



165 N. North Shore Drive, Lake Orion, MI 48362

Office (248) 340-8900

MUTTONVILLE CROSSING
Gratiot, 31 Mile, Main Street & County Line Road
Richmond, Michigan



LEASE RATE:	\$14 psf NNN (\$5.25 psf)
DELIVERY OF SPACE:	“White Box”
SPACE AVAILABLE:	1,270 sf and 2,540 sf
SIGNALIZED INTERSECTION:	Yes (2 traffic lights)
ACCESS:	4 streets (Gratiot, 31 Mile, Main Street & County Line)
CO-TENANTS:	Subway, Nail Salon, Dollar Tree, Freedom Physical Therapy, Grondins, US Marine Corp, Anytime Fitness, Richmond Dental Care, Ted’s Coney Island & Burger King
PYLON SIGN:	Yes (2), along Gratiot & 31 Mile Road

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

DEMOGRAPHICS		1 Mile	3 Mile	5 Mile
-	Population:	1,632	8,439	17,665
-	Avg Hsehd Inc.:	\$63,811	\$88,727	\$87,110
-	Median Hsehd Inc.:	\$51,680	\$71,593	\$69,760



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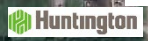
Richmond, MI



Main Street:
16,206/vpd



Gratiot:
21,543/vpd



SITE

31 Mile:
5,610/vpd



County Line:
3,344/vpd

Google Earth



Richmond, MI

Main Street:
16,206/vpd

Gratiot:
21,543/vpd



SITE



Nail Salon



31 Mile:
5,610/vpd

St Clair Hwy

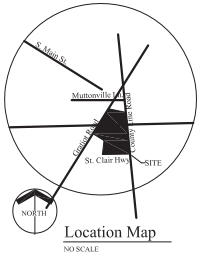
St Clair Hwy



County Line:
3,344/vpd

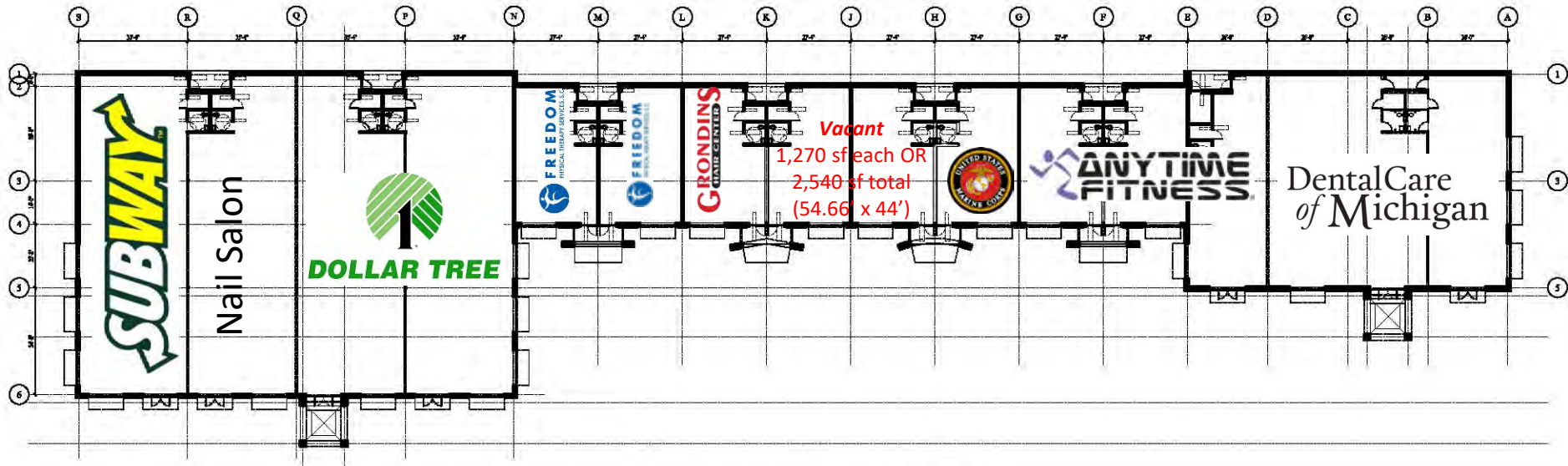
Google Earth





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Overall Floor Plan

