

45199 CASS AVENUE

UTICA, MI 48317



PROPERTY DESCRIPTION

Outstanding location in growing downtown Utica, MI
Within a short distance of Jimmy Johns Field
Property has 2 entrances to that would be ideal for a drive thru business

PROPERTY HIGHLIGHTS

- Sale Price Negotiable
- 21 Parking Spaces

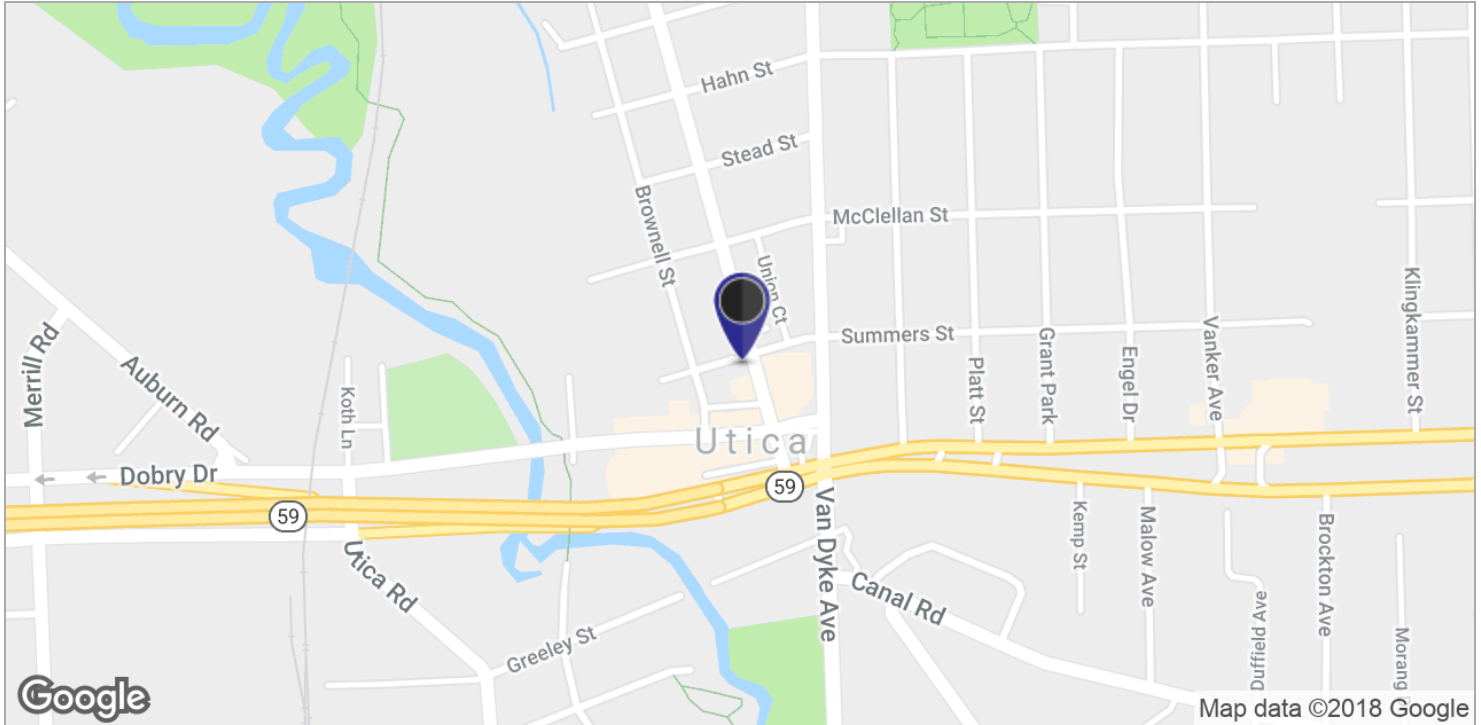
OFFERING SUMMARY

Lease Rate:	\$8.00 - 120.00 SF/yr (\$5 PSF)
Available SF:	1,172 - 2,578 SF
Lot Size:	0.372 Acres
Building Size:	3,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,779	29,457	84,116
Total Population	6,852	75,315	219,765
Average HH Income	\$59,198	\$67,305	\$72,308

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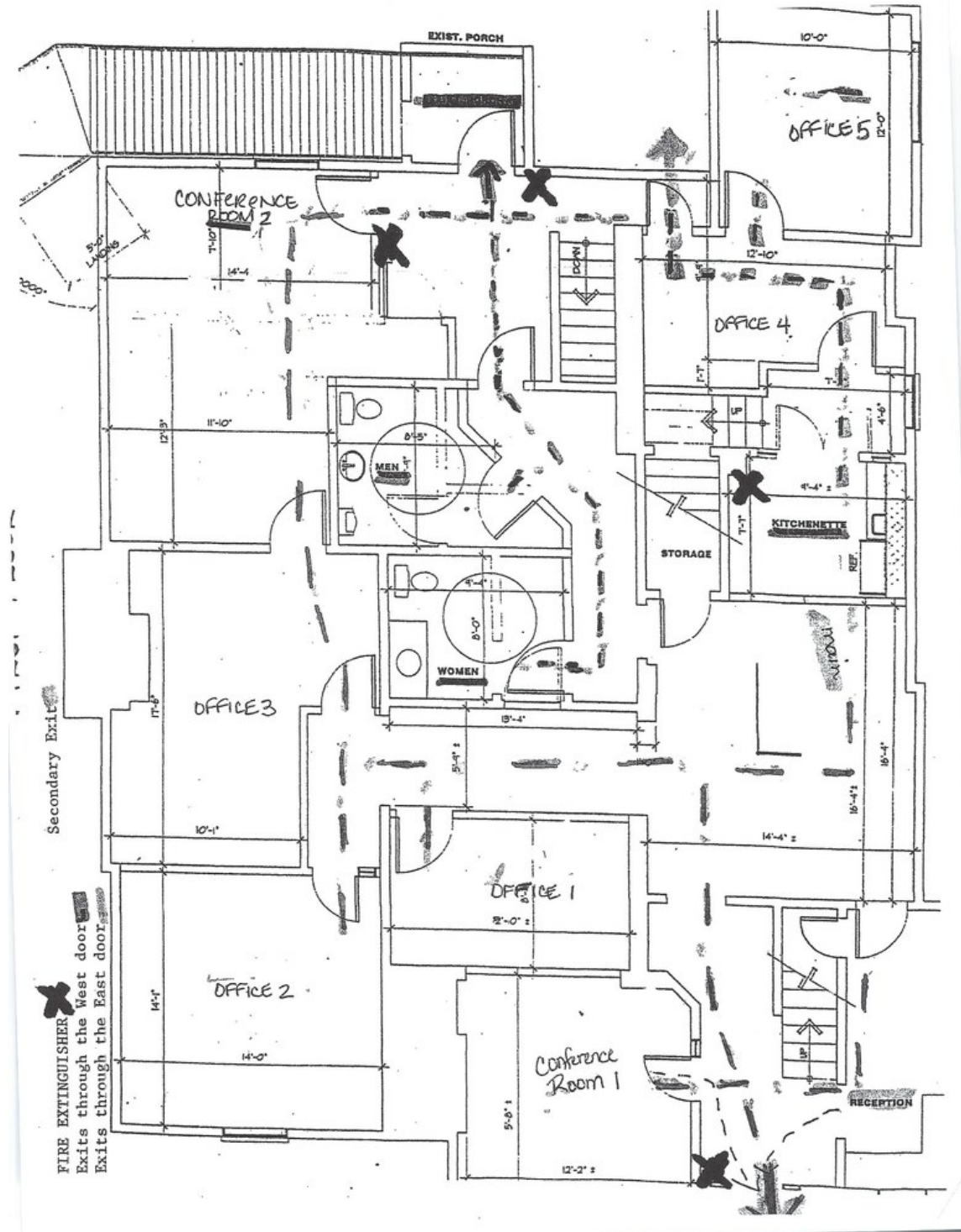
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PASQUALE (LINO) SCAMARDELLA

586.263.5111

lino@linorealty.com

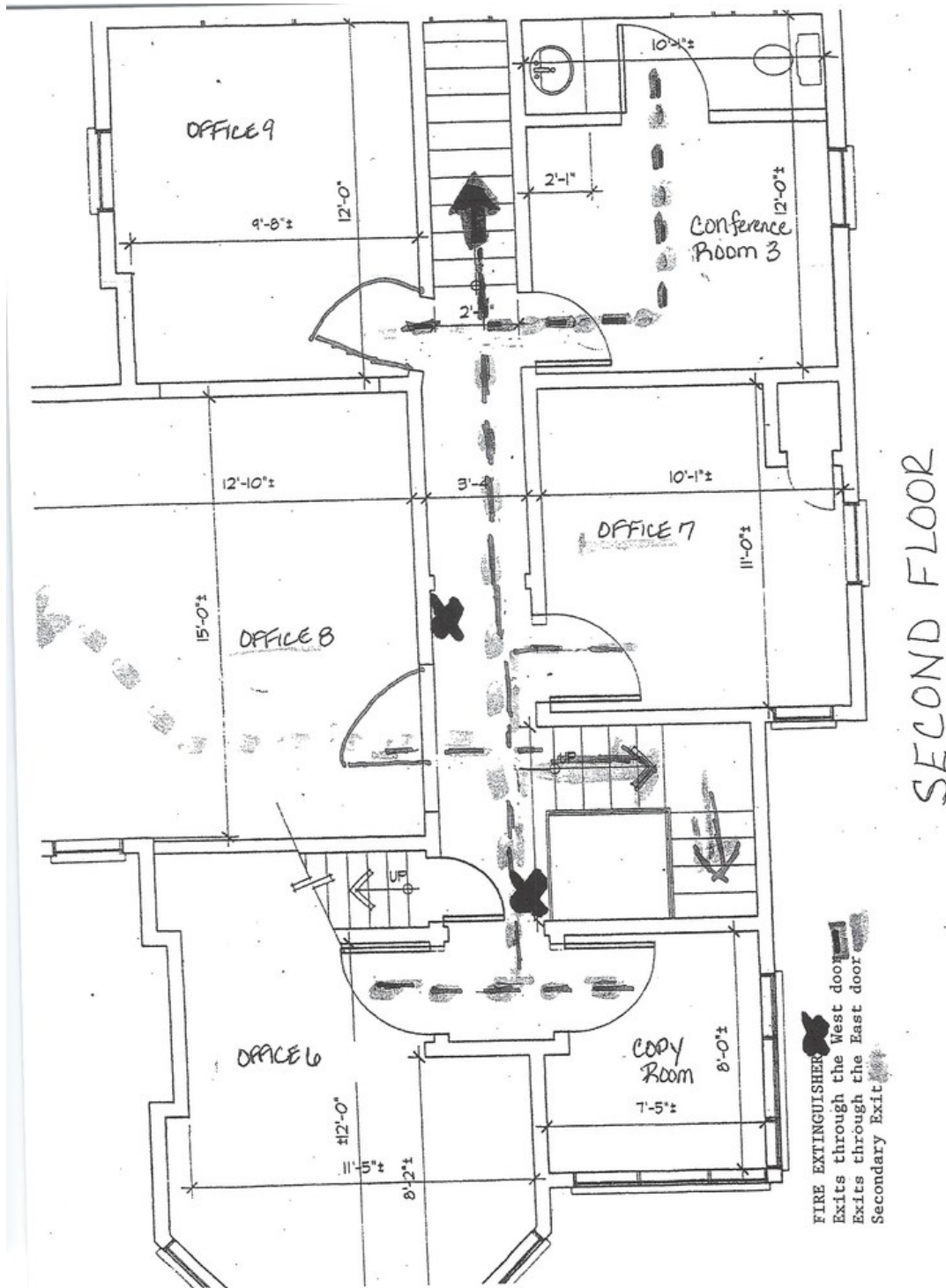
LINO REALTY, INC.

586.263.5111

44200 Garfield Road, Suite 160 Clinton Township, MI

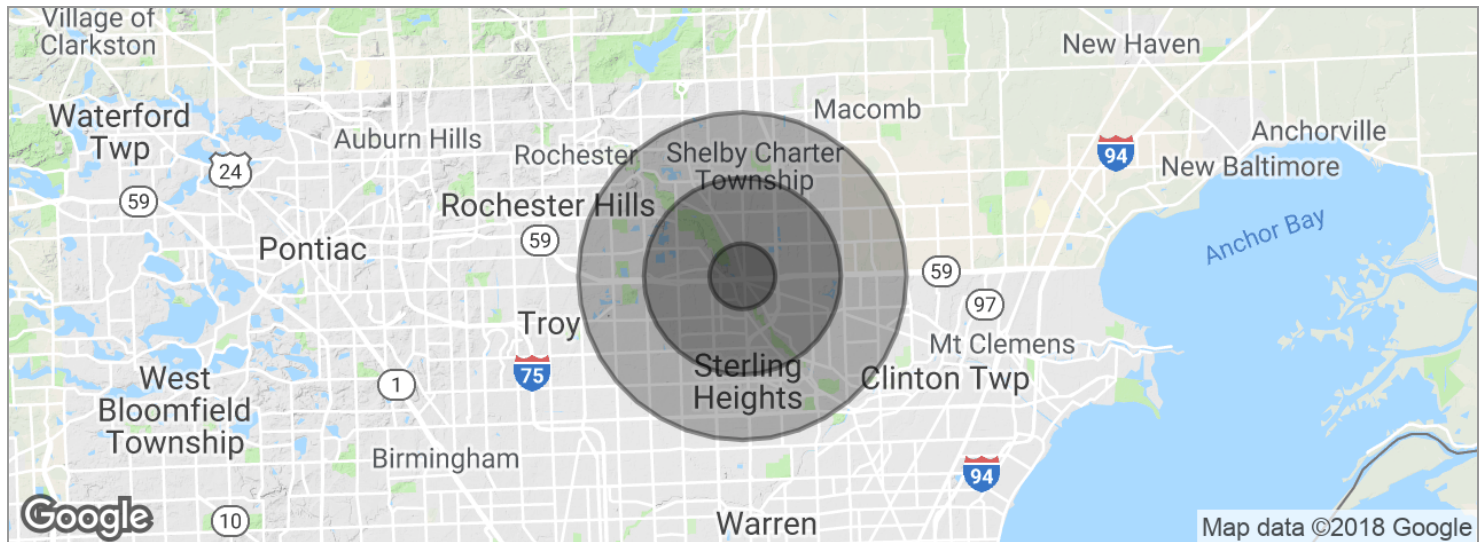
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,852	75,315	219,765
Median age	38.4	38.0	39.2
Median age (Male)	36.6	36.3	37.6
Median age (Female)	41.5	39.7	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,779	29,457	84,116
# of persons per HH	2.5	2.6	2.6
Average HH income	\$59,198	\$67,305	\$72,308
Average house value	\$153,052	\$196,011	\$200,010

* Demographic data derived from 2010 US Census