RETAIL/CANNABIS OPPORTUNITY

PORTAGE - FREESTANDING ADULT-USE RETAILER FACILITY

8314 PORTAGE ROAD | PORTAGE, MI 49002



FOR SALE | FOR LEASE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Freestanding Adult-Use Retailer facility available for sale and lease.
- Zoned B-3 General Business, featuring twenty-one (21) parking spaces and highly visible pylon signage along Portage Road.
- Positioned along heavily traveled Portage Road with traffic counts exceeding 50,000 vehicles per day, offering strong visibility and brand exposure.
- Strong synergy in the immediate marketplace, surrounded by a mix of national and local tenants that generate consistent traffic.
- Potential to include the neighboring 0.36-acre parcel at 8312 Portage Road, featuring a 928 SF building. A concept site plan illustrates the potential to expand the parking lot.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,123	12,284	32,599
Total Population	2,778	28,626	75,644
Average HH Income	$82,284	$78,096	$80,239

BUILDING SIZE

3,912 SF

LAND SIZE

0.38 Acres

SALES PRICE

$699,000

LEASE PRICE

$6,250 per month + NNN

AREA TENANTS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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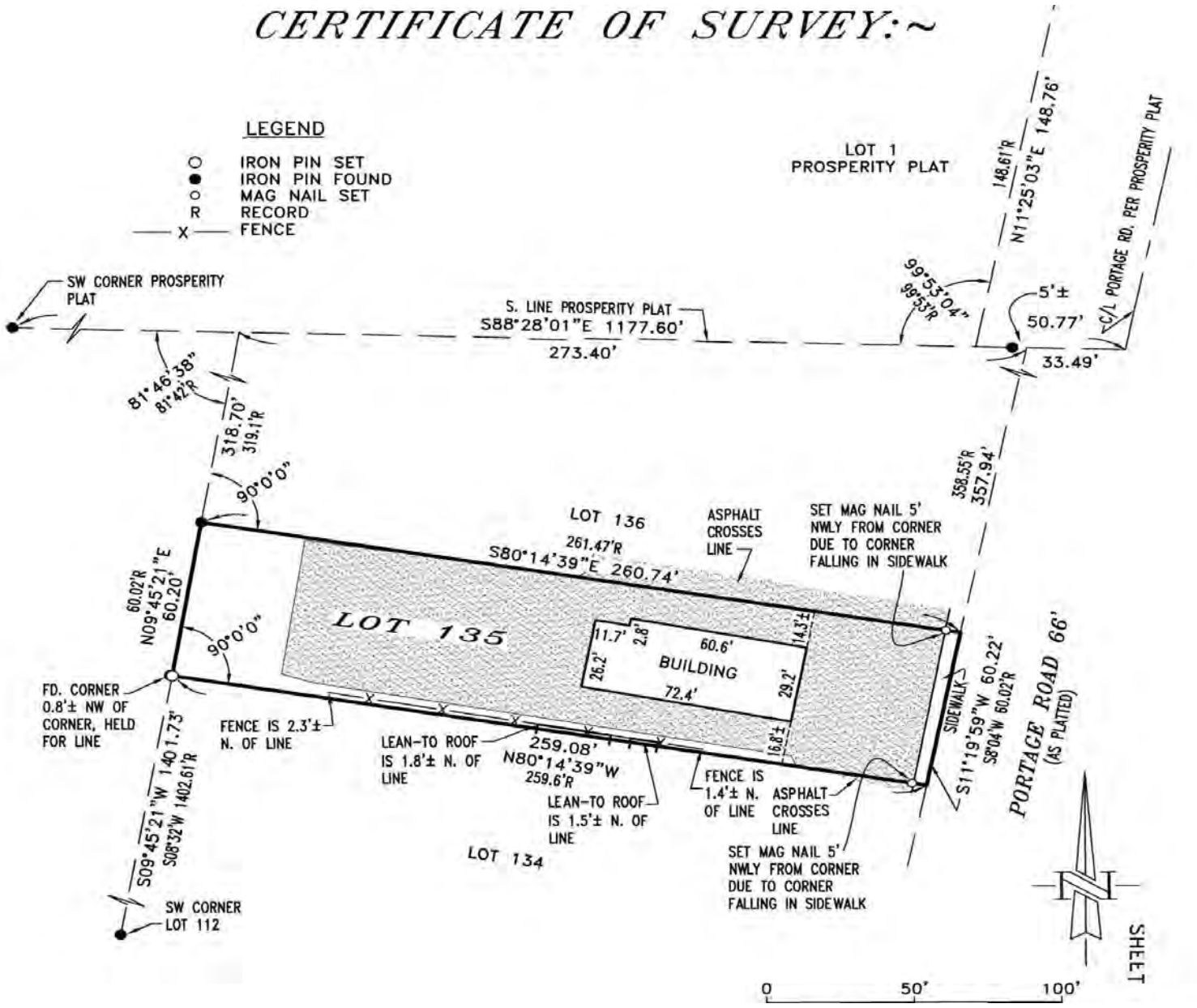
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SURVEY

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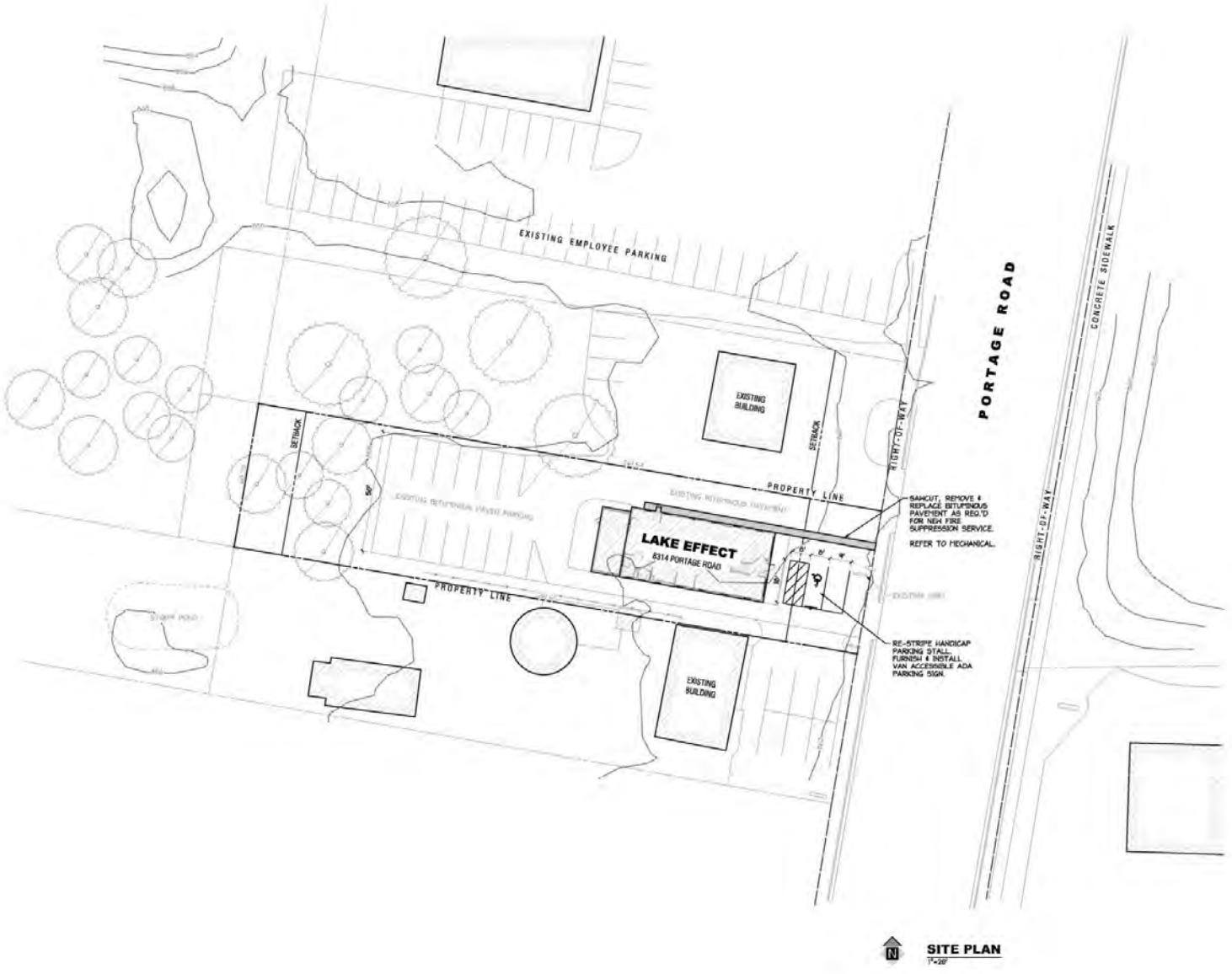
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EXISTING SITE PLAN

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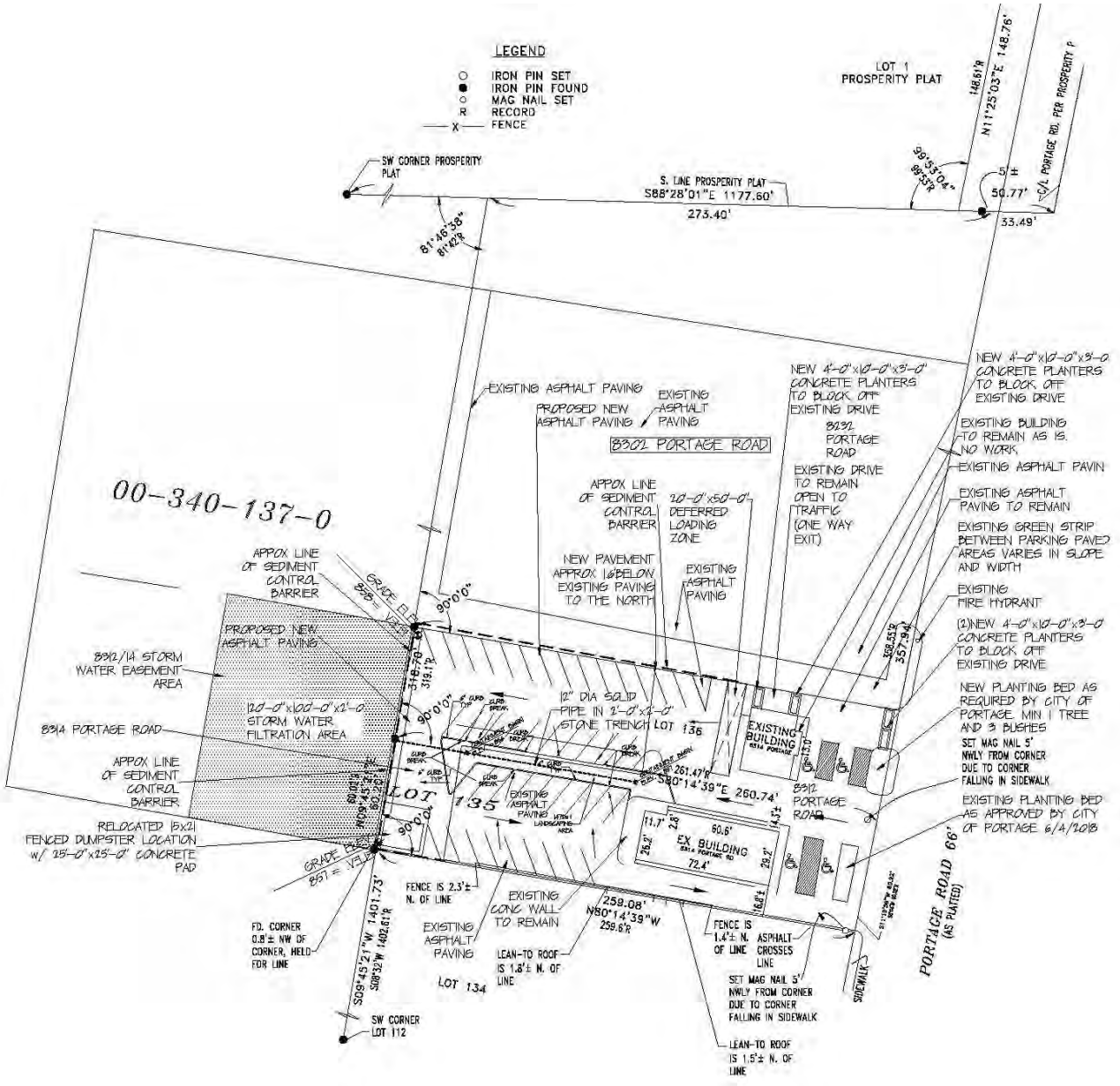
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CONCEPTUAL SITE PLAN WITH EXPANSION

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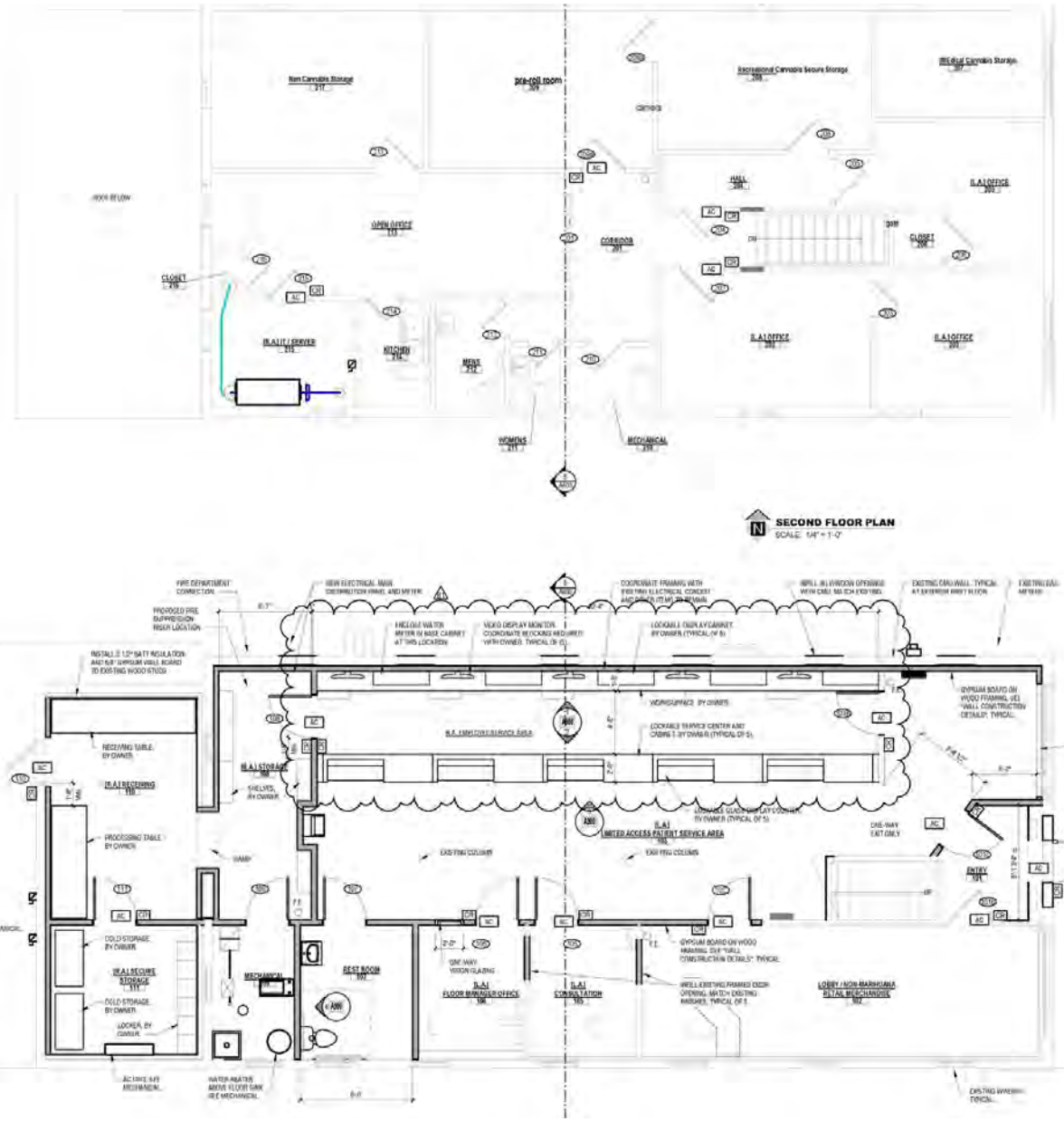
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FLOOR PLAN

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AERIAL MAP

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CONTACT

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SERVICES

Buyer and Seller Representation
Land Brokerage
Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales
Investment Sales
Site Selection and Location Strategy

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DISCLAIMER

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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