

PRIME RESTAURANT OPPORTUNITY

FORMER DAIRY QUEEN ON M-33 IN COMMERCIAL DISTRICT



FOR SALE

309 South Bennett St.
Rose City, MI

Exclusively Listed By:

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Move-in Ready Restaurant.

This 3,484 SF two-story brick building sits on .84 acres and boasts a fully built-out kitchen, dining room, and existing drive-through. Operated as a successful Dairy Queen* for over 25 years, the property includes an upstairs employee lounge, manager's office, and restroom. With large parking, pylon signage, and minimal landscaping needs, it's move-in ready for a new restaurant venture or franchise. Located in an Opportunity Zone on a section of M-33 with 6,344 VPD, averaging a yearly traffic increase of 9.3%. It's also close to DNR ORV trails and local lakes, drawing in tourists year-round, spending an average of \$11 million per year on food and beverage. This prime spot offers excellent potential to serve both locals and the area's booming tourist traffic.

*Sales history as a DQ franchise Available - Contact Broker

FOR SALE:

\$635,000

Cash or New Mortgage

PROPERTY INFORMATION



SIZE: 3,484 SF
on .84 acres



BUILT: 1972
Recently renovated



DRIVE-THRU



PARKING:
Ample



CONDITION:
Move-in Ready
Restaurant



SIGNAGE:
Pylon



**OPPORTUNITY
ZONE**



BUILT OUT: Kitchen
& Dining Room



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AREA INFORMATION

20 Minutes

or less to Mio, Lupton,
South Branch, West
Branch, Hale, & St. Helen

Convenient

to the network of
Michigan DNR ORV trails
and local lakes attracting
tourists year round

DEMOGRAPHICS

Proximity	3-Mile	5-Mile	10-Mile
Population	1,751	2,579	7,470
Households	723	1,032	3,434
Average HH Income	\$63,855	\$64,208	74,906

INTERIOR



EXTERIOR

