

Former Restaurant

9729 BELLEVILLE RD, VAN BUREN TOWNSHIP, MI 48111

5,500 SF Available



FOR LEASE



MATTHEW BERKE

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RETAIL BROKER NETWORK

Property Summary



PROPERTY DESCRIPTION

This fully built-out restaurant space, available for sub-lease at 9729 Belleville Rd, Van Buren Township, MI, 48111, presents an excellent opportunity for restaurateurs and entrepreneurs.

The property features a meticulously designed interior with a fully equipped kitchen, inviting dining area, and modern fixtures, offering a turnkey solution for a seamless transition. With its prime location on a high-traffic thoroughfare, the space enjoys exceptional visibility and accessibility. The ample parking and surrounding amenities make it an ideal destination for diners and patrons. This sub-lease opportunity provides a ready-to-operate restaurant space in a bustling location, setting the stage for a successful and thriving culinary venture.

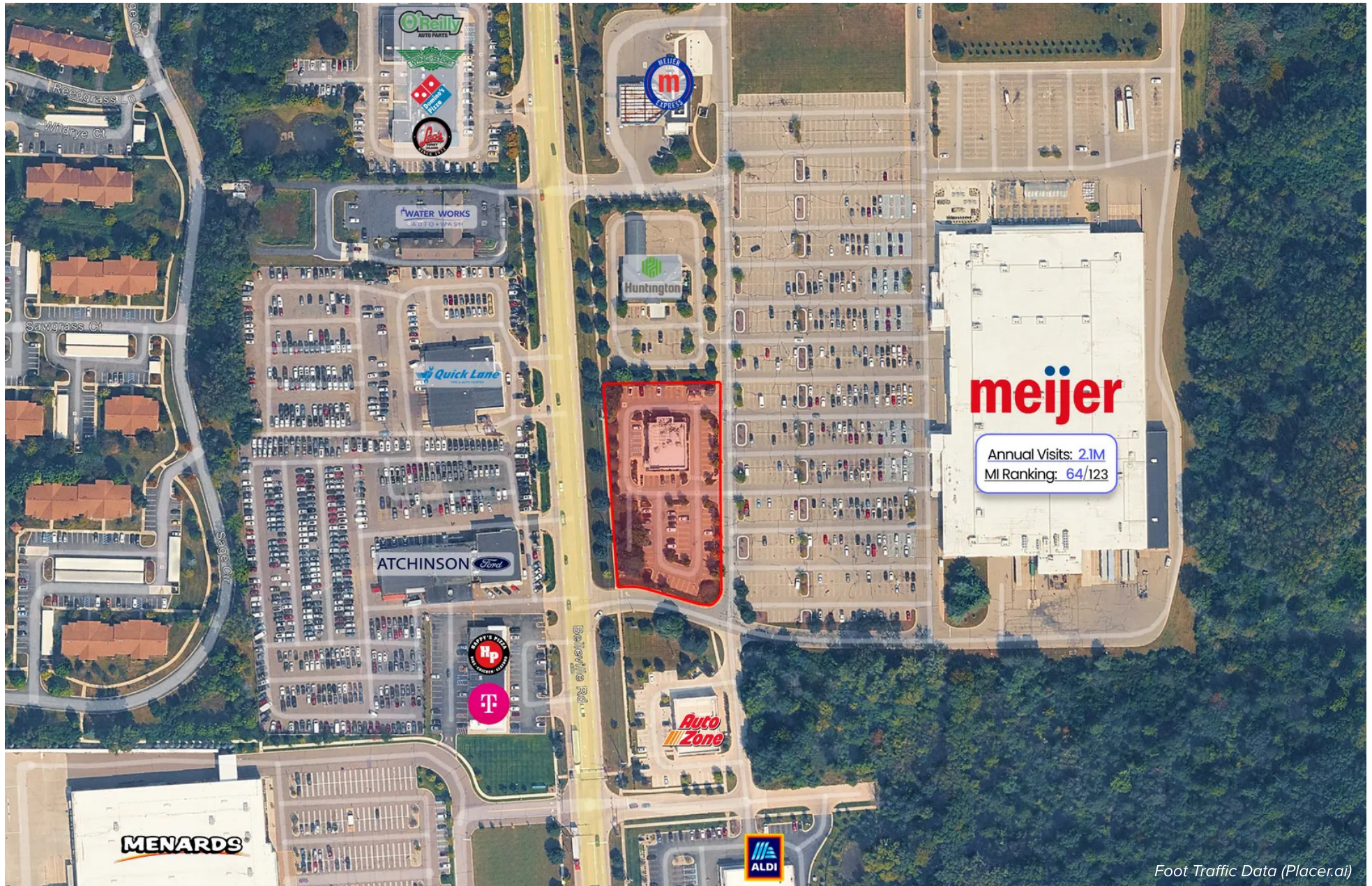
PROPERTY HIGHLIGHTS

- Prime location on high-traffic thoroughfare
- Fully built-out restaurant space for seamless operations
- Meticulously designed interior with modern fixtures
- Ample parking for customers and staff
- High visibility and accessibility for attracting customers

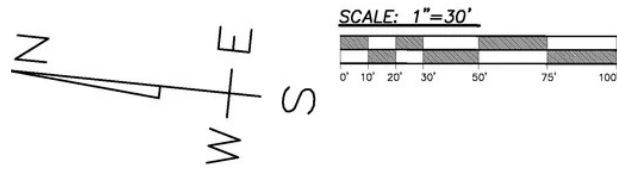
OFFERING SUMMARY

Lease Rate:	\$150,000 SF/yr (NNN)
Available SF:	5,500 SF
Lot Size:	70,150 SF
Building Size:	5,500 SF

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Site Plan

**FLOOD DATA**

This property is in Community No. 260546, Map No. 26163C0351E (non-printed panel) is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 05/19/2015 we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone.

SIGNIFICANT OBSERVATIONS

NONE AT THE TIME OF THE SURVEY.

ZONING

SITE ZONED: C-2, EXTENSIVE HIGHWAY BUSINESS
 SETBACKS
 FRONT 35'
 SIDE 25' MIN. ONE SIDE; 50' MIN. TOTAL (TWO SIDES)
 REAR 20'

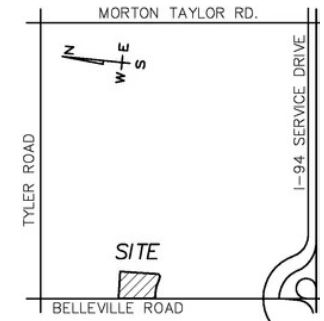
MAXIMUM HEIGHT: 40 FEET/4 STORIES

PARKING REQUIREMENTS
 22 SPACES PER 1,000 SQ.FT. OF USABLE FLOOR AREA.
 77 SPACES (BASED ON 3,472 SQ.FT. OF USABLE FLOOR AREA.
 PER PROVIDED SITE PLAN USABLE FLOOR AREA OF THE
 BUILDING IS 3,472 SQ.FT. AND THE REQUIRED PARKING IS
 BASED ON 22/1,000 SQ.FT. OF U.F.A.

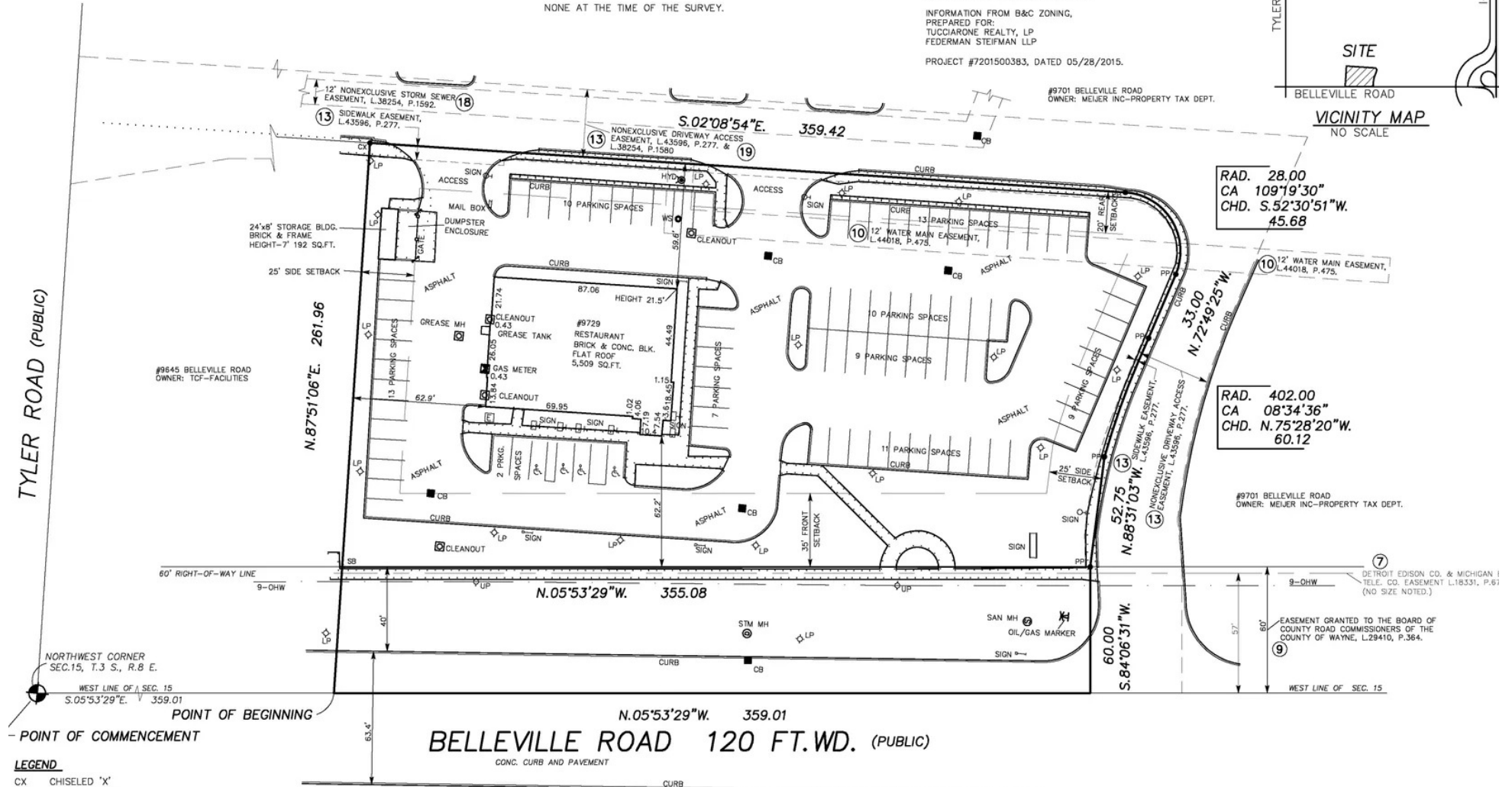
INFORMATION FROM B&C ZONING,
 PREPARED FOR:
 TUCCARONE REALTY, LP
 FEDERMAN STEIFMAN LLP

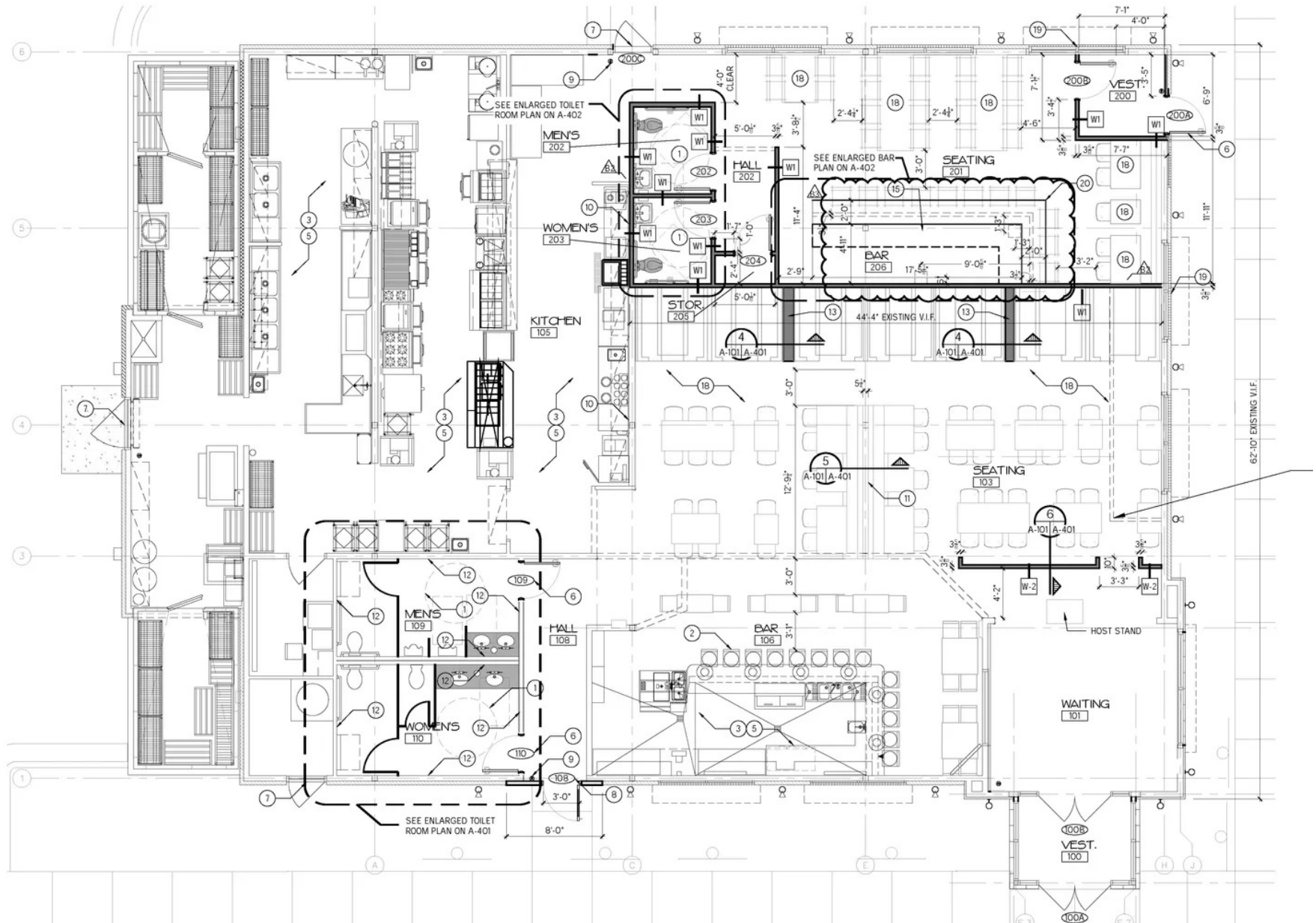
PROJECT #7201500393, DATED 05/28/2015.

#9701 BELLEVILLE ROAD
 OWNER: MEIJER INC-PROPERTY TAX DEPT.



VICINITY MAP
 NO SCALE





Trade Aerial & Traffic Counts



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,968	30,168	92,722
Average Age	41.2	41.6	41.1
Average Age (Male)	40.9	39.7	39.5
Average Age (Female)	33.5	42.1	42.1

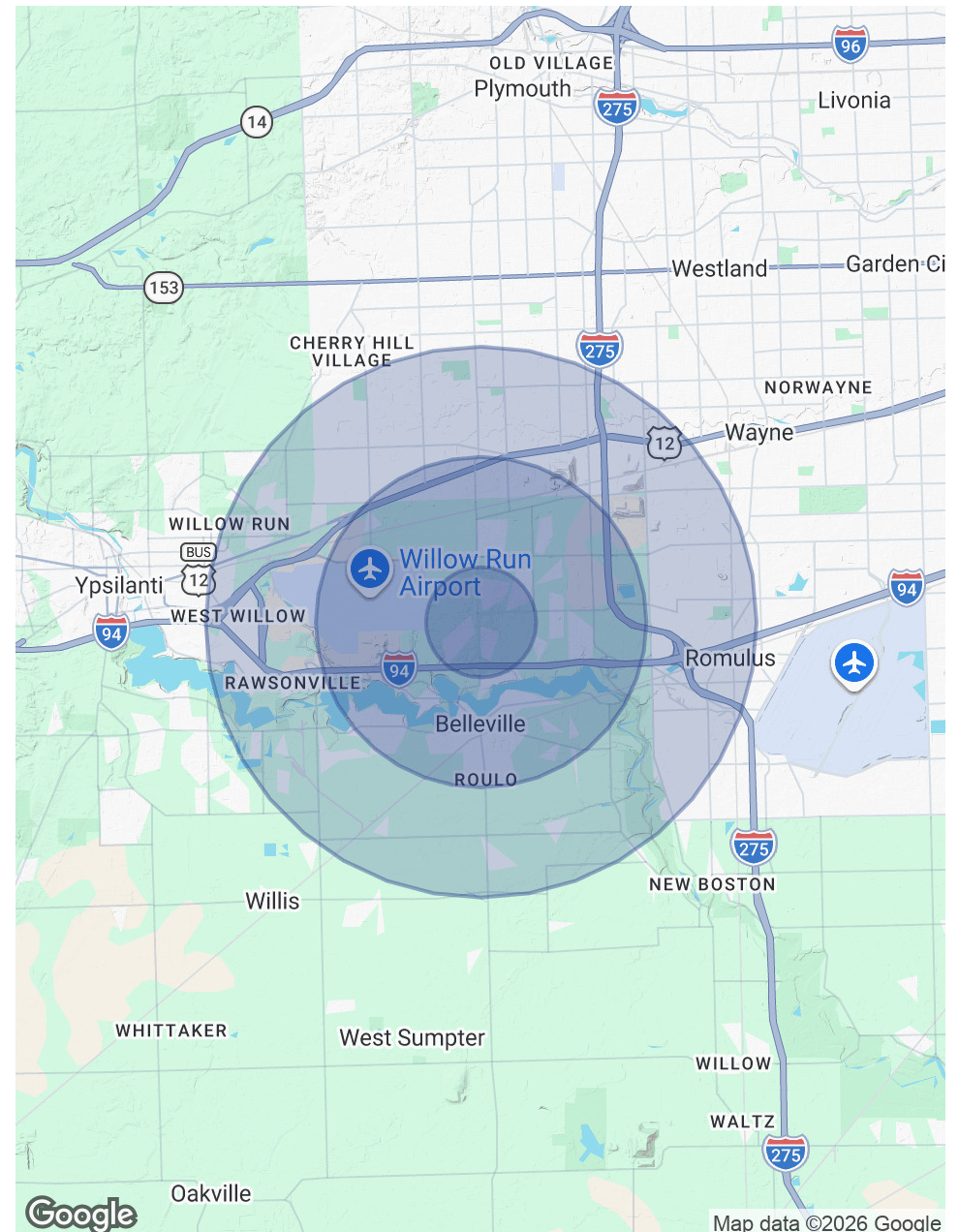
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,688	13,122	37,260
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$94,784	\$94,839	\$100,205
Average House Value	\$99,019	\$209,111	\$241,467

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,251	18,694	55,516
Total Population - Black	1,207	7,858	20,962
Total Population - Asian	131	931	7,556
Total Population - Hawaiian	0	18	21
Total Population - American Indian	0	69	393
Total Population - Other	116	387	973

TRAFFIC COUNT	
Belleville Road	25,568 VPD
I-94	102,045 VPD
Tyler Road	8,697 VPD

2023 American Community Survey (ACS)

Traffic Volume (Placer.ai)





9729 Belleville Rd

VAN BUREN TOWNSHIP, MI 48111

For more information contact listing broker:



MATTHEW BERKE

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OUR COMMITMENT

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