

# TURN-KEY CAFÉ SPACE FOR LEASE

58620 Sink Road | Dowagiac, MI 49047



## Fully Equipped Limited Service Café Space With a Captive Customer Base

<b>Building:</b>	30,000 SF
<b>Available:</b>	1,800 SF
<b>Location:</b>	Tribal Campus of the Pokagon Band of Potawatomi
<b>Zoning:</b>	Commercial
<b>Year Built:</b>	2019
<b>Lease Rate:</b>	\$10.00 PSF Modified Gross

[VIEW PROPERTY ONLINE](#)

### Details:

Approximately 1,800 SF of fully built-out limited service café space is available for lease. The finished space is ready to operate and includes tables, chairs, refrigerator, freezer, coffee brewing equipment, panini press, refrigerated cases and much, much more. Located on the Tribal campus of the Pokagon Band of Potawatomi, the space is within the Pokagon Health Services building which includes medical facilities, a health club, a gymnasium/gathering space and some offices. The utilities are included and common restrooms are located adjacent to the space. This is a great opportunity for an experienced operator looking for a near turn-key space with limited overhead & limited hours.

All showings to be scheduled through the listing agent & the listing agent must accompany.



# NAI Cressy

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# FLOOR PLAN

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# PROPERTY PHOTOS

## TURN-KEY CAFÉ SPACE FOR LEASE

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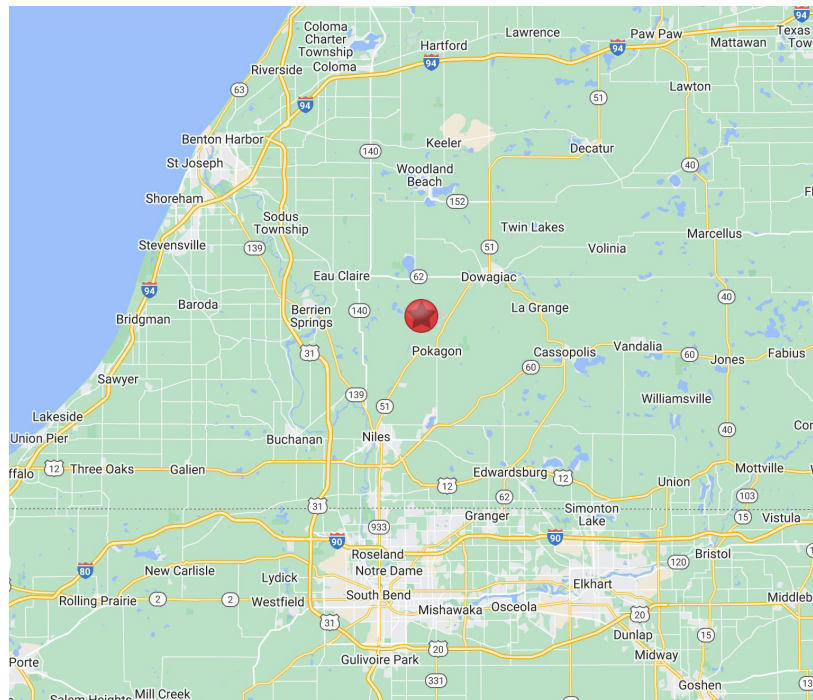
# LOCATION OVERVIEW

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- The property is located on the Pokagon Band Tribal Grounds a few miles southeast of Dowagiac, MI.
- Tribal Grounds include Health Services, Tribal Court & Tribal police, Tribal Administration and Pow Wow grounds.
- Services on the Tribal Grounds serve Tribal members and their families but also include non-Tribal employees and many events are open to the general public.

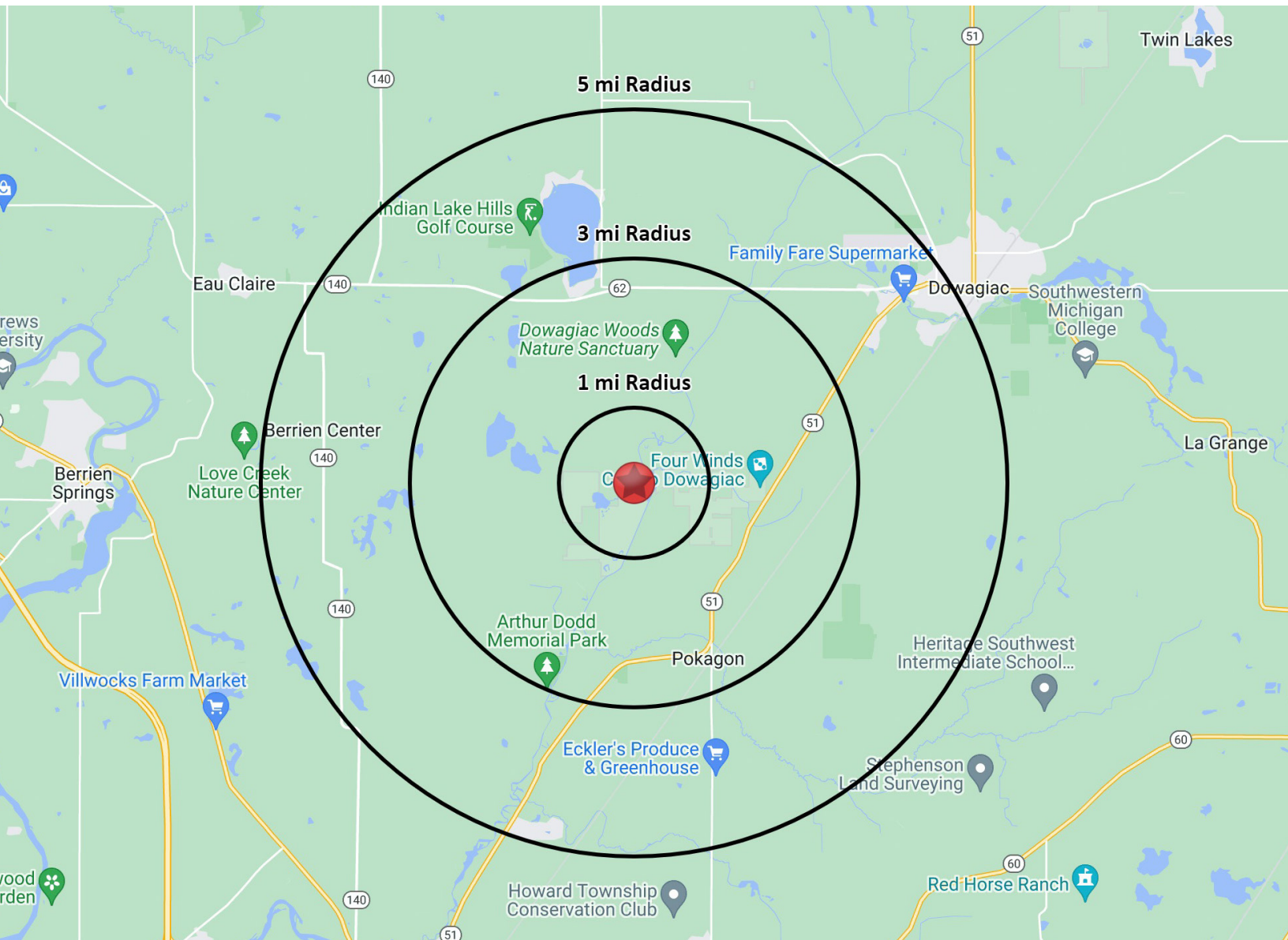




# 2023 DEMOGRAPHICS

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### POPULATION

1 MILE	57
3 MILE	1,579
5 MILE	7,275



### NUMBER OF HOUSEHOLDS

1 MILE	24
3 MILE	651
5 MILE	2,981



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$91,465
3 MILE	\$103,816
5 MILE	\$90,761



### MEDIAN HOME VALUE

1 MILE	\$157,608
3 MILE	\$167,758
5 MILE	\$162,336