


# FORMER MIXX SPORTS BAR FOR LEASE

43155 MAIN STREET - SUITE 503, NOVI, MI 48375

EXCLUSIVELY LISTED BY:

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THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

# EXECUTIVE SUMMARY: Former Mixx Bar | Novi, MI 48375




## OFFERING SUMMARY

| | |
|---|---|
| **Available SF:** | 4,045 Rentable SF |
| **Lease Rate:** | $20 SF/yr (Gross + Electric) |
| **Year Built:** | 1998 |
| **Building Size:** | 4,045 SF |

## PROPERTY HIGHLIGHTS

- Partially equipped;
- Underground parking;
- Located with the Atrium of Novi;
- Maximum Occupancy: 241 people

| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households: | 2,190 | 20,959 | 65,161 |
| Total Population: | 5,548 | 50,611 | 152,752 |
| Average HH Income: | $93,758 | $99,683 | $97,724 |

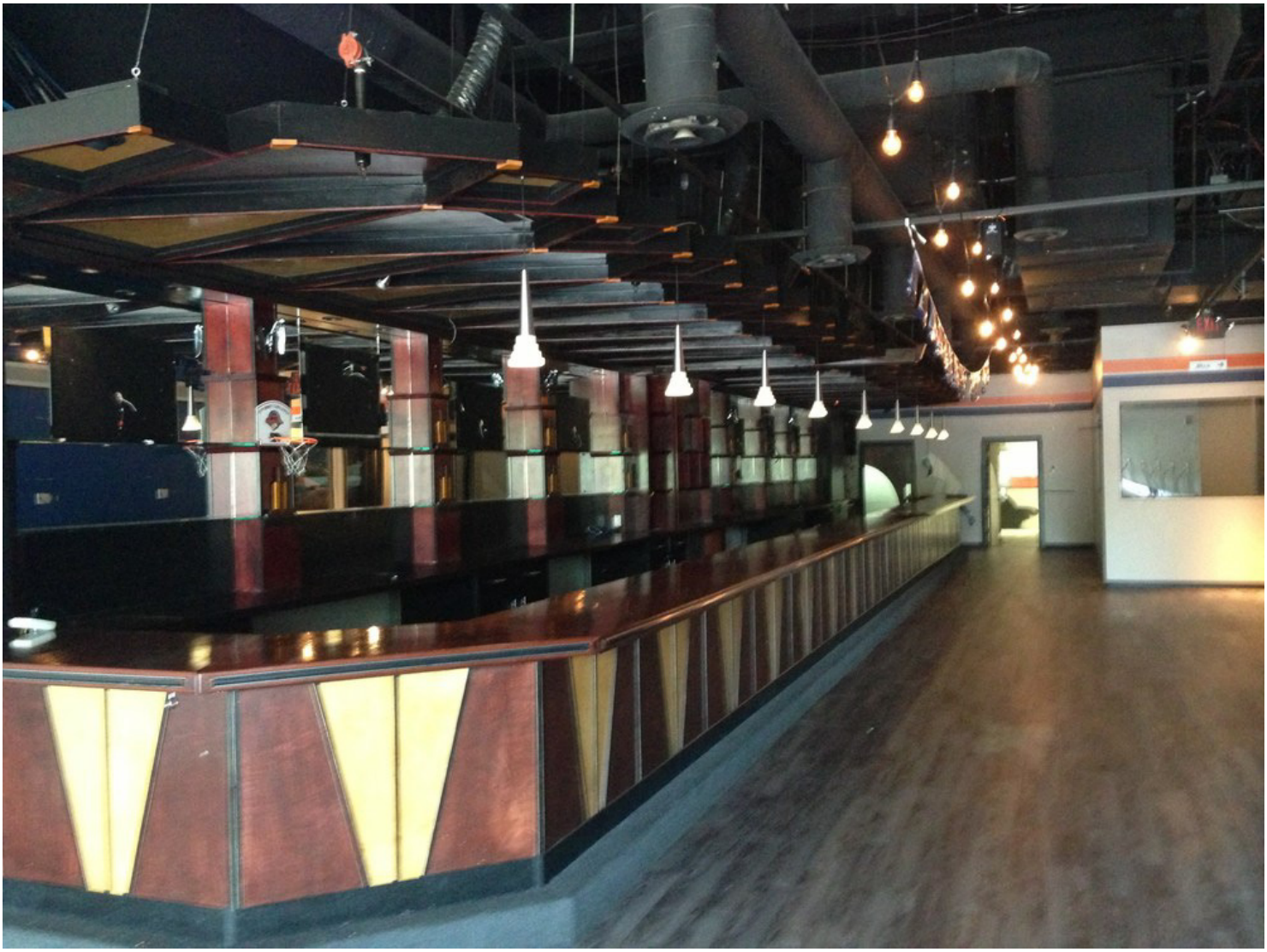


Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

## PROPERTY DETAILS: Former Mixx Bar | Novi, MI 48375

| | |
|---|---|
| **PROPERTY NAME:** | Former Mixx Sports Bar |
| **FORMER MIXX BAR** | 43155 Main Street - Suite 503<br>Novi, MI 48375 |
| **PROPERTY TYPE:** | Retail |
| **APN:** | 22-23-176-014 & 025 |
| **ZONING:** | TC-1, Town Center District 1 |
| **YEAR BUILT:** | 1998 |
| **SURROUNDING BUSINESSES:** | Mongolian BBQ; Andiamo's; Tuesday Morning; Better Health; Novi Town Center; Walmart and many other retailers. |
| **TRAFFIC COUNT & STREETS:** | Novi Road = 30,670; Grand River = 22,464 |
| **BUILDING SIZE:** | 4,045 SF |
| **NO. OF PARKING SPACES:** | 160 Free Covered Parking and 260 surface spaces |
| **MAXIMUM CAPACITY:** | 241 people |
| **OCCUPANCY:** | Immediate |
| **UTILITIES DESCRIPTION:** | City Water & Sanitary Sewer |

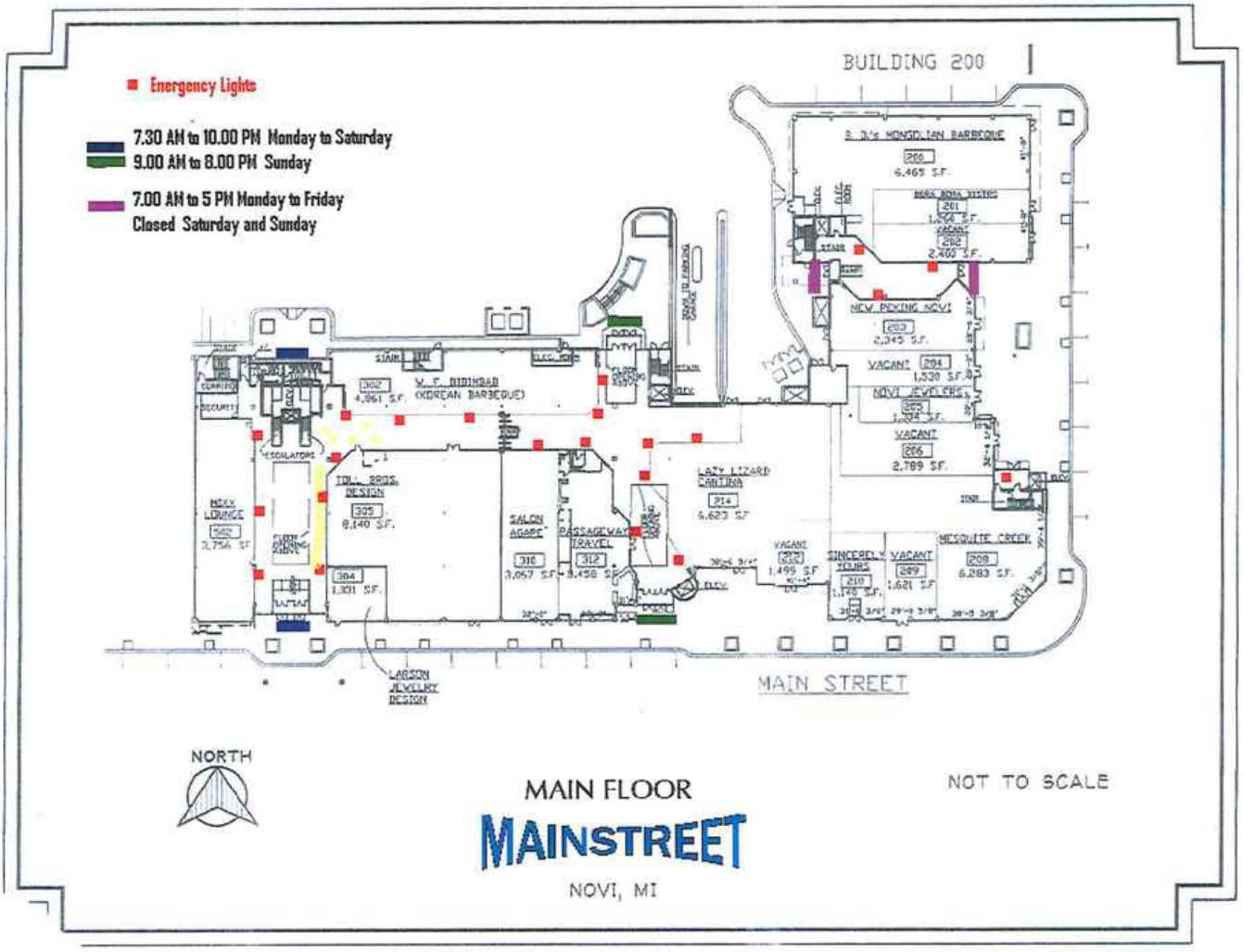
## INTERIOR PHOTOS: Former Mixx Bar | Novi, MI 48375





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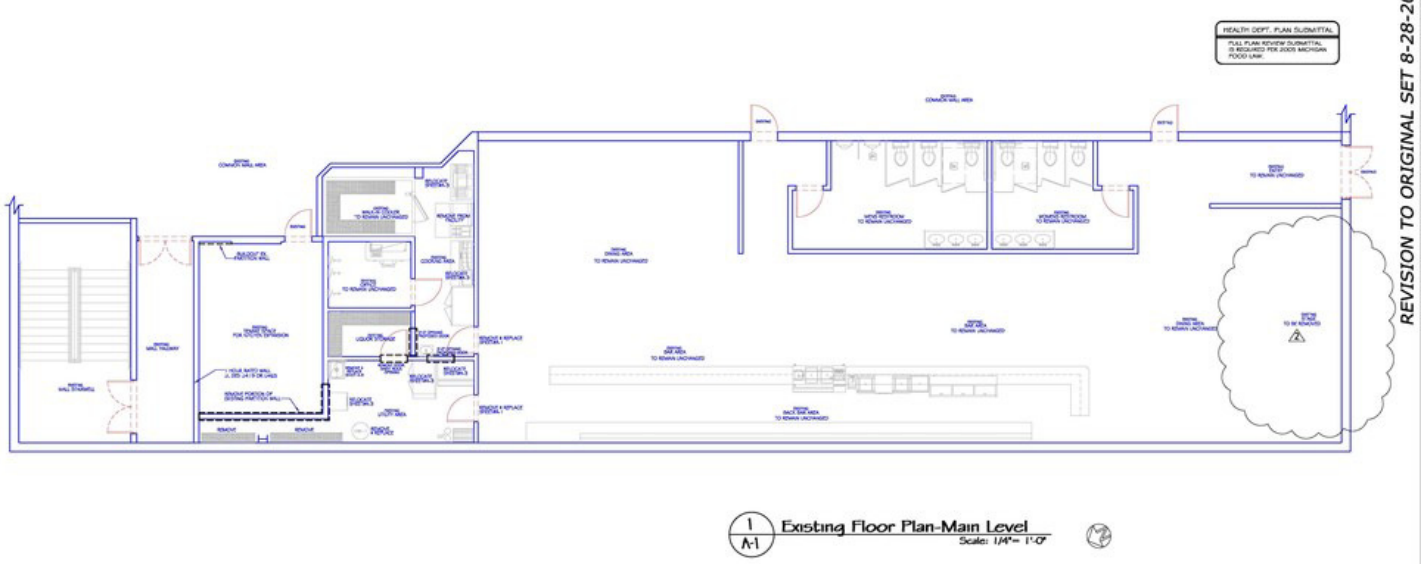
## BUILDING PLAN: Former Mixx Bar | Novi, MI 48375






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# FLOOR PLAN: Former Mixx Bar | Novi, MI 48375






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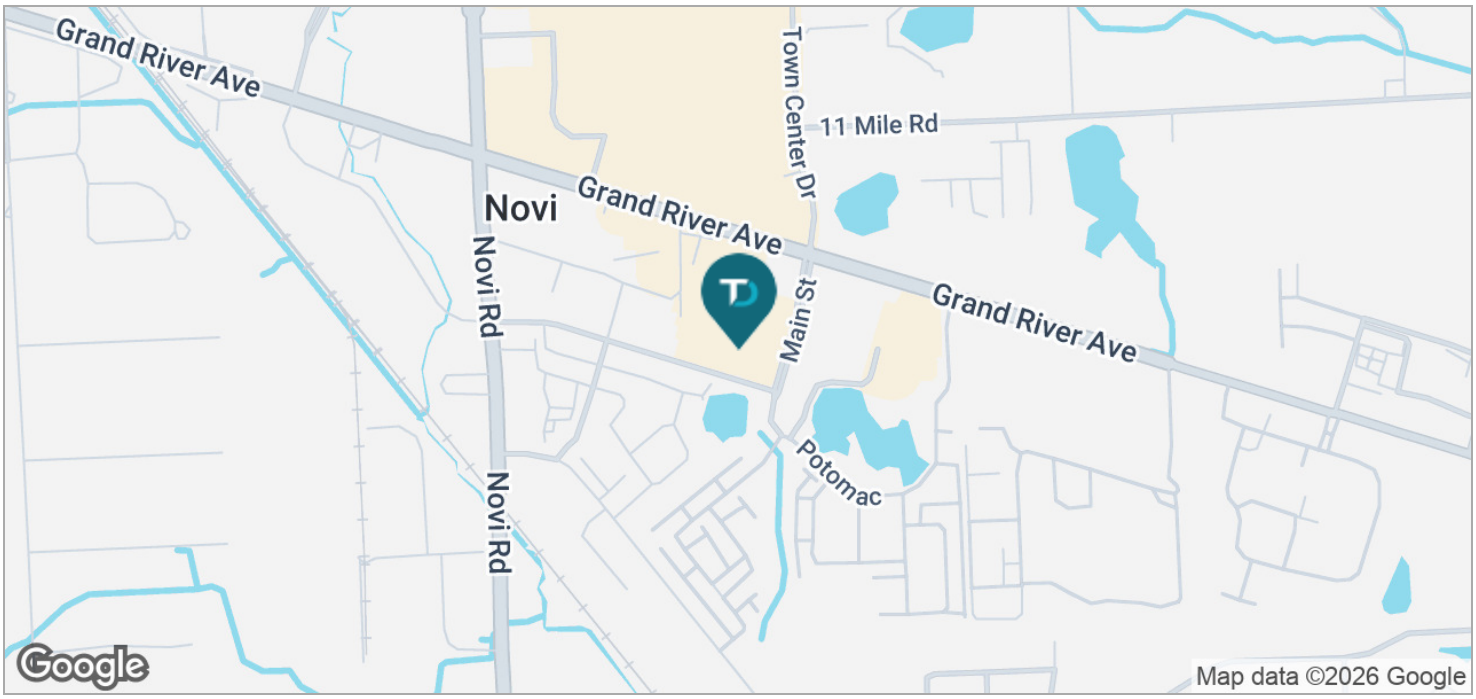
## RETAILER MAP: Former Mixx Bar | Novi, MI 48375

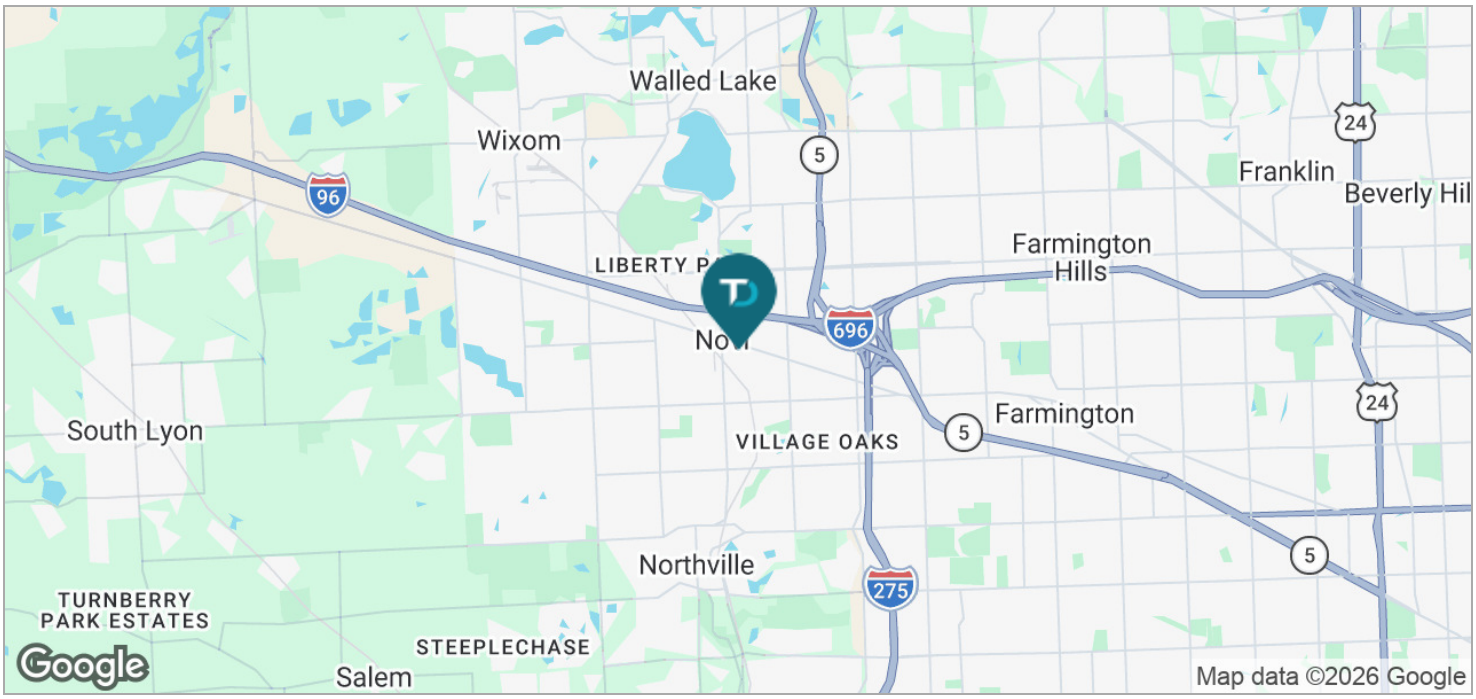





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## LOCATION MAPS: Former Mixx Bar | Novi, MI 48375

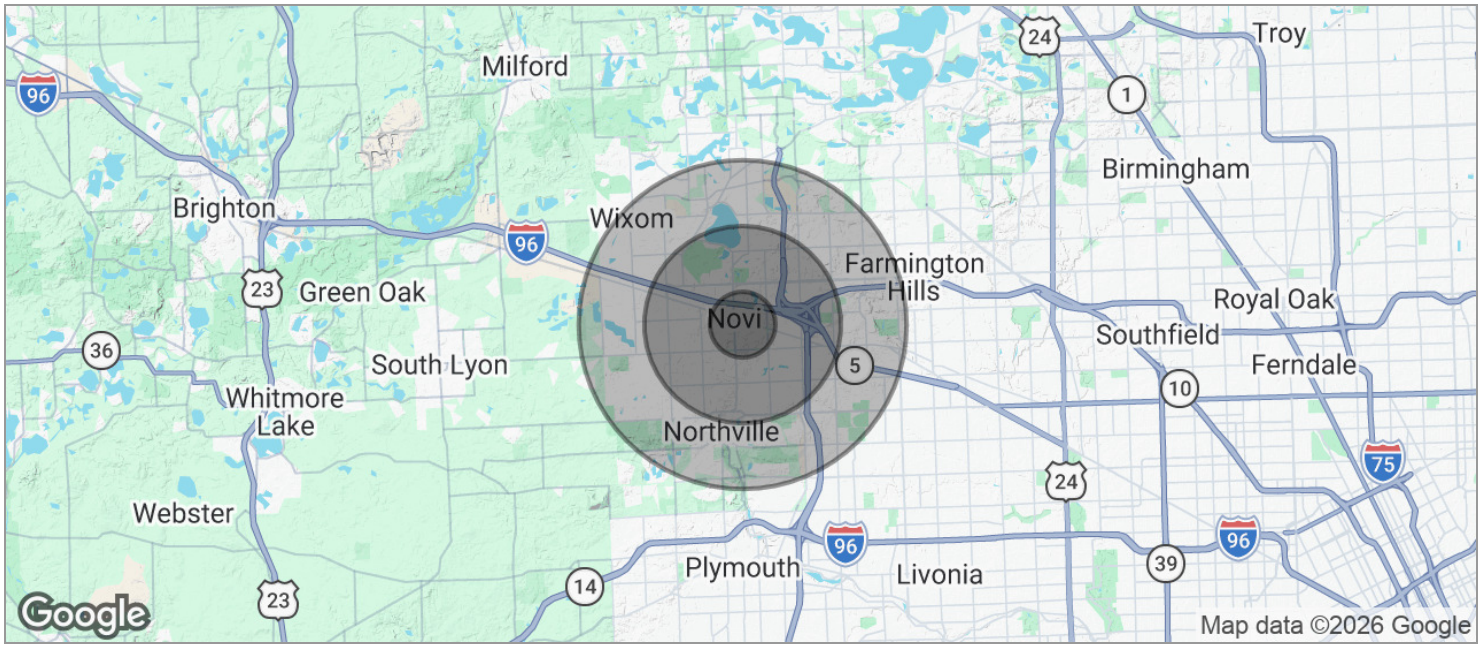





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## DEMOGRAPHICS MAP: Former Mixx Bar | Novi, MI 48375




| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION | 5,548 | 50,611 | 152,752 |
| MEDIAN AGE | 37.5 | 39.9 | 39.8 |
| MEDIAN AGE (MALE) | 32.2 | 37.7 | 38.4 |
| MEDIAN AGE (FEMALE) | 41.3 | 42.0 | 41.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 2,190 | 20,959 | 65,161 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.3 |
| AVERAGE HH INCOME | $93,758 | $99,683 | $97,724 |
| AVERAGE HOUSE VALUE | $239,687 | $269,669 | $281,847 |

** Demographic data derived from 2020 ACS - US Census*



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