

FOR LEASE

FREESTANDING RESTAURANT WITH DRIVE-THRU

422 W. SANILAC RD, SANDUSKY, MI 48471



PROPERTY DETAILS

\$12.00/SF NNN

ESTIMATED \$3.50/SF

RENT

NNN

LOCATION: 422 W. Sanilac Rd,
Sandusky, MI 48471

PROPERTY TYPE: Restaurant

DATE AVAILABLE: Immediately

RENT: \$12.00/SF NNN

NNN EXPENSE: Estimated \$3.50/SF

PROPERTY TAXES: \$12,552.16 (Est.)

BUILDING SIZE: 5,751 SF

LOT SIZE: 0.80 AC

LOT DIMENSIONS: 165' X 262' (Irregular)

AVAILABLE SPACE: 5,751 SF

ZONING: Commercial (NEC)

TRAFFIC COUNT: Sanilac Rd (11,443 CPD)
N Elk St (2,055 CPD)

HIGHLIGHTS

- Turnkey Former Restaurant Available For Lease.
 - All FF&E Included.
- Existing Drive-Thru.
- Prime Location on the Heavily Traveled Sanilac Rd, the Thumb's Major Thoroughfare.
- Outparcel to Tractor Supply Co. and Located East of Sandusky's Walmart Supercenter.

EXCLUSIVELY LISTED BY:



**LOUIS J.
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Managing Director
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MICRO AERIAL



MACRO AERIAL



PLAT



SITE PHOTOS



SITE PHOTOS

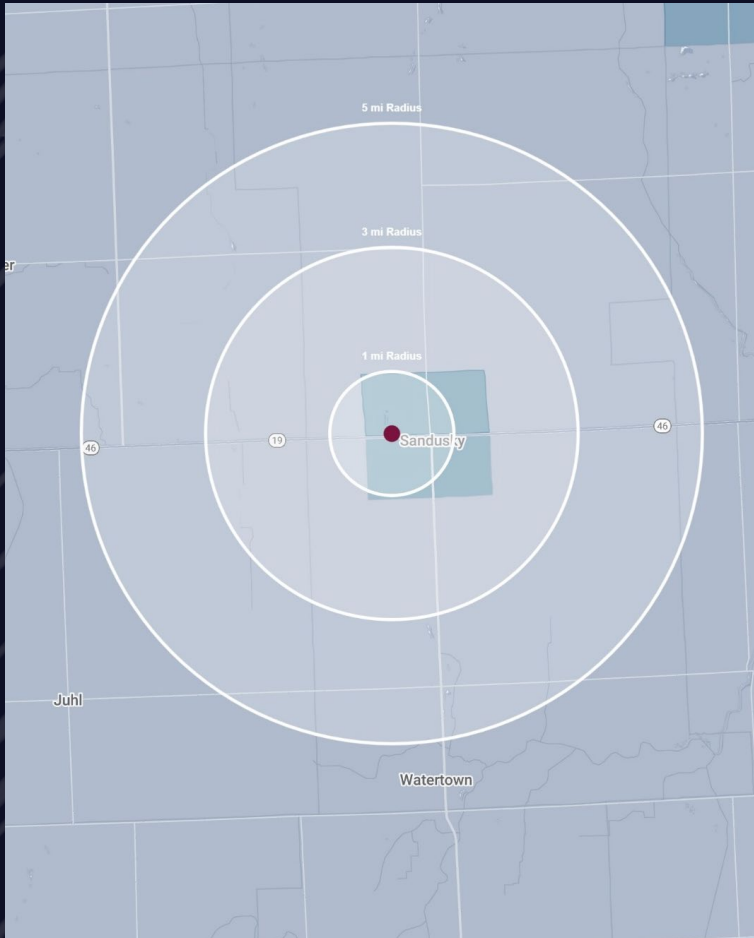


PYLON SIGN



DRIVE-THRU

DEMOGRAPHICS



FREESTANDING BUILDING WITH DRIVE_THRU

422 W. Sanilac Rd, Sandusky, MI 48471

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	2,418	3,684	4,515
2029 Projected Population	2,351	3,576	4,386
2020 Census Population	2,666	4,103	5,019
2010 Census Population	2,639	4,147	5,124
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-0.6%	-0.8%	-0.8%

HOUSEHOLDS

2024 Estimated Households	1,036	1,576	1,920
2029 Projected Households	961	1,469	1,797
2020 Census Households	1,159	1,768	2,140
2010 Census Households	1,097	1,710	2,092
Projected Annual Growth 2024 to 2029	-1.5%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2024	-0.4%	-0.6%	-0.6%

RACE

2024 Est. White	92.4%	93.5%	94.0%
2024 Est. Black	2.5%	1.8%	1.6%
2024 Est. Asian or Pacific Islander	0.8%	0.7%	0.6%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	4.1%	3.8%	3.6%

INCOME

2024 Est. Average Household Income	\$91,217	\$89,442	\$89,502
2024 Est. Median Household Income	\$63,263	\$61,928	\$61,806
2024 Est. Per Capita Income	\$39,548	\$38,620	\$38,386

BUSINESS

2024 Est. Total Businesses	162	266	282
2024 Est. Total Employees	2,003	2,989	3,067

CONTACT US



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