

4064 ALPINE AVENUE NW  
COMSTOCK PARK, MICHIGAN

RETAIL FOR SUBLEASE  
3,000 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**ALPINE RIDGE**



## PROPERTY FEATURES

- 8,000 total building square footage
- 3,000 square foot space available
- Zoned C-PUD
- Building and pole signage
- Sublease Rate: \$36.73/sf NNN
- Monthly Rate: \$9,182.50/mo

**Comments:** Fully equipped, turn-key restaurant located inside Alpine Ridge along busy Alpine Avenue. Landlord may be open to a new lease. Over 38,000 cars by the center per day pass! Don't miss this rare opportunity.

**CONFIDENTIAL – PLEASE DO NOT CONTACT OR  
DISCUSS WITH ANY RESTAURANT EMPLOYEES.**



For more information, please contact:

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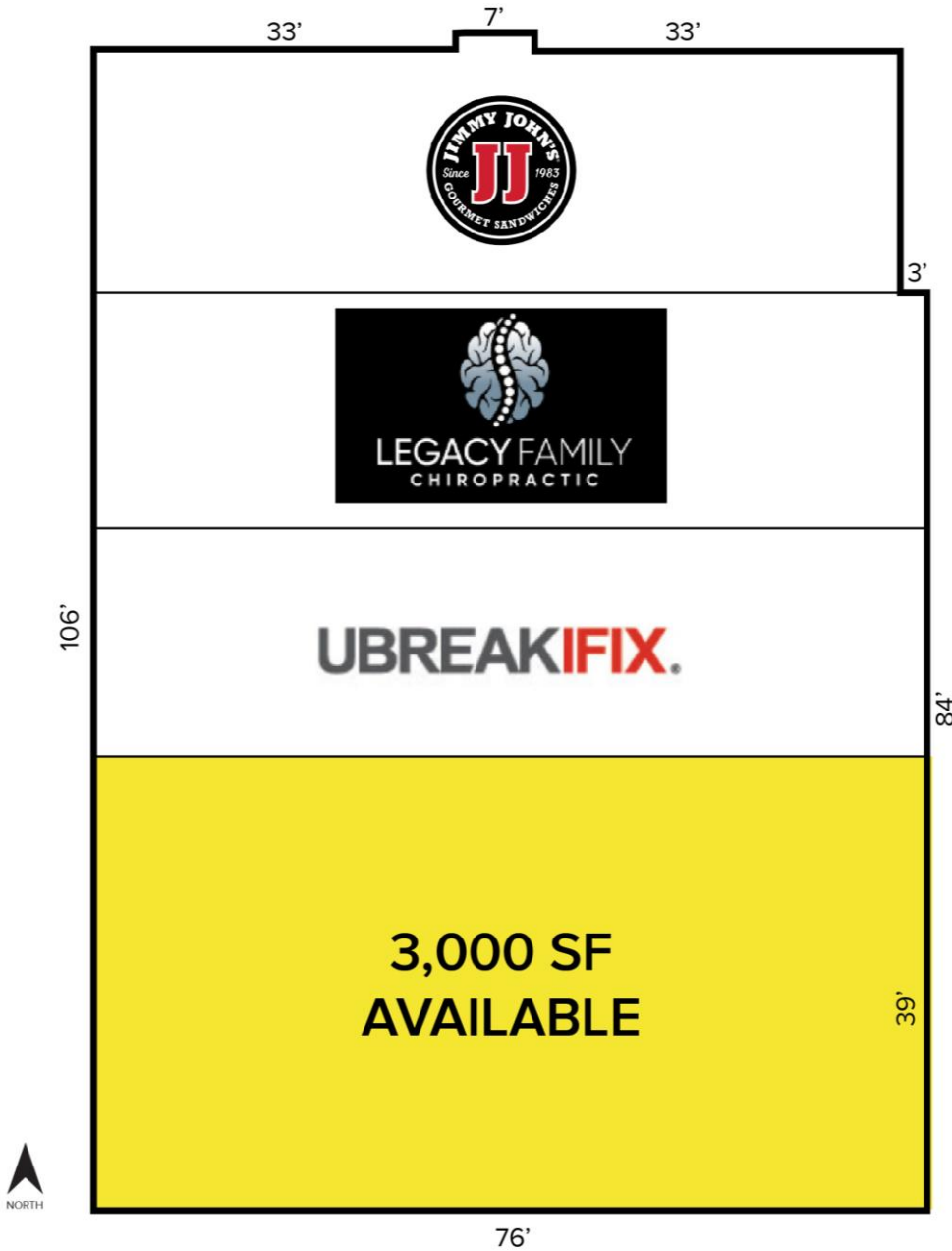
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# 4064 Alpine Avenue NW – Comstock Park, MI

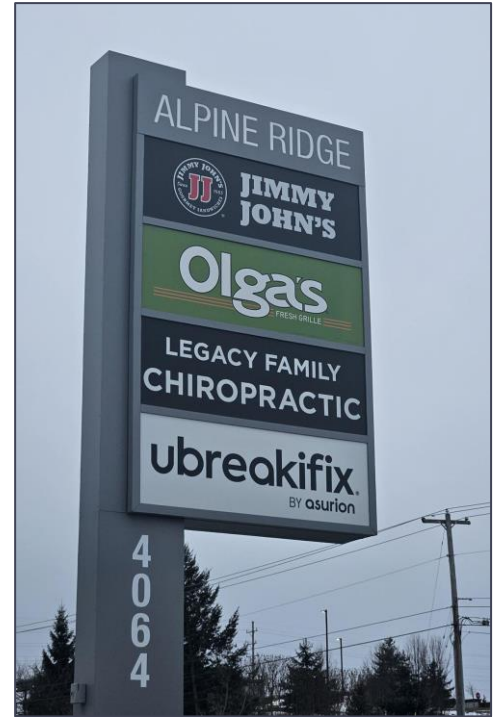
## Retail For Sublease

**3,000  
Square Feet  
AVAILABLE**

### Floor Plan



\*\*\*Dimensions are approximate\*\*\*



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	10,447	\$62,620
3 MILE	34,328	\$73,468
5 MILE	125,888	\$74,122

TRAFFIC COUNTS (TWO-WAY)	
38,377	Alpine Ave at 4 Mile Rd
22,994	Alpine Ave at Lamoreaux Dr
8,631	4 Mile Rd west of Alpine Ave
8,820	4 Mile Rd east of Alpine Ave

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### Aerial View



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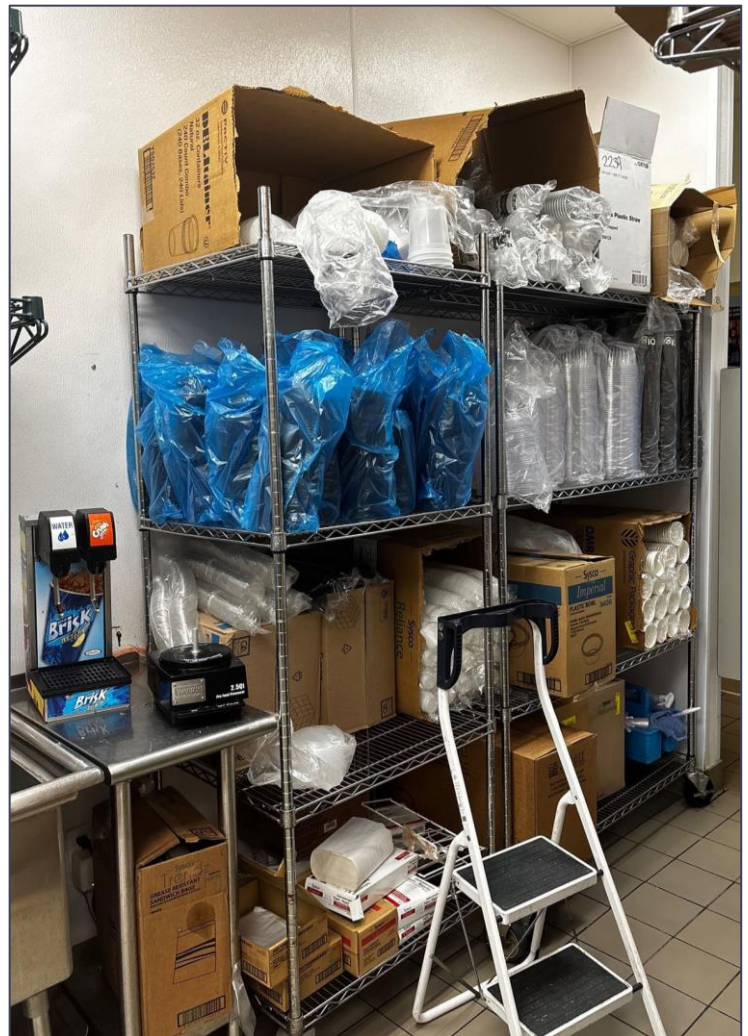


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### Back of House Photos



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### Alpine Corridor Aerial



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