

FOR SALE

FORMER DENTAL OFFICE
69089 N. Main Street
Richmond, Michigan 48062



EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- Sale Price: \$299,999
- Former Dental Office
- 2,411 square feet on 0.25 Acre of Land
- In close proximity to national retailers Mattress King, Ace Hardware, Dairy Queen, PNC Bank, Tractor Supply, Kroger, Dollar General, CVS, AutoZone, Tropical Smoothie and more
- Over 14,000 Vehicles Per Day
- Average Household Income exceeds \$86,000 within a 5 Mile Radius
- 4 Surface Parking Spaces and 2 Covered Parking Spaces



FOR MORE INFO CONTACT: STEVE SAGMANI

313-963-7653

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WWW.EXCLUSIVE-REALTY.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

N Main St & Water St NW 14,573

S Main St & Priestap St NW 12,739

N Main St & Madison St N 13,262

DEMOGRAPHICS

3 MILE

5 MILES

10 MILES

Total Population 8,666 13,991 84,287

Total Households 3,279 5,099 30,432

Average HH Income \$84,269 \$86,494 \$91,180

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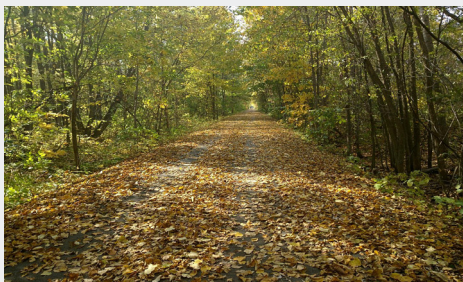
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Richmond is a city within Metro Detroit in the U.S. state of Michigan. Most of the city is located in Macomb County, though there is a small portion in neighboring St. Clair County. The city is adjacent to Richmond Township and Lenox Township in Macomb County, although it is administratively autonomous. It is also adjacent to St. Clair County's Columbus Township and Casco Township. In 1835, Erastus Beebe set out with two brothers and several other people to create a new city out of a wilderness area in Michigan. He founded Beebe's Corners, which in 1878 agreed to join with the two nearest neighboring communities of Ridgeway and Cooper Town to form the Village of Richmond. In 1879, the Michigan Legislature officially created the village charter. In 1989, the city annexed the Muttonville area of Lenox Township, parts of Richmond Township in Macomb County, and part of Casco and Columbus Townships in St. Clair County. The city has a local library and a local community theatre (Richmond Community Theatre). The city has three major park. The city has a local library and a local community theatre (Richmond Community Theatre). The city is a starting point for the Macomb Orchard Trail, which is a 23.5-mile (37.8 km) multi-use, non-motorized trail currently being developed on an abandoned railroad right-of-way in Northern Macomb County. The new trail also connects with the Stony Creek Metropark, Bloomer Park, and the Paint Creek Trail. Each year the city hosts the Richmond Good Old Days Festival.



Macomb Orchard Trail

A 23.5 mile long rail trail in Macomb County, Michigan. It is built on the right-of-way of an early Michigan railroad, the Michigan Air Line Railway, later owned and operated by Canadian National Railway. Named for the rich assortment of fruit trees in southeast Michigan. Regardless of where you begin, the entire route is relatively flat.



Stahls Automotive Collection

A collection of cars from 1800's to 1960's along with automated musical instruments and a Wurlitzer Theater Organ. We charge no entry fee but we do have a donation box at our entry door. We are currently open every Tuesday from 1:00-4:00 and the first Saturday of the month from 11:00-4:00.



Richmond Community Theatre

Since the beginning, Richmond Community Theatre has promoted and fostered performing arts and has continued the commitment for quality theatre. All of our auditions are open and if you would like to become a part of our history, we welcome you! You can become a member of Richmond Community Theatre and become a volunteer in the many areas of the theatre.



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