatre

Attracts between **400,000 and 1,000,000 visitors annually** and **ranked the #3** amphitheater in the U.S. for ticket sales.



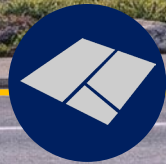
248-310-5955 (Call/Text) - 248-988-9341 (Office)

Murray D. Wikol, President & CEO mwikol@provisions.ws

ProVisions
www.provisions.ws

Prime Location!

Across from Pine Knob! Build-to-Suit!



Clarkston,
Michigan

2.85
Acres
198' x 627'

3,120 SF
Up to
35,561 SF

Zoned
OS-2

7165 Sashabaw Road, Independence Township, Michigan
Independence Business Center

Property Highlights

- Directly across the street from Pine Knob Music Venue, Ski Resort, and Golf Course
- High Traffic Count
- Redevelopment Opportunity
- High demand for Restaurant
- High demand for Hospitality

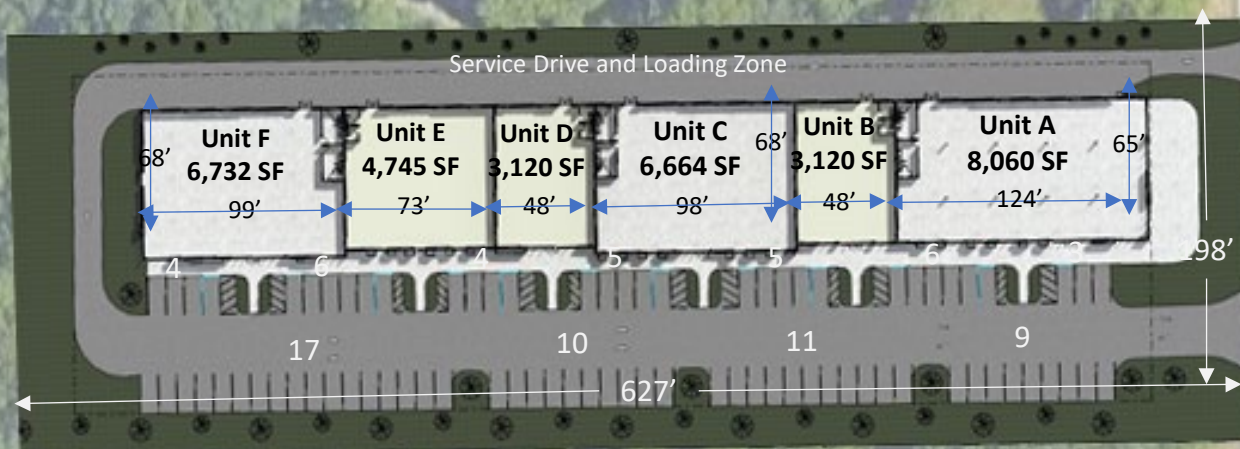


Prime Location!



Clarkston, Michigan	2.85 Acres 198 ' x 627'	3,120 SF Up to 35,561 SF	Zoned OS-2
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7165 Sashabaw Road, Independence Township, Michigan
Independence Business Center



- High visibility with 198 feet of frontage along Sashabaw Road
- 627 feet deep lot size provides ample room for development



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