

Bank or Fast Food

Drive-Thru Approved | Major Retail Corridor | High Traffic Counts

811 Dix-Toledo, Lincoln Park, Michigan 48146



Great opportunity to acquire, land lease or lease at a major intersection in Lincoln Park, Michigan. The property is located at the SEC of Dix-Toledo and Outer Drive (two extremely high traffic arteries in a major retail corridor directly across the street from a newly developed Family Dollar anchored shopping center). The property is currently approved for a Gas Station with an approximately 5,000 square feet building with a drive-thru.

- Approved for a +/- 5,000 square foot free-standing building with drive-thru (140' frontage on Dix-Toledo and 255' frontage on Outer Drive)
- Subject site is approximately 1.04 acres (45,302 square feet)
- Population (3 Miles): 112,558
- Households (3 Miles): 45,115
- Average Household Income (3 Miles): \$44,359
- Traffic Counts: 12,239 ADT
- Located within minutes of Sears-anchored shopping center, fast food chains, banks and other national retailers



For Additional Information please contact:

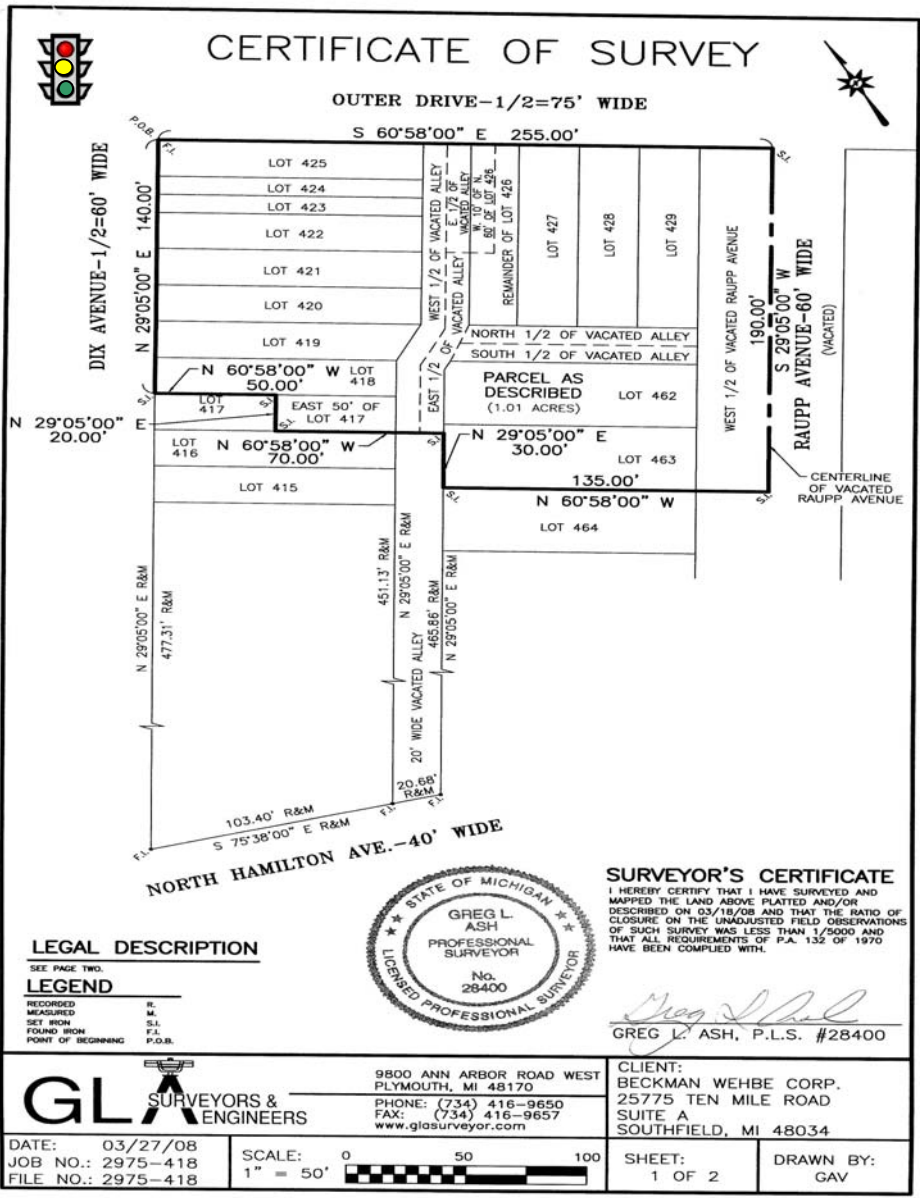
734.454.1855



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