

KABOB ISLAND RESTAURANT WARREN

13440 EAST 13 MILE ROAD , WARREN, MI 48091



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	3,500 SF
Available SF:	1,750 - 3,500 SF
Zoning:	C2

PROPERTY OVERVIEW

Incredible Turn Key Restaurant Opportunity in 3500 square foot freestanding building just 150 feet from busy Warren intersection of 13 Mile Road and Schoenherr. Fully functional kitchen with fairly new equipment in good working condition available for purchase in place. 17 Parking spaces, ideal dine-in and carry out location.

PROPERTY HIGHLIGHTS

- 3500 SF Freestanding
- Minimum Divisible 1750 SF
- Ideal Carry out and Dine In Potential
- Solid Location just 150 feet from hard corner of 13 mile road and Schoenherr Roads.
- Large Parking Lot - 17 spaces
- Please do not contact Landlord or current Tenant

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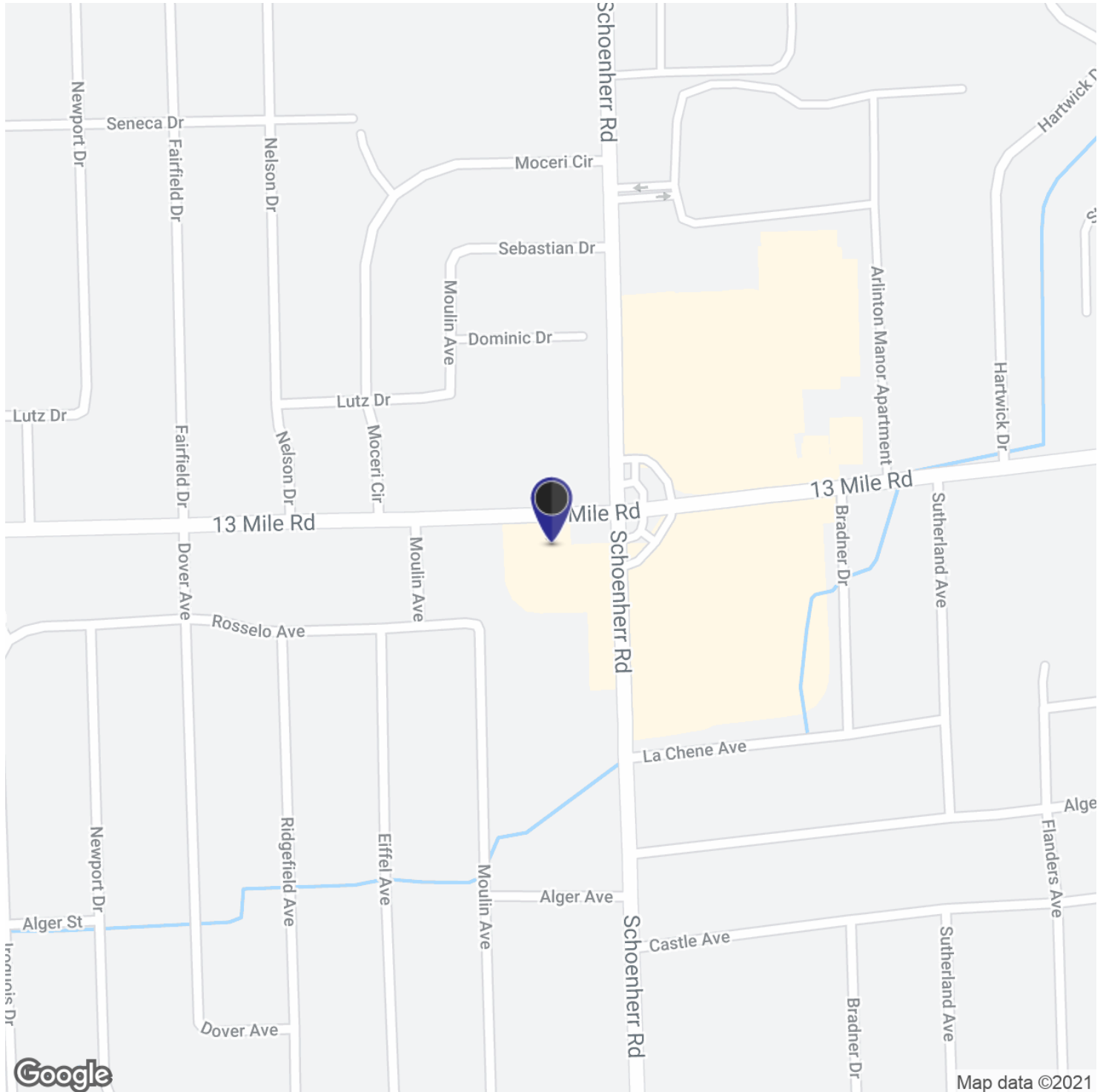
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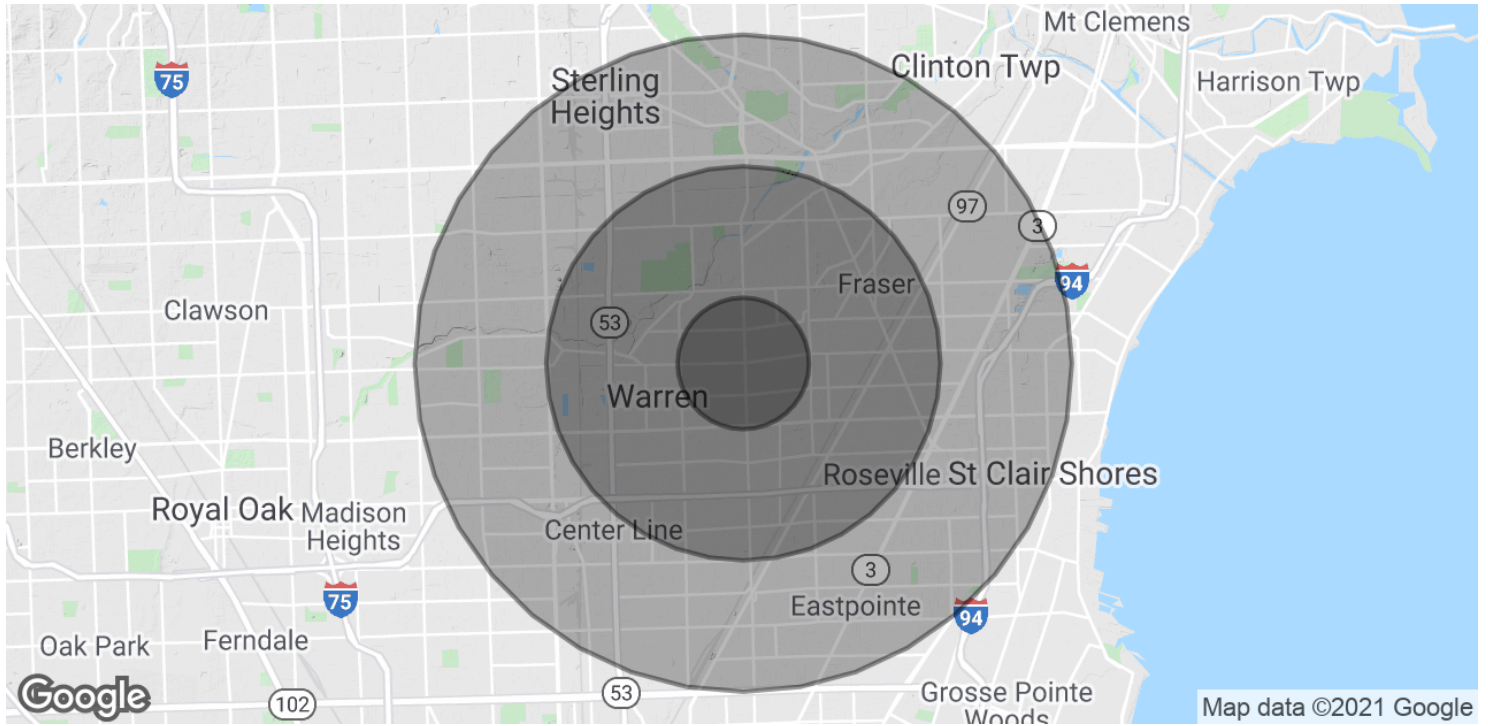
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,905	121,586	312,405
Average Age	43.3	42.5	40.0
Average Age (Male)	42.8	41.0	38.4
Average Age (Female)	44.6	44.1	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,514	50,952	128,474
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,217	\$62,192	\$57,685
Average House Value	\$141,283	\$153,685	\$144,172

* Demographic data derived from 2010 US Census

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