

FOR SALE

4,000 SF

RETAIL



5083 MORRISH RD, SWARTZ CREEK, MI 48473

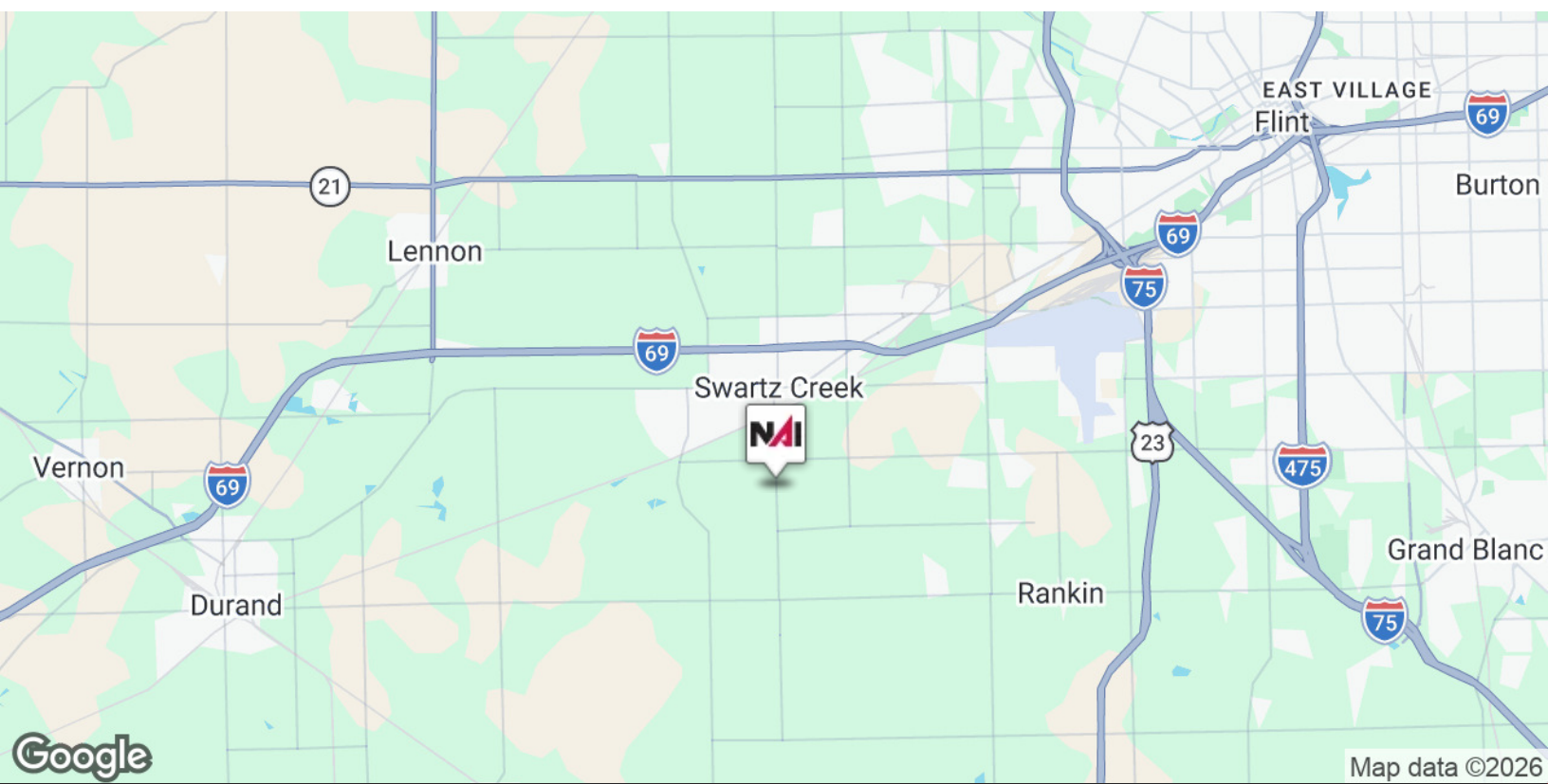
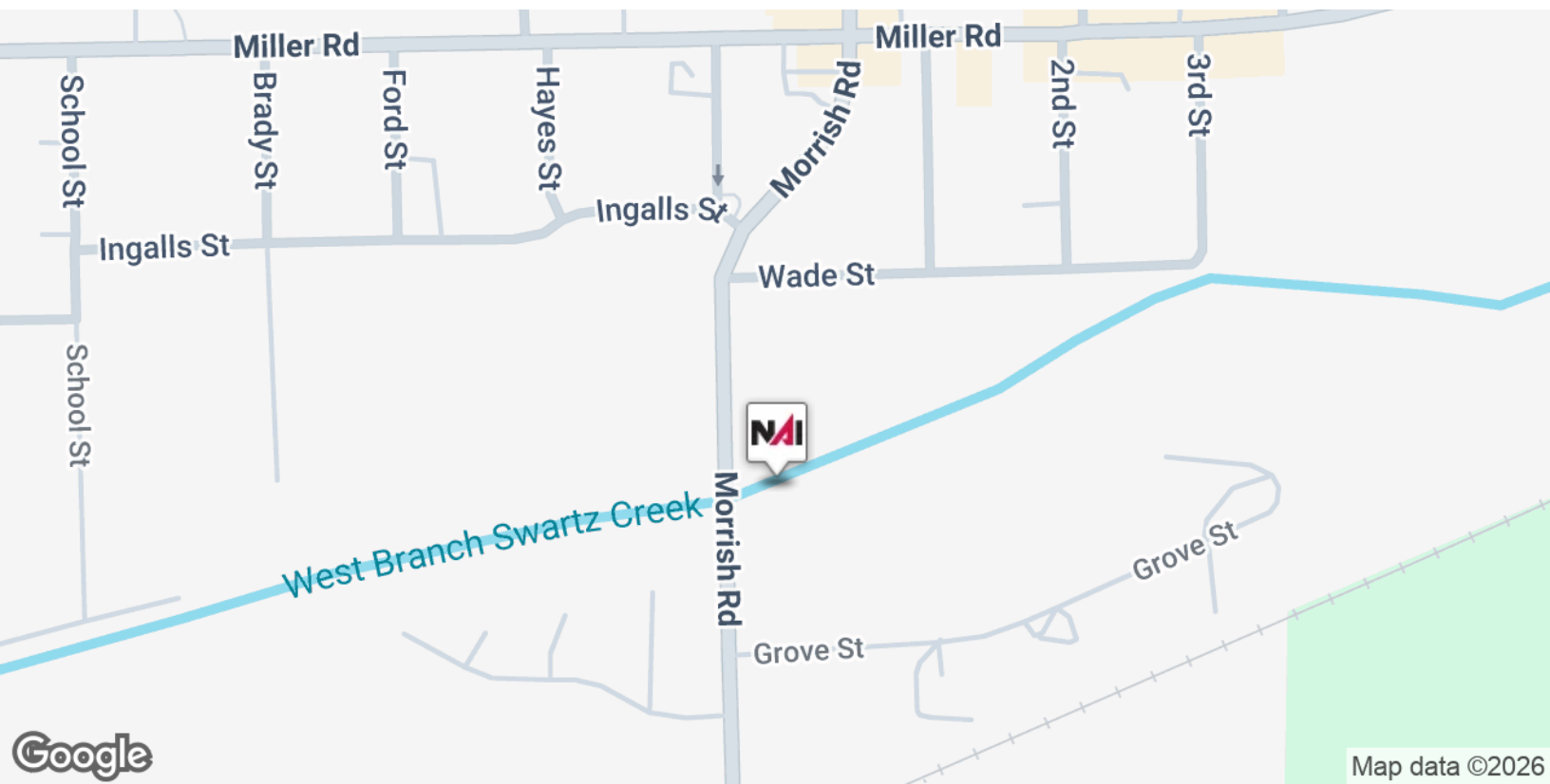
PROPERTY DESCRIPTION

Introducing a prime retail opportunity in the sought-after Swartz Creek area. This 4,000 SF building, constructed in 1977, offers a strategic location within the zoned Central Business District, presenting an ideal setting for retail and street retail investors. With its versatile layout and spacious interior, this property is poised to accommodate a wide range of retail ventures. Its proximity to the vibrant Swartz Creek community ensures high visibility and convenience for patrons, making it an attractive option for discerning investors & owner/users seeking to capitalize on the area's commercial potential. Don't miss the chance to bring your retail vision to life in this dynamic and promising location.

PROPERTY HIGHLIGHTS

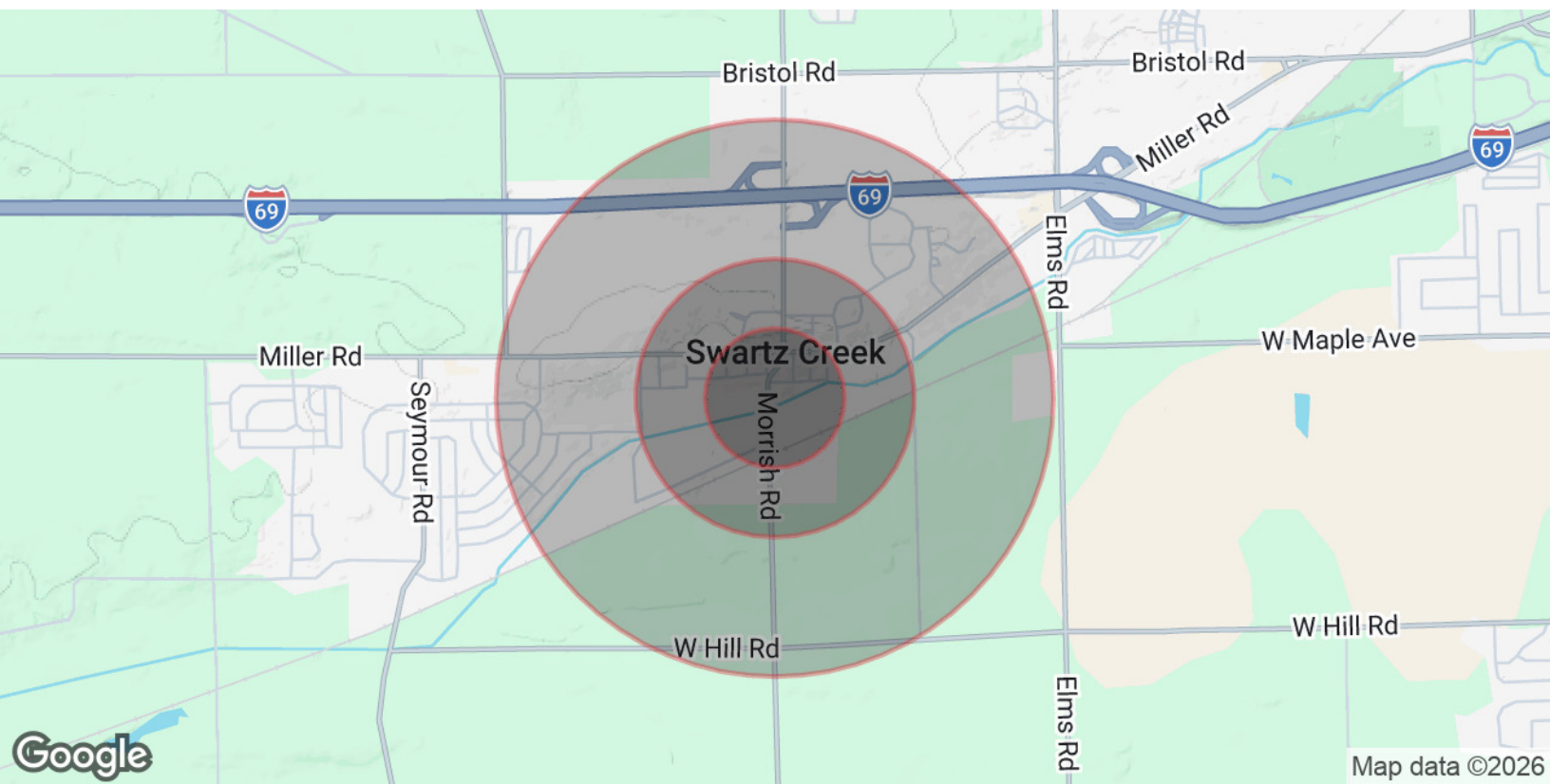
- Versatile 4,000 SF building
- Zoned Central Business District
- Strategic location in Swartz Creek
- Walking distance to downtown
- High visibility for retail ventures
- Spacious interior layout
- Ideal for street retail investments
- Proximity to vibrant community
- Smooth Ingress / Egress

LOCATION MAP



RETAILER MAP





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	253	860	2,768
Average Age	51.0	50.7	49.1
Average Age (Male)	53.2	53.2	51.2
Average Age (Female)	49.2	49.6	49.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	436	1,347
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$65,045	\$79,846	\$97,464
Average House Value	\$147,111	\$159,694	\$178,363

2023 American Community Survey (ACS)