

# BUILDING FOR SUBLEASE

1295 S 11th Street | Niles, MI 49120



## Great Sublease Opportunity Located Near Other Popular QSR's

**Building Size:** 3,140 SF  
**Land:** 1.35 Acre  
**Zoning:** Regional Commercial  
**Built:** 2001  
**Remodeled:** 2017  
**Parking:** 56 Parking spaces  
**Sublease Rate:** \$25.00 PSF Absolute Net Lease

[VIEW PROPERTY ONLINE](#)

[VIEW VIDEO ONLINE](#)

### Details:

Stand alone drive-thru served QSR (former KFC). Located along a busy stretch of M-51 (South 11th Street). Neighboring other quick-serve establishments like Taco Bell, McDonald's, Pizza Hut, and Burger King are located within proximity. This freestanding building offers outstanding exposure, strong traffic counts, and access to nearby rooftops. Includes a dedicated drive-thru lane with menu boards and pickup window. Ideal for fast food, coffee, or other QSR concepts.



# NAI Cressy

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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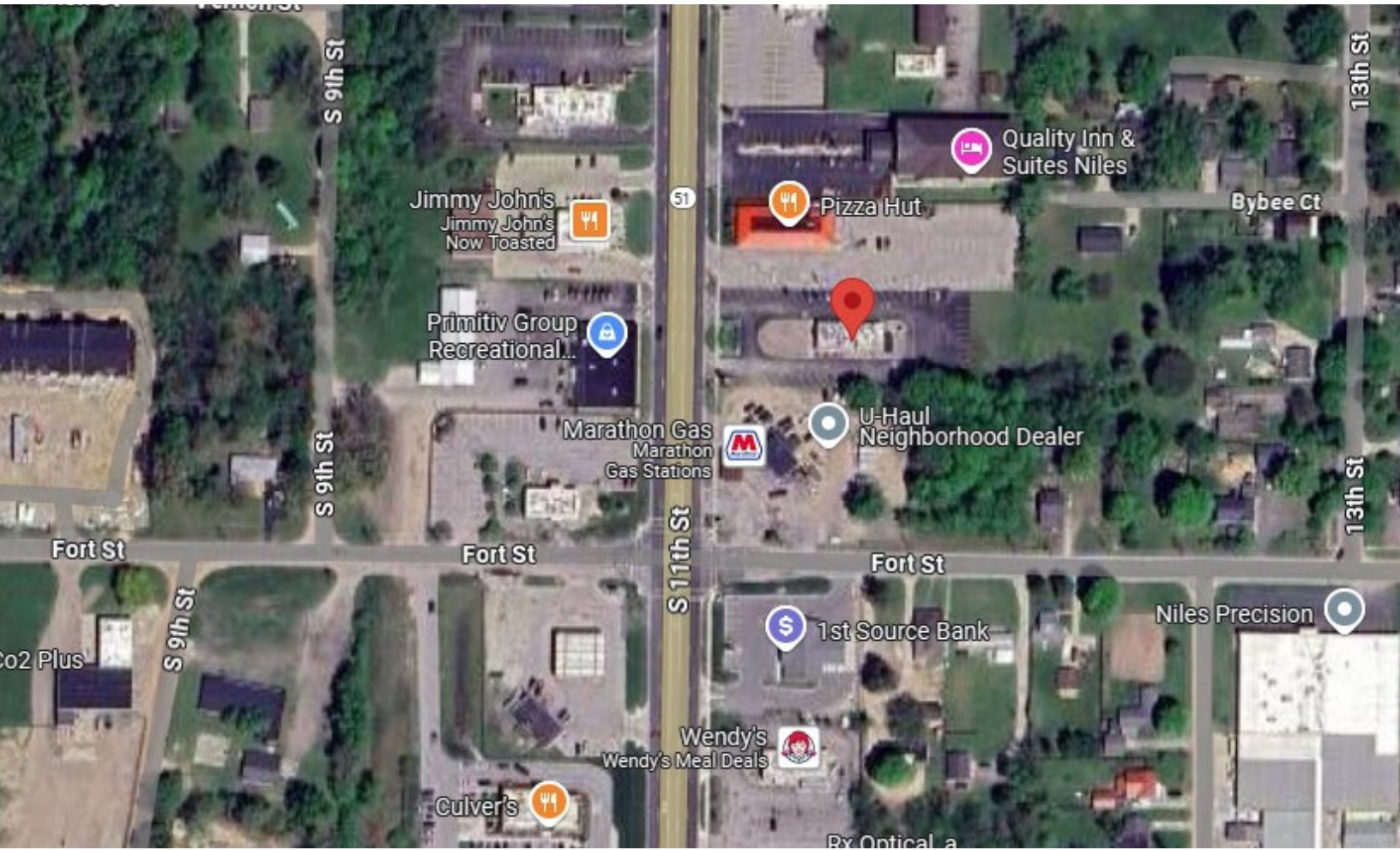




# LOCATION OVERVIEW

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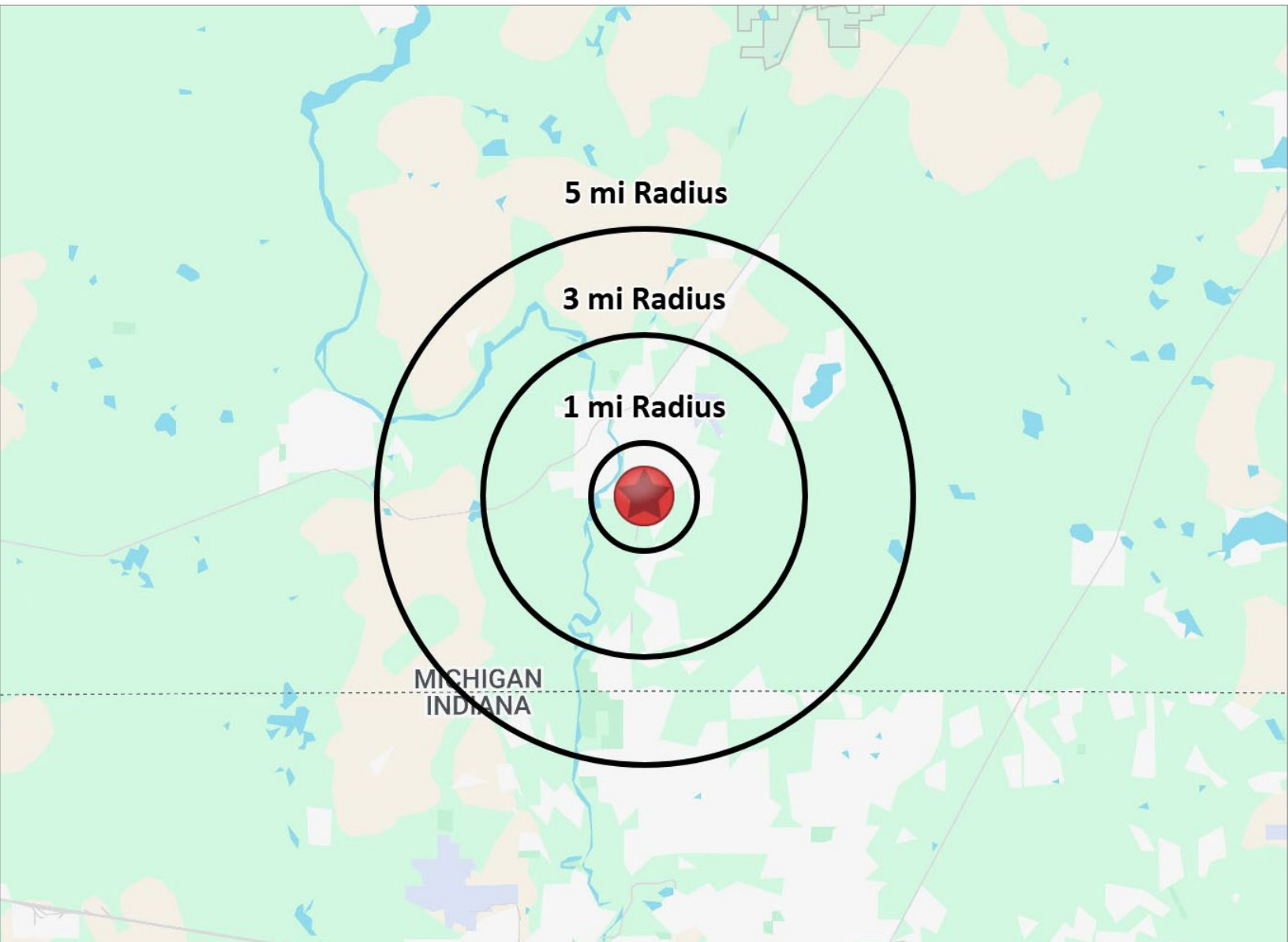
Located in the retail trade area of Niles, Michigan, this site benefits from a prime position on M-51 (South 11th Street), a major commercial corridor that sees consistent traffic flow. Just minutes from the intersection with US Highway 12, the location offers excellent visibility and accessibility for both local residents and regional travelers. Surrounded by a mix of national retailers, service providers, and dining establishments, it sits at the heart of a well-established shopping district, making it an ideal setting for businesses seeking strong consumer exposure in the Niles area.



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POPULATION

|        |        |
|--------|--------|
| 1 MILE | 4,816  |
| 3 MILE | 22,548 |
| 5 MILE | 39,514 |



NUMBER OF HOUSEHOLDS

|        |        |
|--------|--------|
| 1 MILE | 1,140  |
| 3 MILE | 6,152  |
| 5 MILE | 12,072 |



AVERAGE HOUSEHOLD INCOME

|        |           |
|--------|-----------|
| 1 MILE | \$63,274  |
| 3 MILE | \$80,207  |
| 5 MILE | \$101,897 |



MEDIAN HOME VALUE

|        |           |
|--------|-----------|
| 1 MILE | \$152,697 |
| 3 MILE | \$167,141 |
| 5 MILE | \$204,870 |