

For Sale Or Lease

1516 S. Mission St.
Mt. Pleasant, MI 48858

**One-acre restaurant or redevelopment site
adjacent to CMU**

7,922 SF full-service restaurant/bar for sale or lease. High-traffic location on S. Mission Street, adjacent to CMU campus. Great opportunity for restaurant, brewery or college campus-oriented retailer.



Amy Richter-Perkins

Associate Vice President
Direct: +1 517 662 6532
Mobile: +1 517 614 1314
amy.richter-perkins@colliers.com

2501 Coolidge Rd, Suite 300
East Lansing, MI 48823
P: +1 517 662 3535
colliers.com/lansing

Sale Information

Sale Price **\$875,000**

Building Size **7,922 SF**

Tax Information

Taxable Value (2022) **\$484,964**

Real Estate Taxes (2022) **\$31,100+/-**

Assessed Value (2023) **\$683,100**

Lease Information

Available SF **7,922F**

Lease Rate/SF **\$12.00/SF NNN**

Lease Rate/Month **\$7,922.00/Month**



Demographics



Total Population

(3 Miles)

31,687

(5 Miles)

37,674

(10 Miles)

51,865



Median Age

(3 Miles)

23.8

(5 Miles)

24.3

(10 Miles)

26.9



Average HH Income

(3 Miles)

\$62,886

(5 Miles)

\$68,076

(10 Miles)

\$71,937

Property Highlights

- Building sits on 0.99-acre parcel
- Zoned CD-5 Commercial
- Ingress/egress from Mission St and Fairfield Dr
- Prominent, illuminated pylon signage

Location Map



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