

FOR SALE or LEASE
4947 Garfield Road (NEQ of US-10 & Garfield Road)
Auburn, MI 48611



PURCHASE PRICE: **\$180,000**

GROUND LEASE RENT: **\$18,000 / year**

LAND SIZE: **Approximately 2.1 acres**

FREEWAY PYLON SIGN: **Yes**

ZONING: **B (Business)**

DEMOGRAPHICS ('24):	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
- Population:	2,108	5,347	15,759
- Avg. Hsehd Inc:	\$86,049	\$85,171	\$80,019
- Med. Hsehd Inc:	\$69,690	\$69,084	\$63,527

“FAST FOOD RESTAURANT”
RESTRICTION: **See next page**

1. The Rapanos Parcel shall not be used for purposes of a fast food restaurant for a period of fifty (50) years from and after the date of this Agreement. "Fast food restaurant" is defined for purposes of this Agreement to be a restaurant with in-house dining, take out and/or drive through service, primarily serving quick service prepared food items of the sort or nature as a Burger King, McDonald's, Rally's, Taco Bell, Wendy's or Arby's, but specifically does not include a restaurant whose primary product is doughnuts, baked goods, coffee or ice cream.



Information contained herein was obtained from sources deemed reliable, but it is not guaranteed. Subject to prior sale, change of price, or withdrawal.

Auburn, MI

Bay City Western Middle School &
Bay City Western High School
(1200 Students)

DOLLAR
GENERAL

Garfield Rd:
8,223/vpd

US10:
33,583/vpd

SITE

TRI-CITY
EQUIPMENT

SHAW SPORTS FACILITIES



Auburn, MI

Garfield Rd:
8,223/vpd

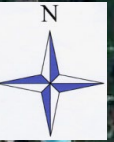


SITE

US10:
33,583/vpd



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Google Earth

