

# Sublease Available

**22345 Grand River Ave.**  
**Detroit, MI**

2,973 SF  
Drive-thru Retail

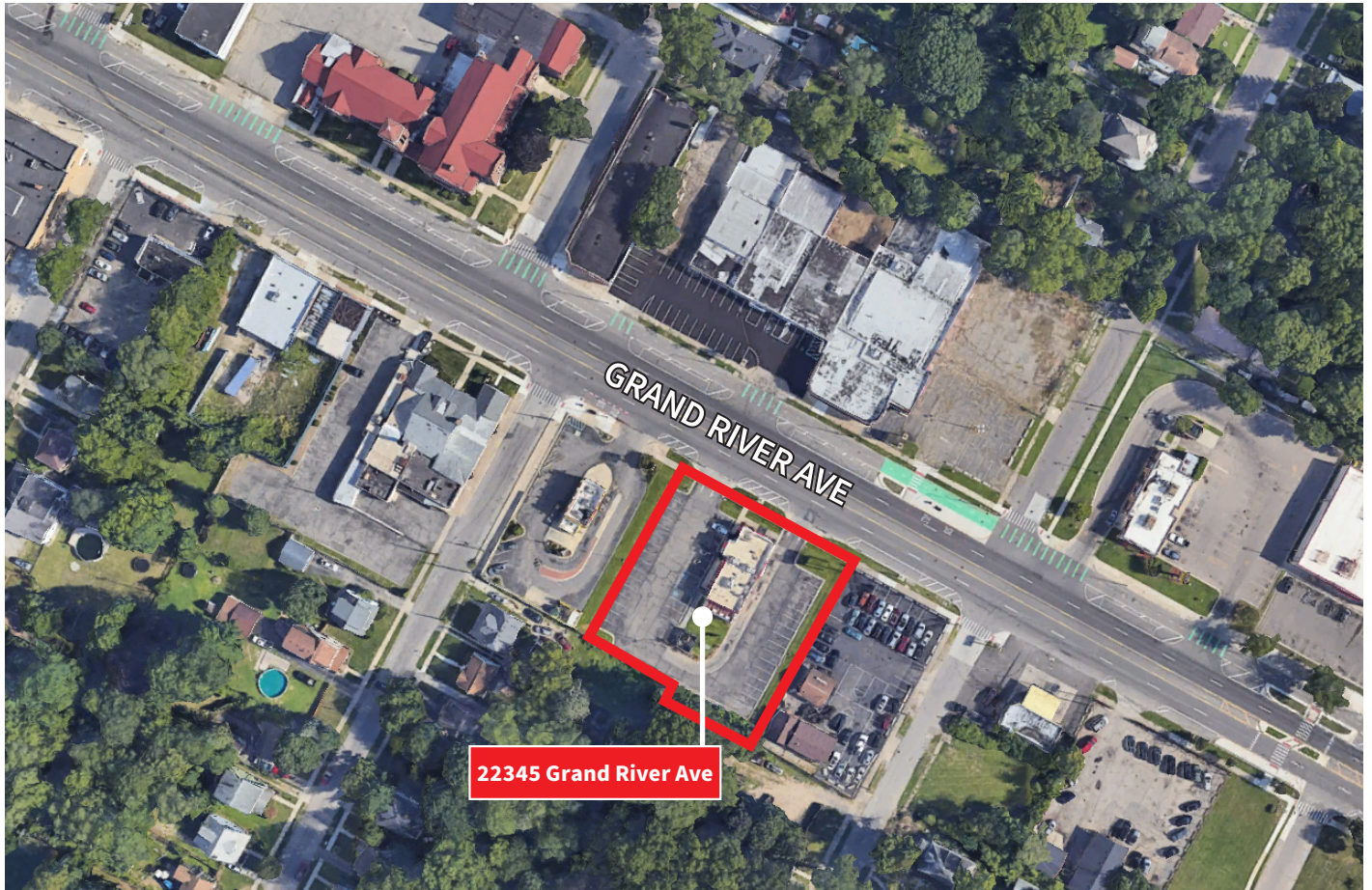
- Original lease through 12-31-2036
- Former KFC
- 0.85 acre lot
- Abundant parking
- Strong demographics
- Zoned B4

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# Property Map



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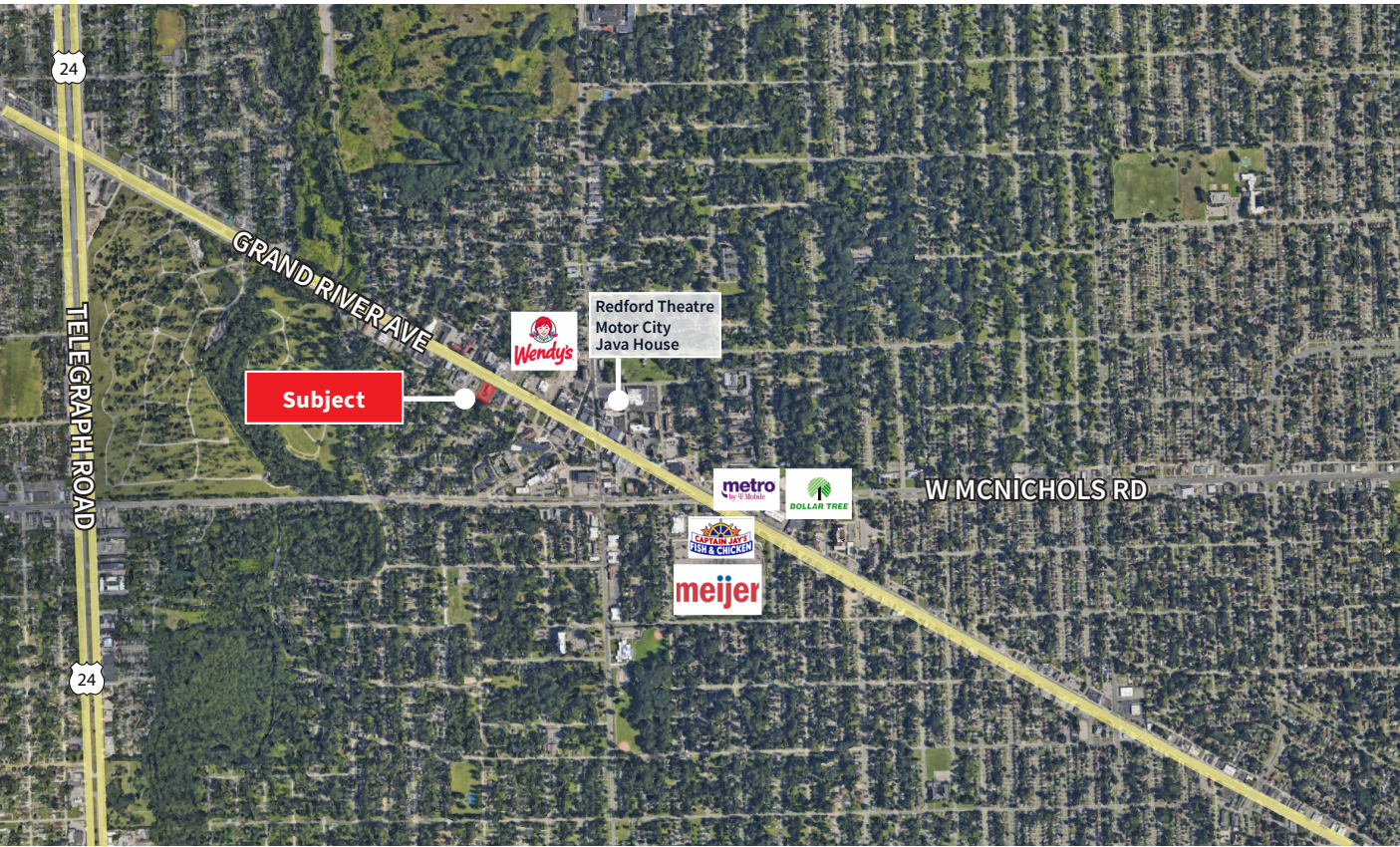
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# Location Map



	1 mile	3 miles	5 miles
Estimated population	11,762	113,689	307,691
Estimated households	4,544	44,325	120,612
Est. Average HH income	\$43,911	\$56,000	\$60,903
Traffic counts	Grand River Ave.	17,952 ADT	

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