

1088 S. UNIVERSITY - COMMERCIAL KITCHEN

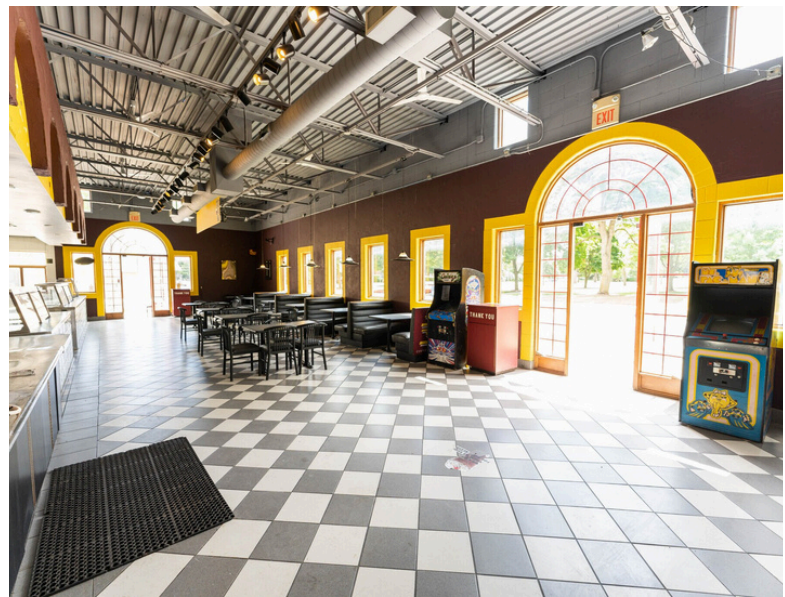
1088 S. UNIVERSITY, MT. PLEASANT, MI



PROPERTY HIGHLIGHTS

1088 S. UNIVERSITY OFFERS A RARE OPPORTUNITY TO ESTABLISH OR EXPAND YOUR CONCEPT IN A HIGH-TRAFFIC, CAMPUS-ADJACENT SETTING. LOCATED DIRECTLY ACROSS FROM CENTRAL MICHIGAN UNIVERSITY AND NEAR GRAWN HALL, THE PROPERTY SITS IN THE HEART OF A DENSE STUDENT AND FACULTY POPULATION, OFFERING BUILT-IN DAILY DEMAND.

THE BUILDING INCLUDES ROUGHLY 4,100 SQ FT ON THE MAIN FLOOR, ALREADY CONFIGURED FOR FOOD SERVICE WITH A COMMERCIAL KITCHEN, OPEN DINING AREA, AND A DEDICATED SPACE FOR PRIVATE EVENTS OR GROUP FUNCTIONS.



FOR MORE INFORMATION, PLEASE CONTACT:

MIDDLE MICHIGAN DEVELOPMENT CORPORATION

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MIDDLE MICHIGAN
DEVELOPMENT CORPORATION

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PROPERTY DETAILS

ADDRESS	1088 S UNIVERSITY
CITY, STATE	MT. PLEASANT, MI
MUNICIPALITY	CITY OF MT. PLEASANT
ZIP CODE	48858
COUNTY	ISABELLA
PARCEL IDS	17-000-05045-00
TYPE OF SPACE	COMMERCIAL
MIN SIZE	4,100 SF
MAX SIZE	EXISTING FOOTPRINT: ~20,000 SF ENTIRE SITE: ~60,000 SF
TOTAL ACRES	0.28
AVAILABILITY	FOR SALE OR FOR LEASE
CURRENT USE	VACANT BUILDING
USE POTENTIAL	MIXED USE PREFERRED; COMMERCIAL, OFFICE RESIDENTIAL
ZONING	CD-5 URBAN CENTER
PARKING	22 SPACES, NO MINIMUM
INCENTIVES	NEGOTIABLE

UTILITIES

GAS	DTE ENERGY
ELECTRIC	CONSUMERS ENERGY
WATER	CITY OF MT. PLEASANT
SEWER	CITY OF MT. PLEASANT
BROADBAND OR FIBER	AVAILABLE

ACCESS/TRANSIT

AIRPORTS	MBS: 43 MIN LAN: 1 HR, 5 MIN
HIGHWAYS	US-127; M-20
HEALTHCARE	TWO HOSPITAL SYSTEMS
HIGHER ED	CENTRAL MICHIGAN UNIVERSITY MID MICHIGAN COLLEGE SAGINAW CHIPPEWA TRIBAL COLLEGE
MAJOR CITIES	LANSING: 1 HR GRAND RAPIDS: 1 HR, 30 MIN DETROIT: 2 HR, 15 MIN CHICAGO: 4 HR, 10 MIN CLEVELAND: 4 HR, 20 MIN

COMMUNITY INFO

POPULATION	MT. PLEASANT: 21,243 ISABELLA COUNTY: 64,447
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