

## FAST-CASUAL ITALIAN RESTAURANT FOR SALE

4152 E. Blue Grass, Mt. Pleasant, MI 48858



SALE PRICE:	\$49,900
PRICE PER UNIT:	-
BUILDING SIZE:	2,000 SF
MARKET:	Small Urban
SUB MARKET:	Suburban
CROSS STREETS:	Bus 127

### PROPERTY OVERVIEW

An opportunity to own your own cash flowing Italian restaurant franchise.. Seven years in this location shows profitability in a proven system of standards, recipes and marketing.

### PROPERTY FEATURES

- Cash flowing Fast Casual Italian Restaurant
- Great traffic count on main road.
- Good lunch and business dinner
- Solid Franchise with 7 year history in this location.
- **Signed Non-Disclosure Agreement required to view financials. Please contact listing broker for details.**

**KELLER WILLIAMS GRAND RAPIDS - EAST**  
616.575.1800  
1555 Arboretum Dr. SE Ste. 101  
Grand Rapids, MI 49546

**JASON CARPENTER**  
Realtor/Associate Broker  
O: 616.334.2630  
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jcarpenter@kw.com  
MI #6502375695

**KATHY DEVRIES**  
Realtor, Certified Business Intermediary  
O: 616.422.5874  
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kathydevries@kw.com  
MI #6501371906

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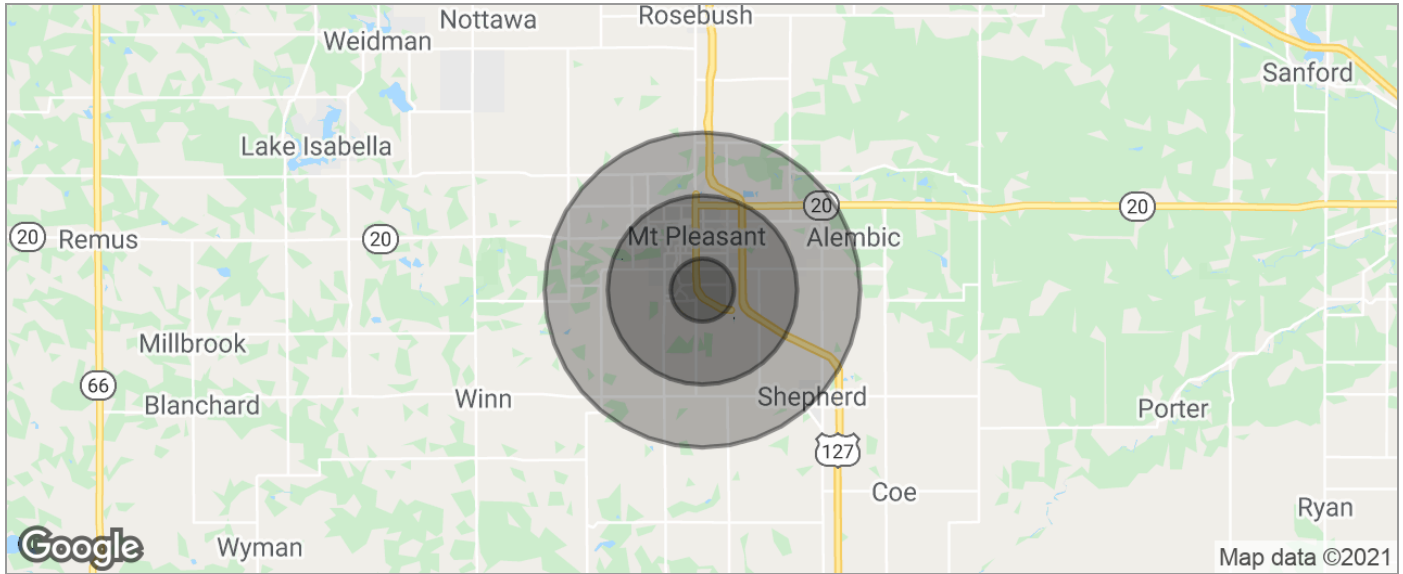
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,637	41,017	92,266
MEDIAN AGE	30.7	34.8	34.7
MEDIAN AGE (MALE)	31.2	33.4	33.9
MEDIAN AGE (FEMALE)	29.5	35.9	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,608	15,773	34,427
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$54,730	\$57,897	\$56,504
AVERAGE HOUSE VALUE	\$168,777	\$166,850	\$151,132
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.3%	80.2%	78.5%
% BLACK	6.9%	9.1%	10.3%
% ASIAN	0.3%	0.5%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	12.5%	7.7%	7.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	27.6%	18.7%	16.9%

\* Demographic data derived from 2010 US Census

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## Jason Carpenter

### REALTOR/ASSOCIATE BROKER

jcarpenter@kw.com  
616.334.2630  
616.334.2630

### BACKGROUND

Jason has a 22 year history in Real Estate. Starting in Business to Business sales as a Corporate Relocation Specialist, he transitioned to residential homes in 2001 with a focus on new construction and condominium sales. Jason then changed his focus in 2008, by obtaining his Associate Broker License and acted as the Managing Broker for a small startup firm in Grand Rapids. This allowed him to also start practicing Commercial Real Estate with an emphasis on the Hospitality Industry. In 2013, he re-joined Keller Williams to focus on growing the Commercial brand, KW Commercial. KW Commercial is a global brand and now a Top 20 National Commercial Real Estate Firm. Jason now oversees the Commercial Division of Keller Williams Grand Rapids along with acting as Managing Broker for the entire office.

### EDUCATION

Michigan State University- 1993 B.A. Hospitality Business

### MEMBERSHIPS & ASSOCIATIONS

Commercial Alliance of Realtors, West Michigan  
Greater Regional Alliance of Realtors  
Michigan Realtors  
National Association of Realtors

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## Kathy DeVries, MBA

### REALTOR, CERTIFIED BUSINESS INTERMEDIARY

kathydevries@kw.com

616.422.5874

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### BACKGROUND

I am a West Michigan native with a background in agribusiness, packaging, and printing. After successfully running a company for over fifteen years, I now focus on bringing value to buyers and sellers of closely held businesses in making a successful transition or finding the right location for optimal growth. I also work with residential clients. My goal is to achieve a great outcome on my clients' behalf. My style is low-pressure and over-the-top service.

I earned a BA from Calvin College and an MBA in Leadership. I reside in the greater Grand Rapids area.

### EDUCATION

BA - Language Arts Calvin College

MBA - Leadership Northwood University

CBI- Certified Business Intermediary

### MEMBERSHIPS & ASSOCIATIONS

International Business Brokers Association

Michigan Business Brokers Association

Grand Rapids Association of Realtors

Michigan Association of Realtors

National Association of Realtors

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