

BUILDING FOR SALE

2732 S. 11th St. | Niles, MI 49120



Existing Family Entertainment Center with Sports Bar

Building Size:	17,628 SF
Land:	2.09 Acre
Zoning:	GB - General Business
Parking:	Substantial asphalt surface parking area surrounds the main building
Built:	1964
List Price:	\$3,500,000

Details:

Joey Armadillo's is a family-friendly entertainment center including; bowling, arcades, pool tables and a great sports bar serving excellent food. The bowling lanes offer 24 lanes of automatic scoring, league play and cosmic bowling. The sports bar has an excellent menu of appetizers, salads, food baskets, pizzas, sandwiches and beverages. Famous for the Armadillo Sub sandwich.

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Jim Ringler
Senior Broker

D 574.485.1561 | C 574.298.8980
jringler@cressy.com

EXTERIOR PHOTOS

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INTERIOR PHOTOS

BUILDING FOR SALE

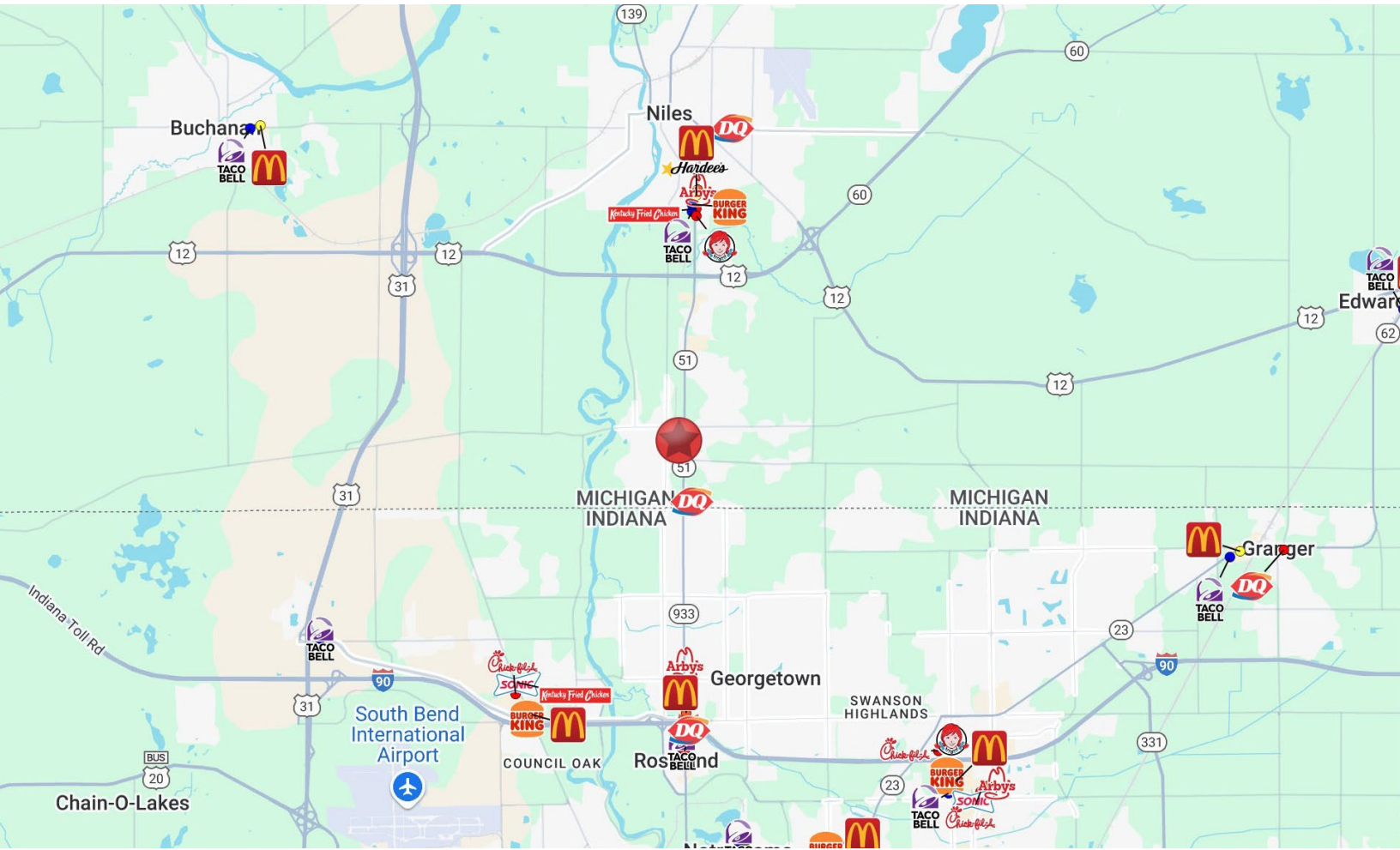
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LOCATION OVERVIEW

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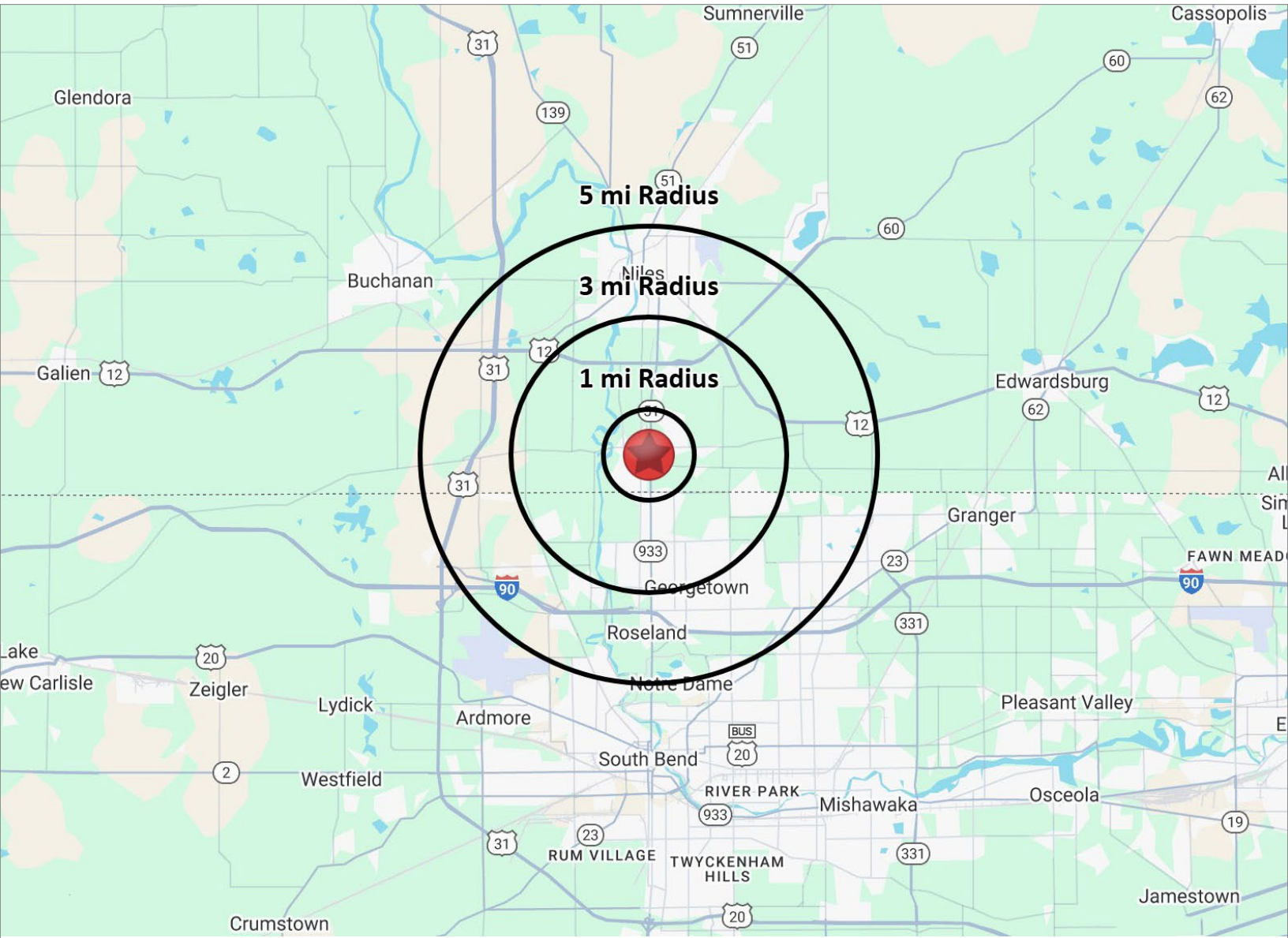


Located in South Niles Township on busy South 11th Street, less than one mile (.08) from the state line. This is a very high traffic area in the heart of the busy retail trade area in Niles. This is also in the new voter approved cannabis green area.



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POPULATION

1 MILE	3,205
3 MILE	20,859
5 MILE	75,115



NUMBER OF HOUSEHOLDS

1 MILE	1,073
3 MILE	7,051
5 MILE	19,949



AVERAGE HOUSEHOLD INCOME

1 MILE	\$87,500
3 MILE	\$116,238
5 MILE	\$105,263



MEDIAN HOME VALUE

1 MILE	\$162,043
3 MILE	\$211,663
5 MILE	\$210,165