

# Chelsea Downtown Former Restaurant

115 S Main St, Chelsea, MI 48118



**FOR LEASE**



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr NNN
Estimated NNN:	\$3.50/SF/yr
Main Level Square Footage:	2,687 SF
Zoning:	DT (Downtown Mixed Use)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,918	3,471	5,250
Total Population	4,443	8,407	13,348
Average HH Income	\$114,144	\$120,550	\$131,810

## PROPERTY HIGHLIGHTS

- Prime location on vibrant, downtown Chelsea main drag
- High-visibility location for retail, restaurant, or office use
- Some restaurant infrastructure in place
- Modern, professional building facade
- Street parking with additional parking behind the building
- Private and common restrooms
- Exciting outdoor scene including annual Chelsea Community Fair (oldest in the state), Sounds & Sights music festival, DTE bike trail, B2B hiking trail, and Waterloo Recreation Area
- Home to the Purple Rose Theater, Jiffy Mix Company, Common Grill Restaurant and other highly sought after destination experiences
- Located directly above JD's Bistro, a new restaurant/music venue
- 300 SF outdoor patio at the rear of the building

## Jeff Evans

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### PROPERTY DESCRIPTION

Located in the heart of downtown Chelsea, this prime commercial space was formerly home to the beloved Chelsea Ale House. Boasting 2,687 square feet of space, it features charming hardwood floors and exposed brick walls that add character and warmth. An additional 255 SF of basement storage is also included. The space will soon feature new windows and a 300 SF rear outdoor patio.

#### Key Features:

**Equipped Restaurant Infrastructure:** The space includes existing equipment and some restaurant infrastructure, making it ideal for a new dining establishment or another venture requiring a similar setup.

**Private and Common Restrooms:** The space includes one private restroom, with access to two additional restrooms located in the common area just outside the rear entry.

**Convenient Parking:** Parking is available in the rear of the building, with additional street parking in front.

**Prime Location:** Situated on Main Street, this location offers high visibility and foot traffic, making it ideal for attracting both locals and visitors.

This versatile space offers a strong opportunity for users seeking a presence in downtown Chelsea. With its historic charm, existing infrastructure, and highly visible location, it is well-suited for a variety of business ventures.

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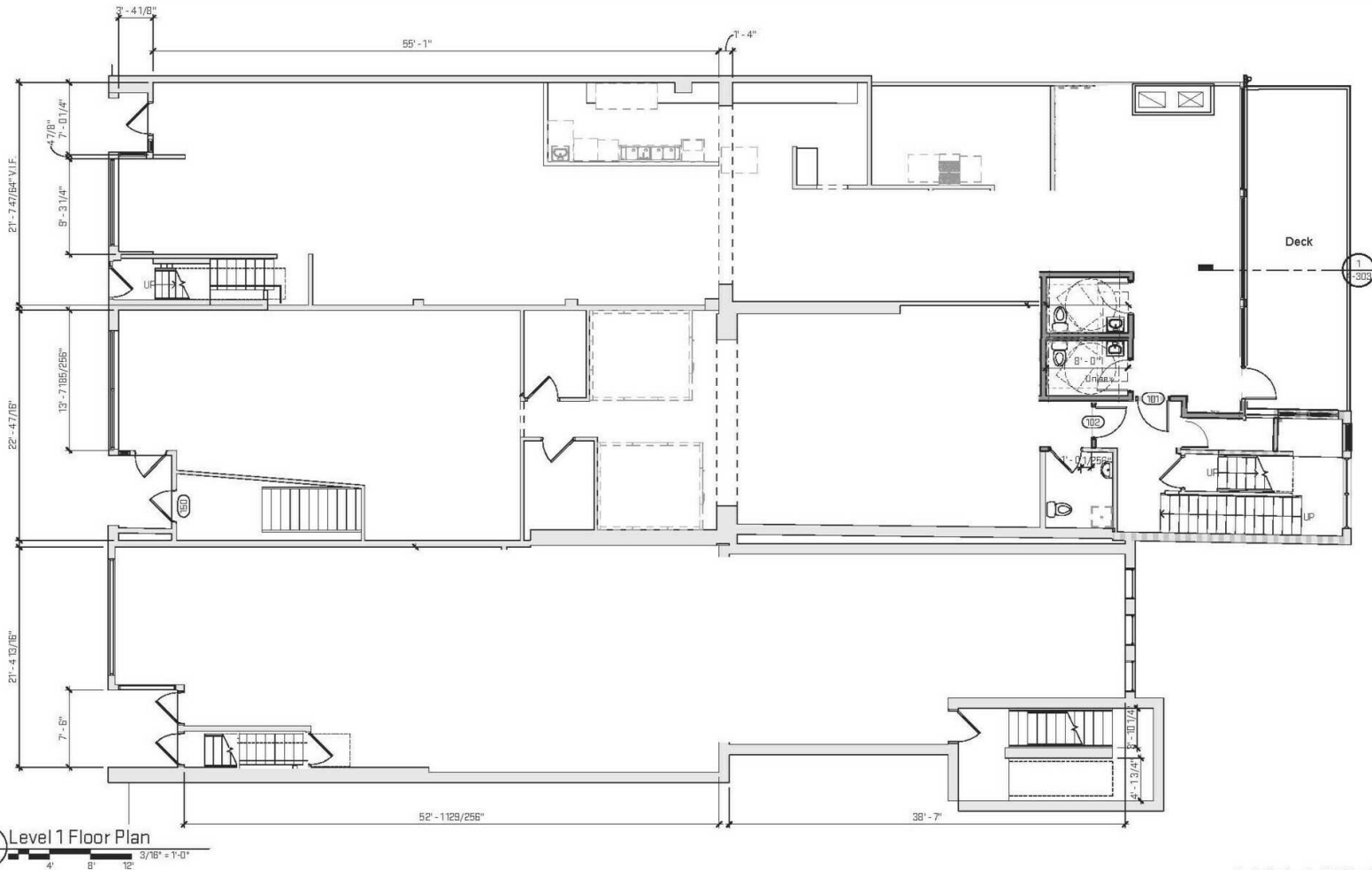
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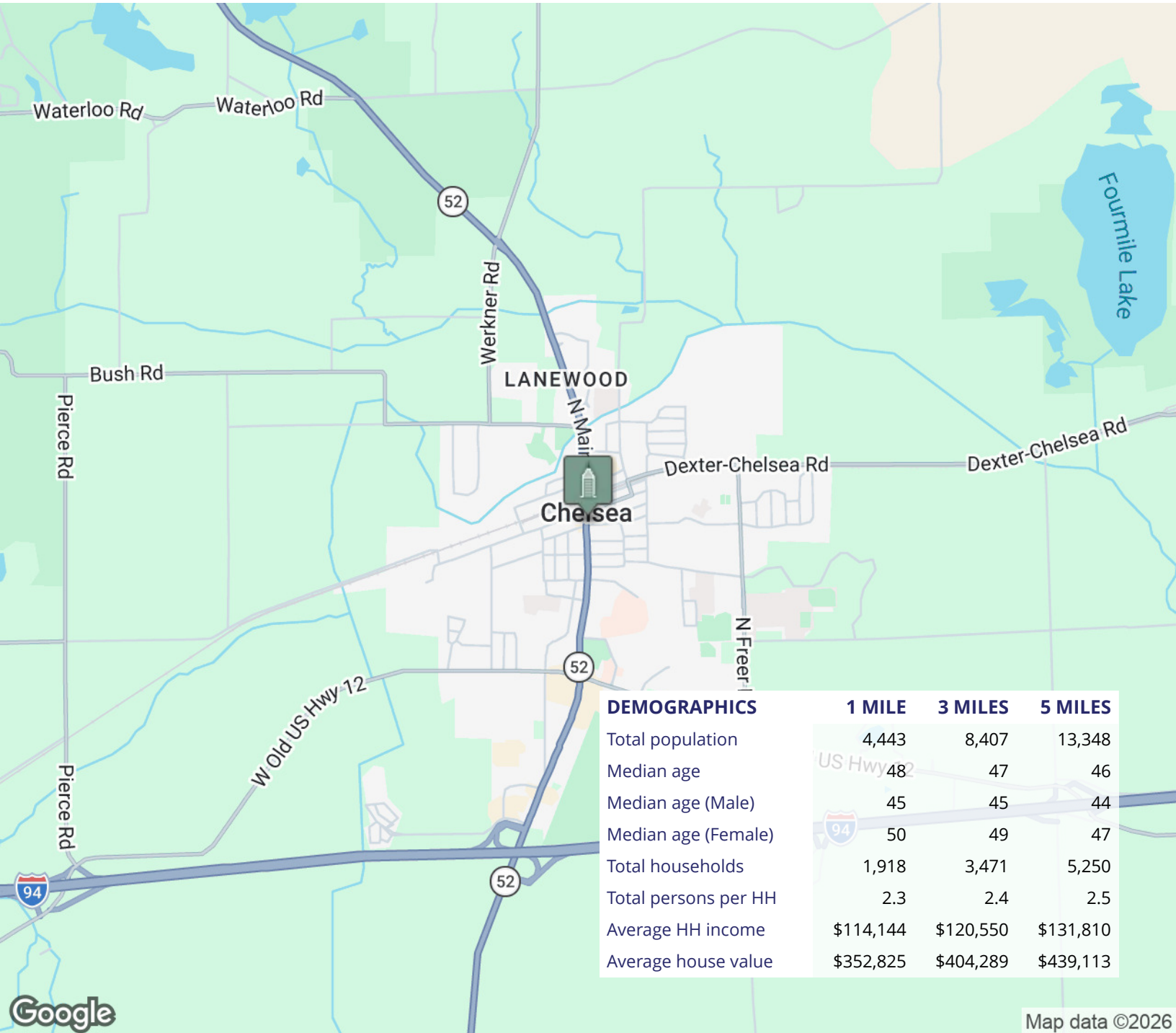
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