

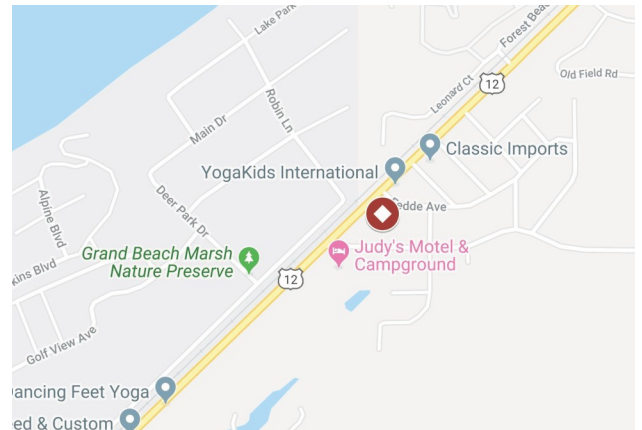


## 18853 W. US-12 Hwy

New Buffalo, Michigan 49117

### Property Features

- Located directly off of US-12, between Grand Beach and New Buffalo with heavy traffic during the summer months in and out of the City of New Buffalo
- Signage potential along US-12 (8,176 vehicles per day MDOT '21)
- Overhead doors service two of the three suites for lease
- FOR SALE: 6,480 SF—\$799,000 (\$123.30/SF)
- FOR LEASE: 918 SF up to 2,800 SF available; \$14.00 to \$12.00/SF NNN



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# Asset Overview

18853 W. US-12 Hwy  
New Buffalo, Michigan

## More Than An Address

Office/retail/flex space available for sale or lease directly off W. US-12 between Grand Beach & New Buffalo with heavy seasonal traffic. One suite available measuring approximately 1,400 SF with one overhead door. Two overhead doors service the back area of the full unit. Multiple entrances and exits onto US-12. Primarily open floor plan with a few private offices and storage/warehouse space at the rear. Monument signage available along US-12 with approximately 8,176 cars per day. Professional property management. Neighboring tenants Moco Floors and Homes by Dutch Mill. Excellent space for another home supply vendor, retail user, or professional office user. PROPERTY IS NOT ZONED FOR CANNABIS USES.

## The Offering

For Sale	\$799,000 (\$123.30/SF)
For Lease	918 SF up to 2,800 SF
Rate	\$12.00 to \$14.00/SF NNN



# Sale/Lease Overview

18853 W. US-12 Hwy  
New Buffalo, Michigan

## The Building

Total Building Size	6,480 SF
Acreage	+/- 1.18 Acres*
# of Units	Currently 3 units
Year Built	2007
Construction	Wood Frame
HVAC	Yes—100%
Signage	Monument
Parking	On-site, 15 spaces
Zoning	C-1, General Commercial
Parcel Numbers	13-5600-0001-02-1 15-5600-0005-01-9
Municipality	New Buffalo Township
Water / Sewer	City Water & Septic

## Sale Information

Sale Price	\$799,000
Per SF	\$123.30/SF

## Lease Information

Lease Type	NNN—\$3.96 per SF (Est. 2023)
Term	Negotiable
Tenant Provides	Phone & Internet, Janitorial, Taxes, Insurance, Water, Sewer, Gas / Heat, Electric, Air Conditioning, Snow Removal, Refuse Removal
Landlord Provides	Roof & Structural
NNN Expenses Include	Casualty Insurance, Common Area Maintenance, Taxes
Possession	Immediately Available

\* Sale includes the adjacent property at 13262 Fedde Avenue, New Buffalo

## Availability

Suite	Rentable SF	Rate/SF/Year	Monthly Base Rent
A-1	1,400 SF	\$12.00/SF NNN	\$1,400.00
A-2	1,400 SF	\$12.00/SF NNN	\$1,400.00
A-4	2,800 SF	\$12.00/SF NNN	\$2,800.00
A-5	918 SF	\$14.00/SF NNN	\$1,071.00



# Property Photography

18853 W. US-12 Hwy  
New Buffalo, Michigan



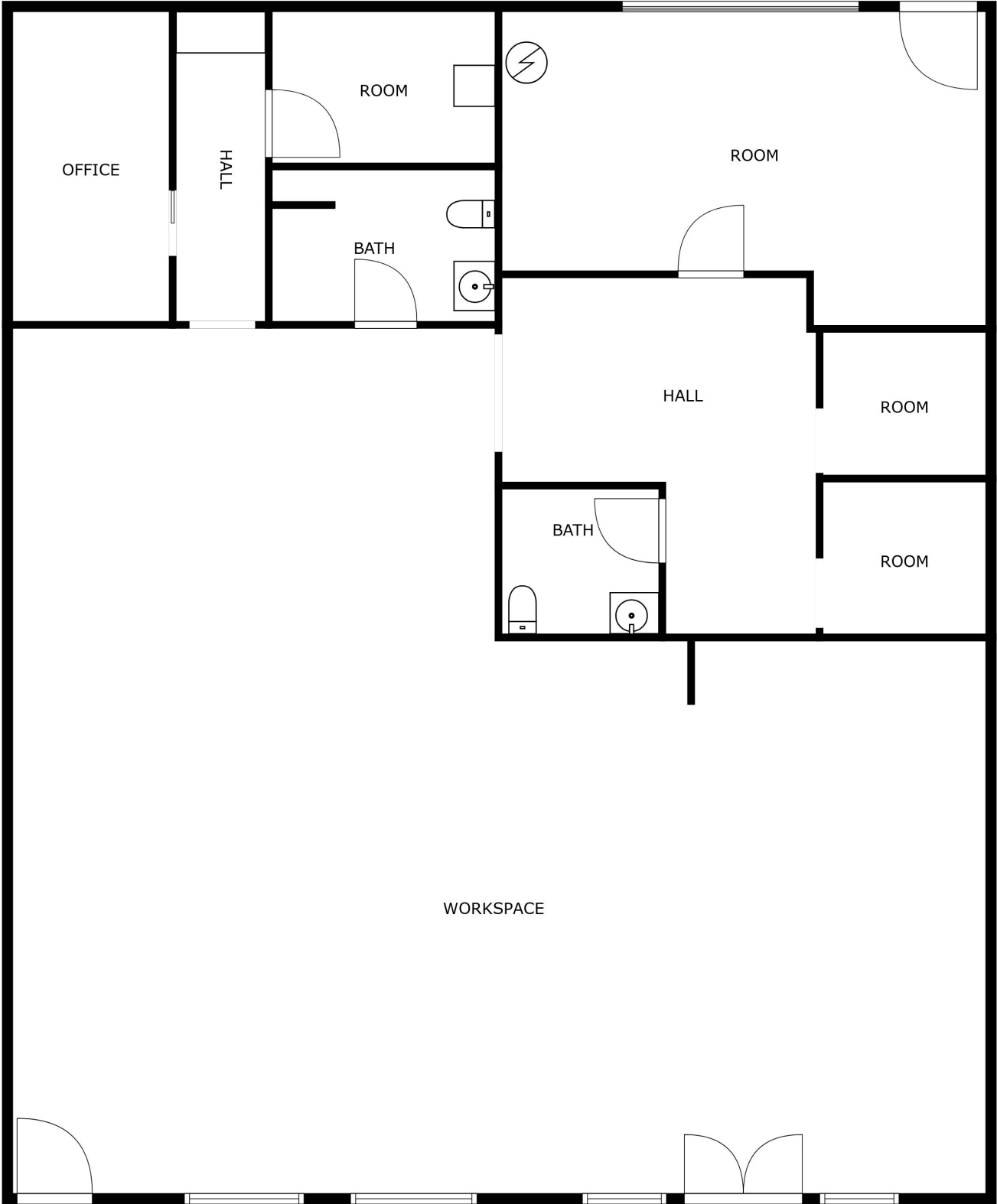
# Property Photography

18853 W. US-12 Hwy  
New Buffalo, Michigan



# Floor Plan

18853 W. US-12 Hwy  
New Buffalo, Michigan





\*Parcel lines are approximate are to be verified by Buyer

# Aerial Overview

18853 W. US-12 Hwy  
New Buffalo, Michigan



\*Parcel lines are approximate

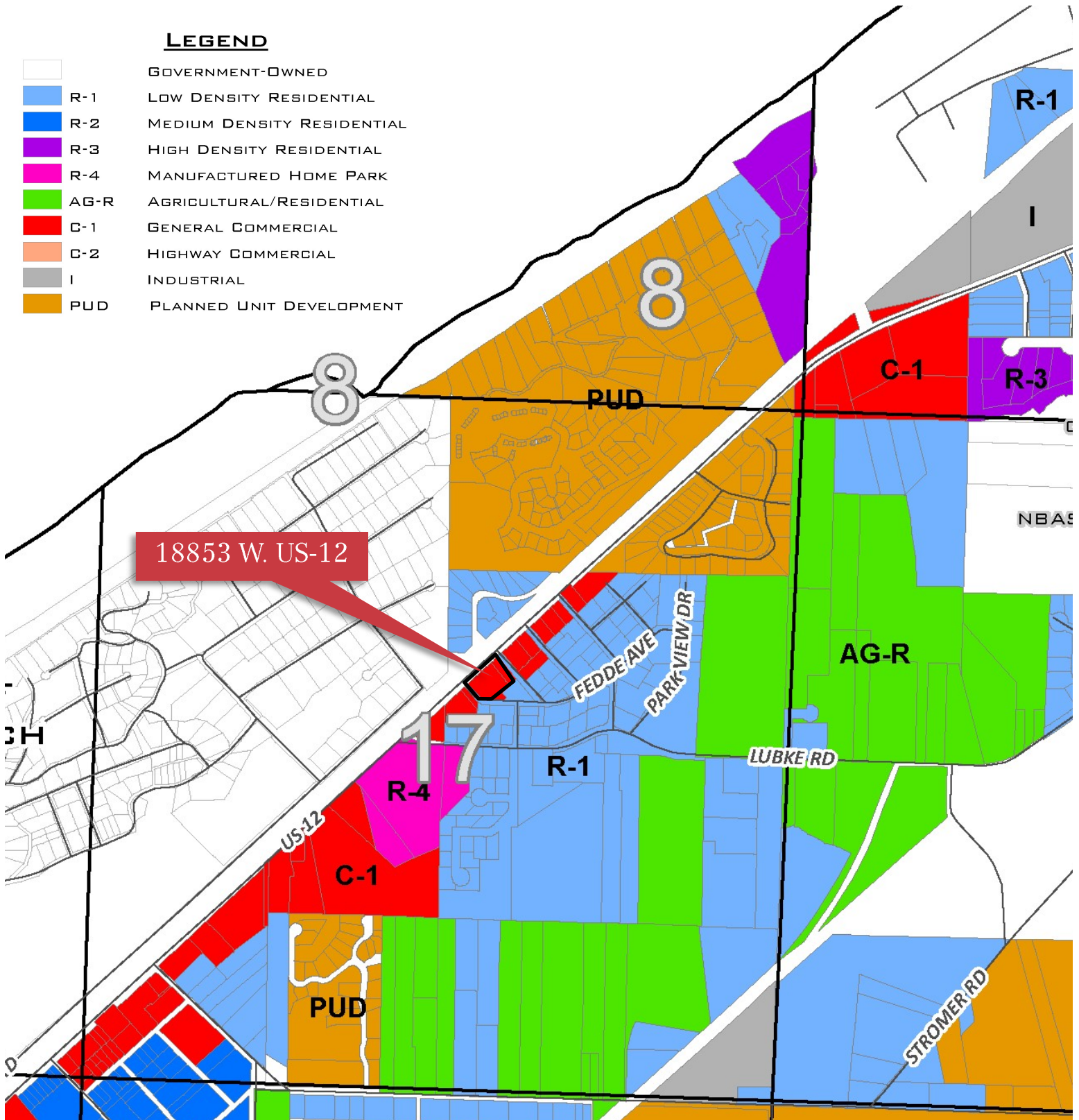


# Zoning Map

18853 W. US-12 Hwy  
New Buffalo, Michigan

## LEGEND

	GOVERNMENT-OWNED
	R-1 LOW DENSITY RESIDENTIAL
	R-2 MEDIUM DENSITY RESIDENTIAL
	R-3 HIGH DENSITY RESIDENTIAL
	R-4 MANUFACTURED HOME PARK
	AG-R AGRICULTURAL/RESIDENTIAL
	C-1 GENERAL COMMERCIAL
	C-2 HIGHWAY COMMERCIAL
	I INDUSTRIAL
	PUD PLANNED UNIT DEVELOPMENT



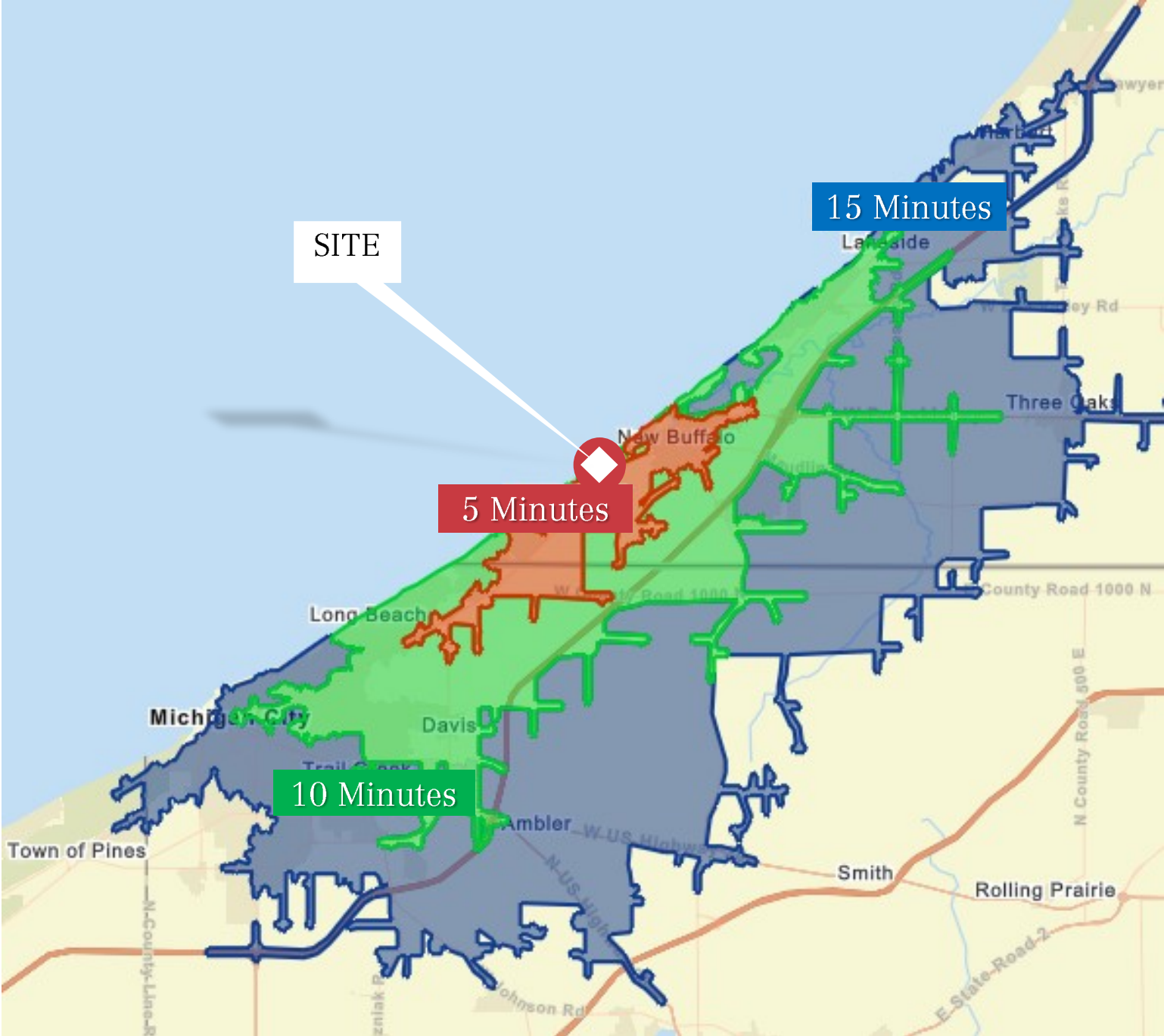
# Location Map

18853 W. US-12 Hwy  
New Buffalo, Michigan



# Drive Time Map

18853 W. US-12 Hwy  
New Buffalo, Michigan



# Demographics—5 Minutes

18853 W. US-12 Hwy  
New Buffalo, Michigan

## KEY FACTS

2,658

Population

54.4

Median Age

2.0

Average Household Size

\$67,472

Median Household Income

## EDUCATION

6%

No High School Diploma



22%

High School Graduate



24%

Some College



48%

Bachelor's/Grad/Pr of Degree

## BUSINESS



244

Total Businesses



2,300

Total Employees

## EMPLOYMENT



69%

White Collar



16%

Blue Collar



15%

Services

4.8%

Unemployment Rate

## INCOME



\$67,472

Median Household Income



\$58,360

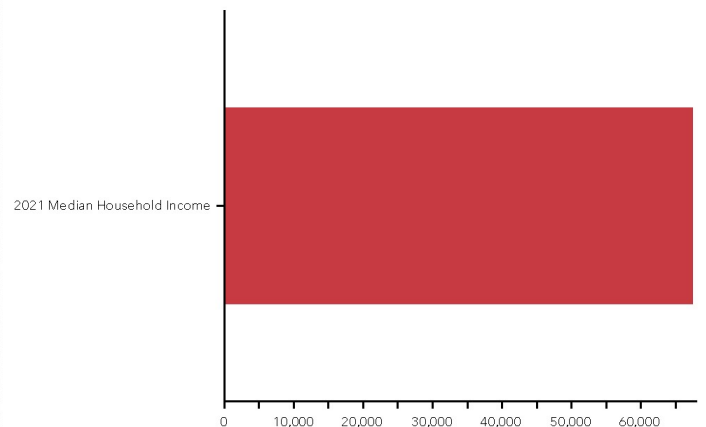
Per Capita Income



\$266,375

Median Net Worth

## 2021 Median Household Income



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# Demographics—10 Minutes

18853 W. US-12 Hwy  
New Buffalo, Michigan

## KEY FACTS

8,544

Population

52.1

Median Age

2.2

Average Household Size

\$74,570

Median Household Income

## EDUCATION

6%

No High School Diploma



26%

High School Graduate



26%

Some College



42%

Bachelor's/Grad/Pr of Degree

## BUSINESS



395

Total Businesses



7,226

Total Employees

## EMPLOYMENT



62%

White Collar



23%

Blue Collar



15%

Services

5.4%

Unemployment Rate

## INCOME



\$74,570

Median Household Income



\$55,386

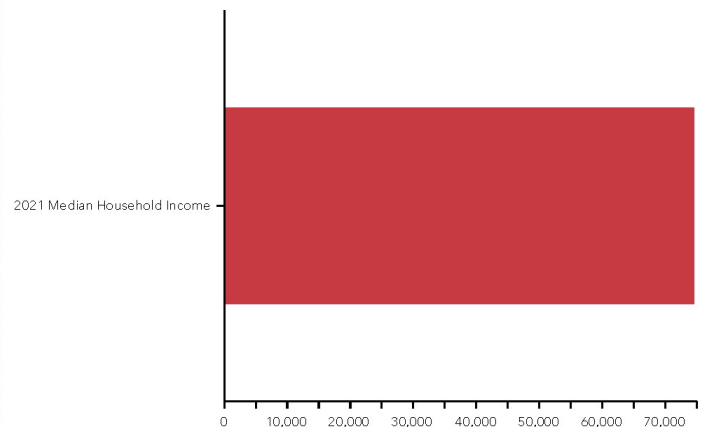
Per Capita Income



\$235,293

Median Net Worth

## 2021 Median Household Income



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# Demographics—15 Minutes

18853 W. US-12 Hwy  
New Buffalo, Michigan

## KEY FACTS

34,152

Population

41.2

Median Age

2.3

Average Household Size

\$56,668

Median Household Income

## EDUCATION

9%

No High School Diploma



43%

High School Graduate



29%

Some College



19%

Bachelor's/Grad/Pr of Degree

## BUSINESS



1,200

Total Businesses



15,742

Total Employees

## EMPLOYMENT



53%

White Collar



31%

Blue Collar



16%

Services

5.0%

Unemployment Rate

## INCOME



\$56,668

Median Household Income



\$31,000

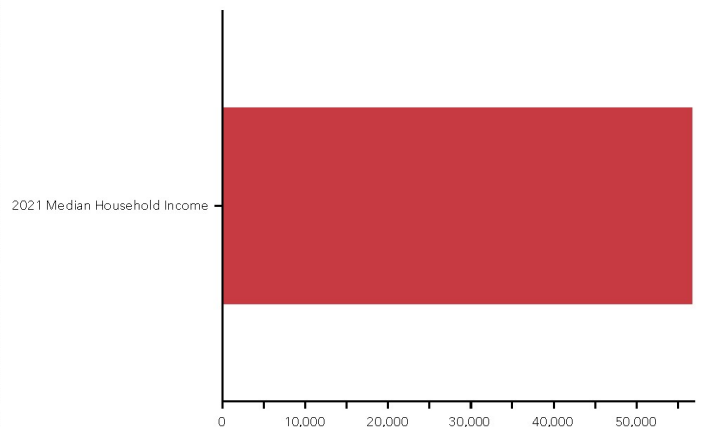
Per Capita Income



\$117,396

Median Net Worth

## 2021 Median Household Income



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