



# FORMER MIXX SPORTS BAR FOR LEASE

43155 MAIN STREET - SUITE 503, NOVI, MI 48375

EXCLUSIVELY LISTED BY:

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**THOMAS DUKE COMPANY**  
COMMERCIAL PROPERTY



EXECUTIVE SUMMARY: Former Mixx Bar | Novi, MI 48375



OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Available SF:  | 4,045 Rentable SF             |
| Lease Rate:    | \$20 SF/yr (Gross + Electric) |
| Year Built:    | 1998                          |
| Building Size: | 4,045 SF                      |

PROPERTY HIGHLIGHTS

- Partially equipped;
- Underground parking;
- Located with the Atrium of Novi;
- Maximum Occupancy: 241 people

| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 2,190    | 20,959   | 65,161   |
| Total Population:  | 5,548    | 50,611   | 152,752  |
| Average HH Income: | \$93,758 | \$99,683 | \$97,724 |

PROPERTY DETAILS: Former Mixx Bar | Novi, MI 48375

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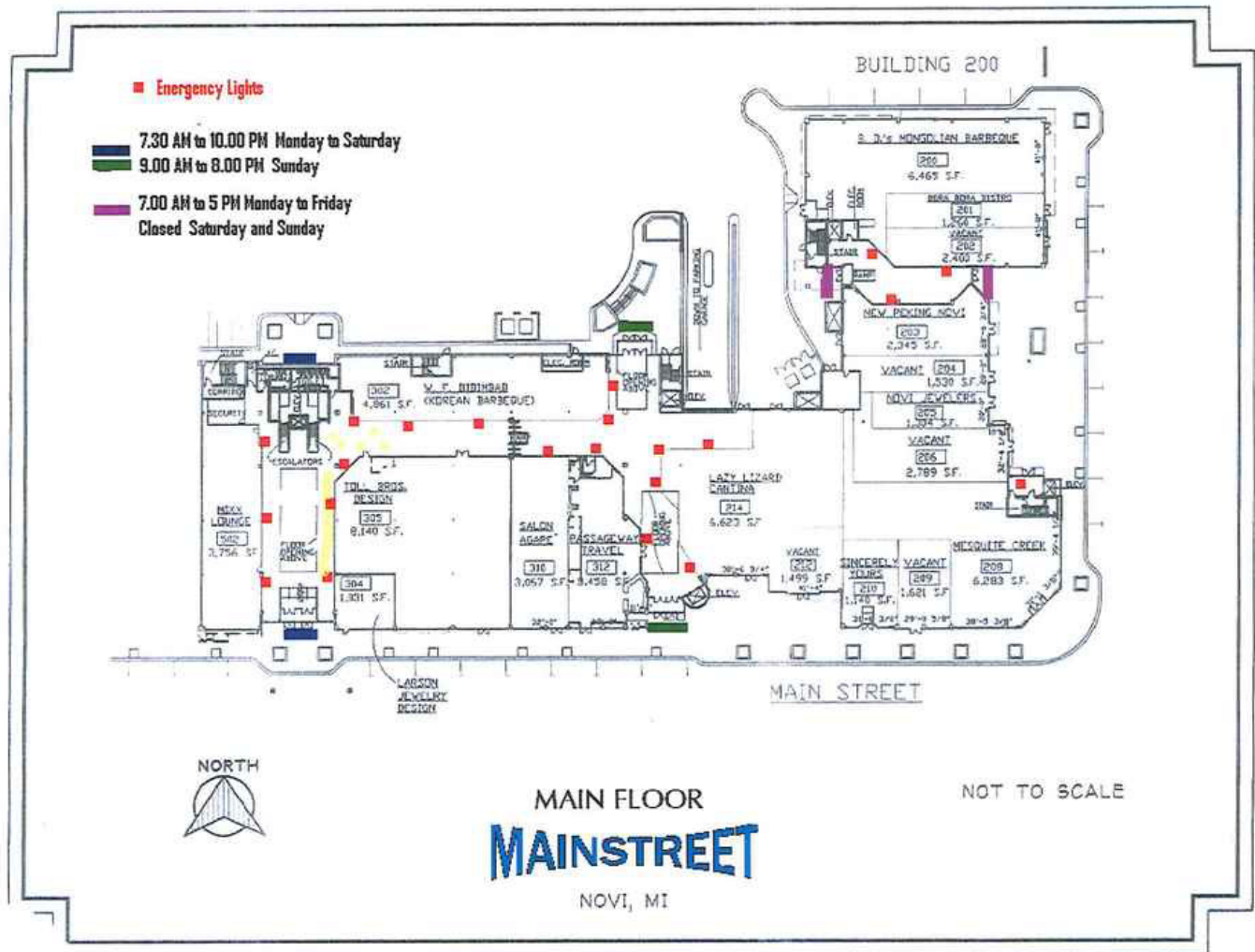
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|--------------------------|---------------------------------------------------------------------------------------------------------------|
| PROPERTY NAME:           | Former Mixx Sports Bar                                                                                        |
| FORMER MIXX BAR          | 43155 Main Street - Suite 503<br>Novi, MI 48375                                                               |
| PROPERTY TYPE:           | Retail                                                                                                        |
| APN:                     | 22-23-176-014 & 025                                                                                           |
| ZONING:                  | TC-1, Town Center District 1                                                                                  |
| YEAR BUILT:              | 1998                                                                                                          |
| SURROUNDING BUSINESSES:  | Mongolian BBQ; Andiamo's; Tuesday Morning; Better Health; Novi Town Center; Walmart and many other retailers. |
| TRAFFIC COUNT & STREETS: | Novi Road = 30,670; Grand River = 22,464                                                                      |
| BUILDING SIZE:           | 4,045 SF                                                                                                      |
| NO. OF PARKING SPACES:   | 160 Free Covered Parking and 260 surface spaces                                                               |
| MAXIMUM CAPACITY:        | 241 people                                                                                                    |
| OCCUPANCY:               | Immediate                                                                                                     |
| UTILITIES DESCRIPTION:   | City Water & Sanitary Sewer                                                                                   |

INTERIOR PHOTOS: Former Mixx Bar | Novi, MI 48375

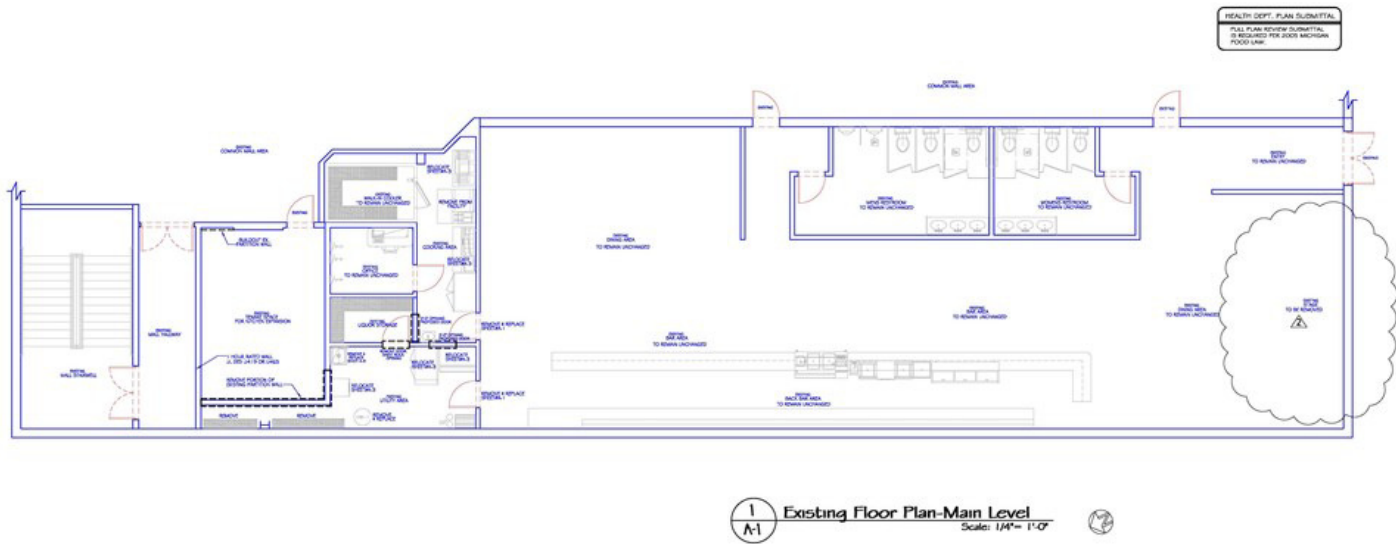




BUILDING PLAN: Former Mixx Bar | Novi, MI 48375

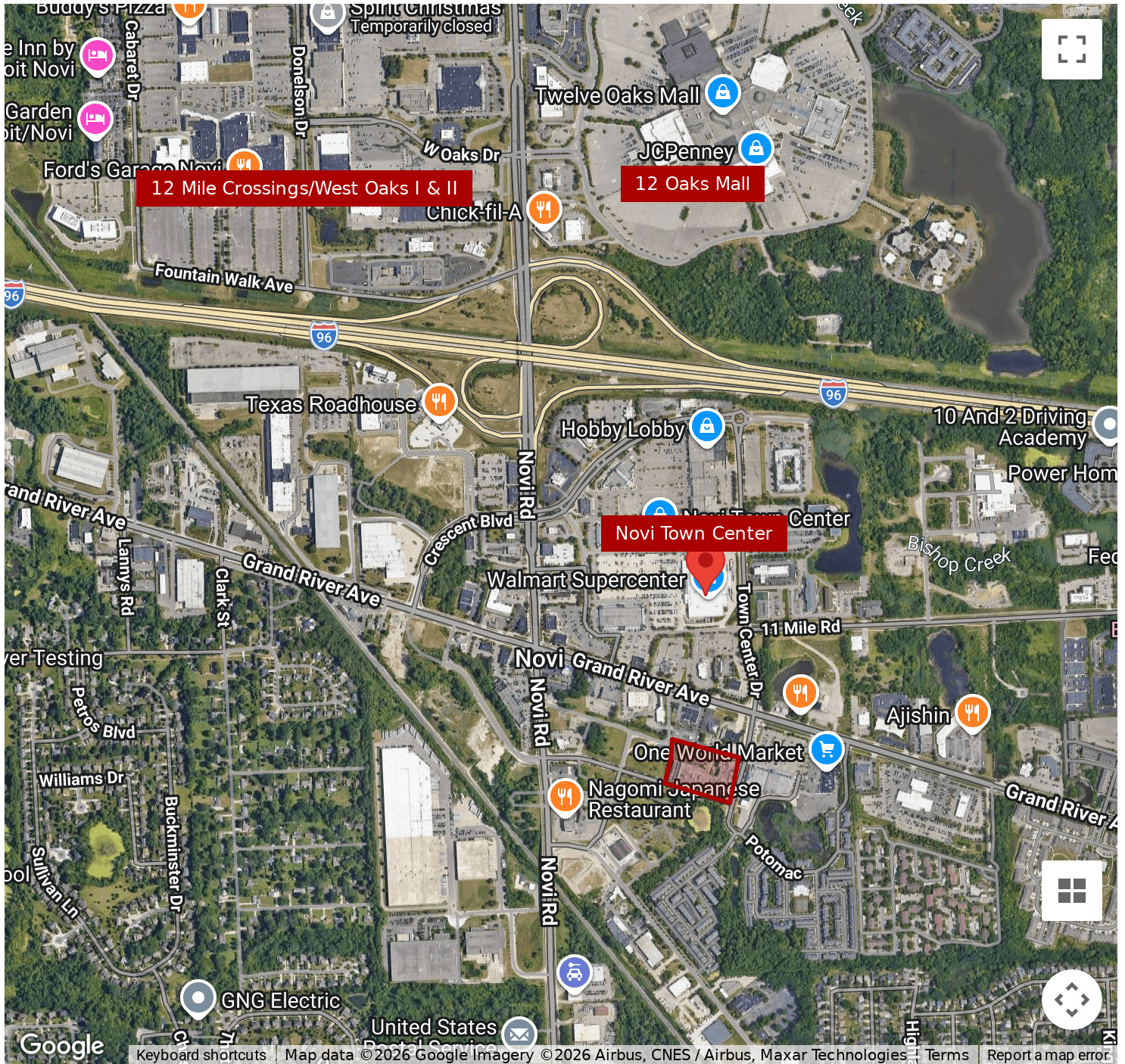


FLOOR PLAN: Former Mixx Bar | Novi, MI 48375



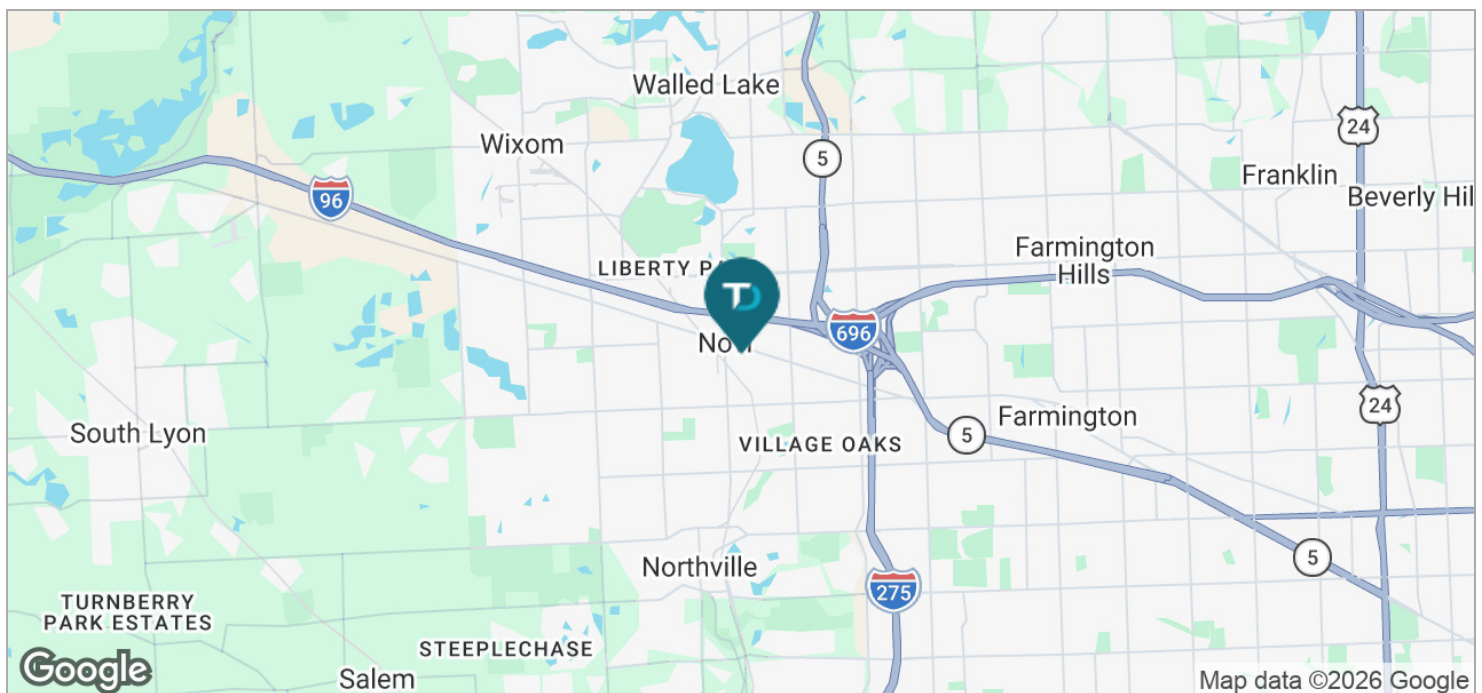
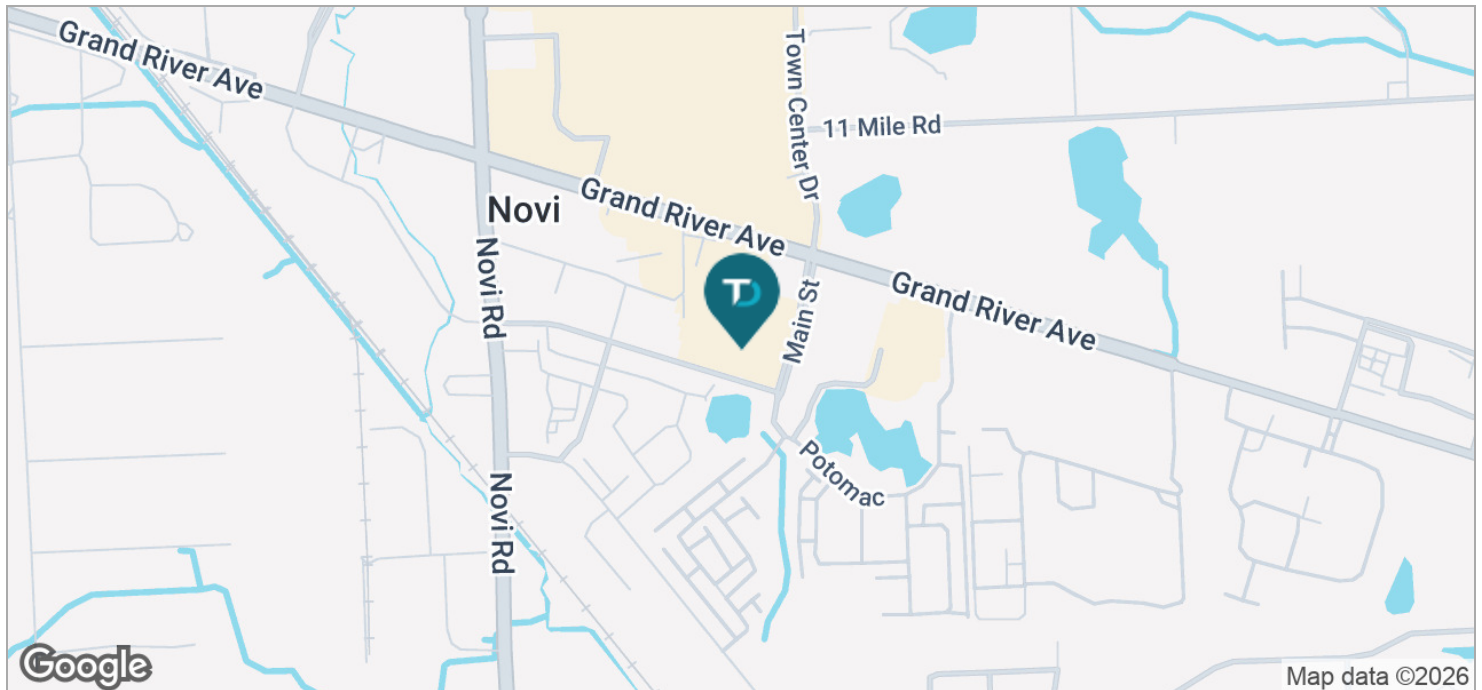


RETAILER MAP: Former Mixx Bar | Novi, MI 48375



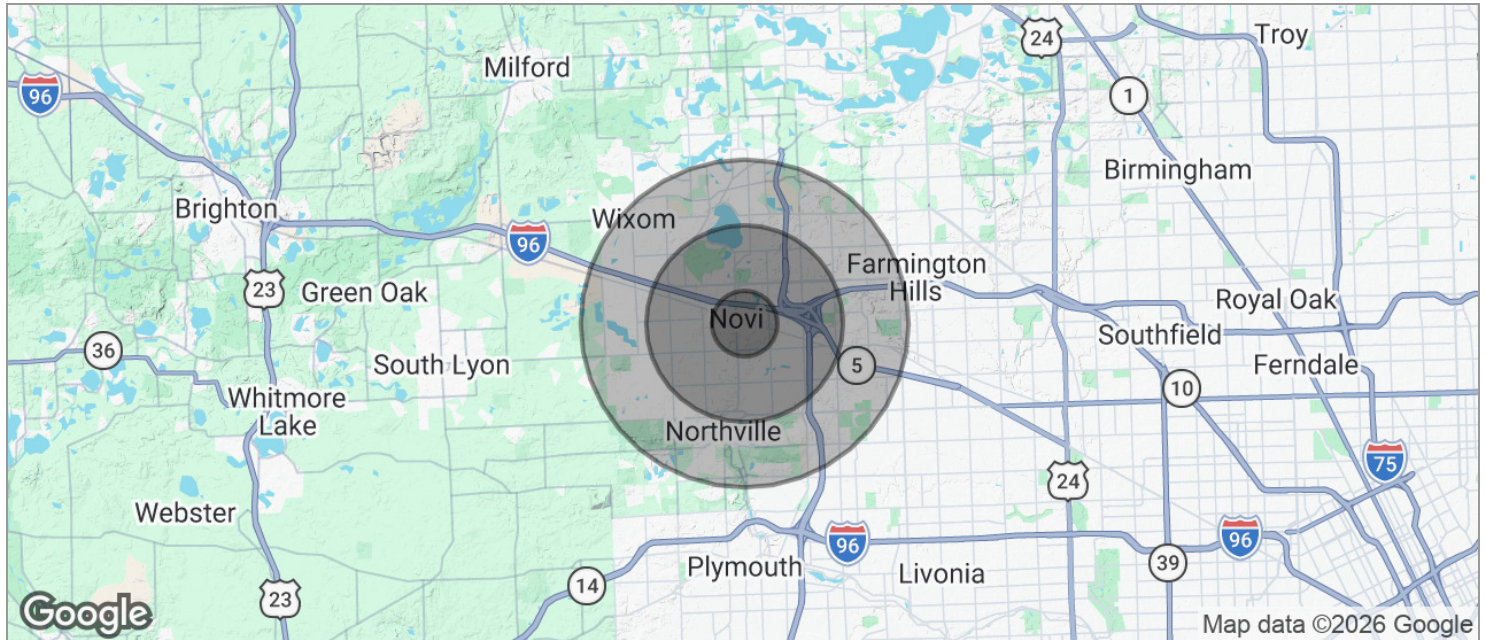


LOCATION MAPS: Former Mixx Bar | Novi, MI 48375





DEMOGRAPHICS MAP: Former Mixx Bar | Novi, MI 48375



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 5,548     | 50,611    | 152,752   |
| MEDIAN AGE          | 37.5      | 39.9      | 39.8      |
| MEDIAN AGE (MALE)   | 32.2      | 37.7      | 38.4      |
| MEDIAN AGE (FEMALE) | 41.3      | 42.0      | 41.1      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 2,190     | 20,959    | 65,161    |
| # OF PERSONS PER HH | 2.5       | 2.4       | 2.3       |
| AVERAGE HH INCOME   | \$93,758  | \$99,683  | \$97,724  |
| AVERAGE HOUSE VALUE | \$239,687 | \$269,669 | \$281,847 |

\* Demographic data derived from 2020 ACS - US Census