

MITTEN MUAY THAI GYM

Operational Details & Business Plan

Strategic Objectives

Personnel

Operating Hours/Schedule

Interior Layout

Ordinance Adherence

1. Strategic Objectives

Mitten Muay Thai Gym (MMT Gym) will offer specialized training services and promotional content creation for athletes within the Mitten Muay Thai Organization. Our facility is designed to provide top-tier athletic development in a recreational sports environment.

2. Personnel

MMT Gym will operate with a team of no more than five employees at any given time. These roles include coaches, content creators/editors, a receptionist, and custodial staff.

MMT training sessions will cater to small groups of 4-10 participants, with a maximum gym occupancy of 20 people during peak hours (approximately 5:00 PM - 8:00 PM).

3. Operating Hours

Small group training and content creation sessions will take place daily, Sunday through Friday, from 8:00 AM to 10:00 PM, with peak sessions scheduled between 5:00 PM and 8:00 PM.

Content editing will occur from approximately 9:00 AM to 5:00 PM daily.

4. Interior Layout

Refer to the attached floor plan for a detailed view of the gym's layout and designated areas:

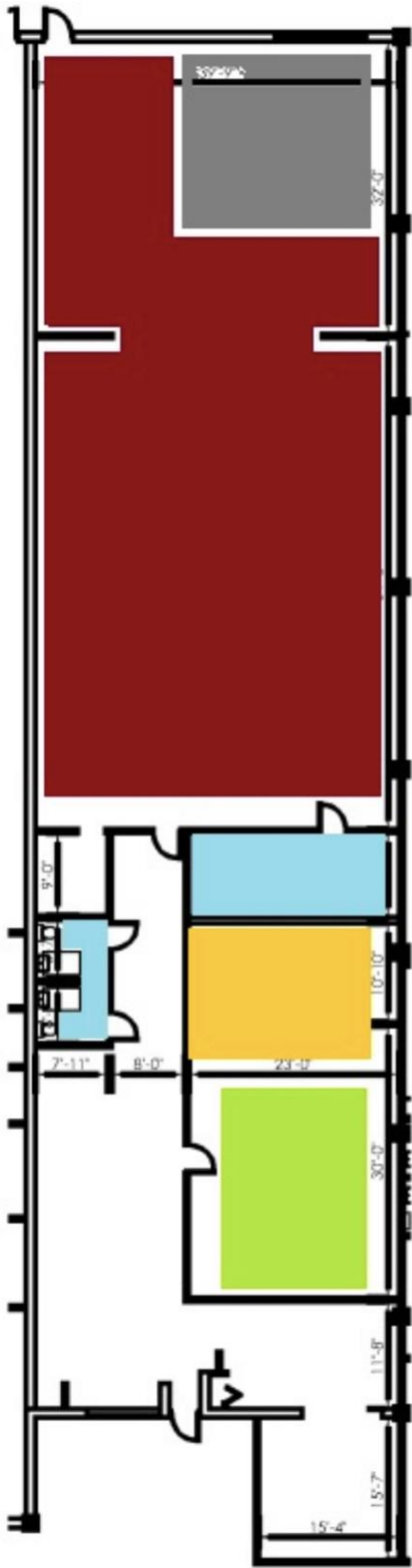
- RED/GREY: Training areas
- BLUE: Bathrooms and storage facilities
- YELLOW: Changing rooms
- GREEN: Office space
- WHITE: Reception, lounge, and retail space

5. Ordinance Adherence

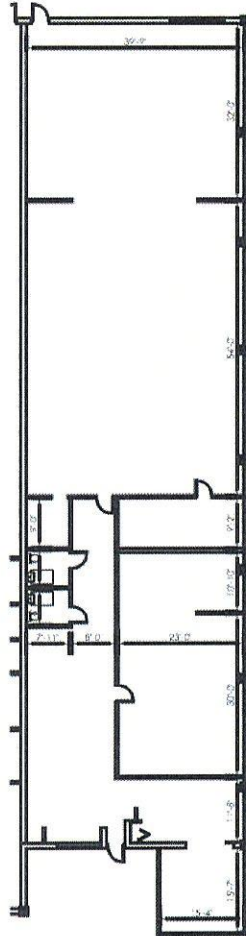
In compliance with Section 138-4.412, Mitten Muay Thai Gym ensures "safe and adequate circulation and parking for the maximum number of users at one time." Our location at 1928 Star Batt provides over 50 designated parking spaces, which more than accommodates the gym's maximum occupancy of 20 patrons during peak hours.

We are excited to be a part of the Rochester community! Should you have any questions or require further clarification, feel free to contact us at (248) 997-6771

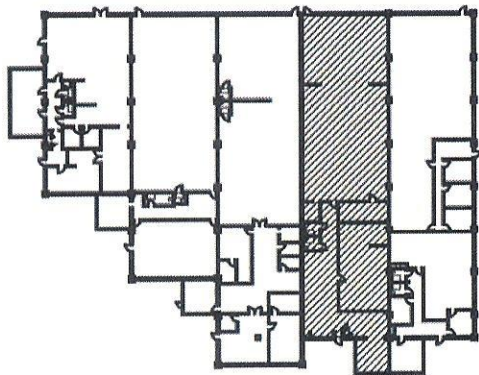
Thank you for your consideration!



- Red
- Light Blue
- Grey
- Green
- Yellow
- White



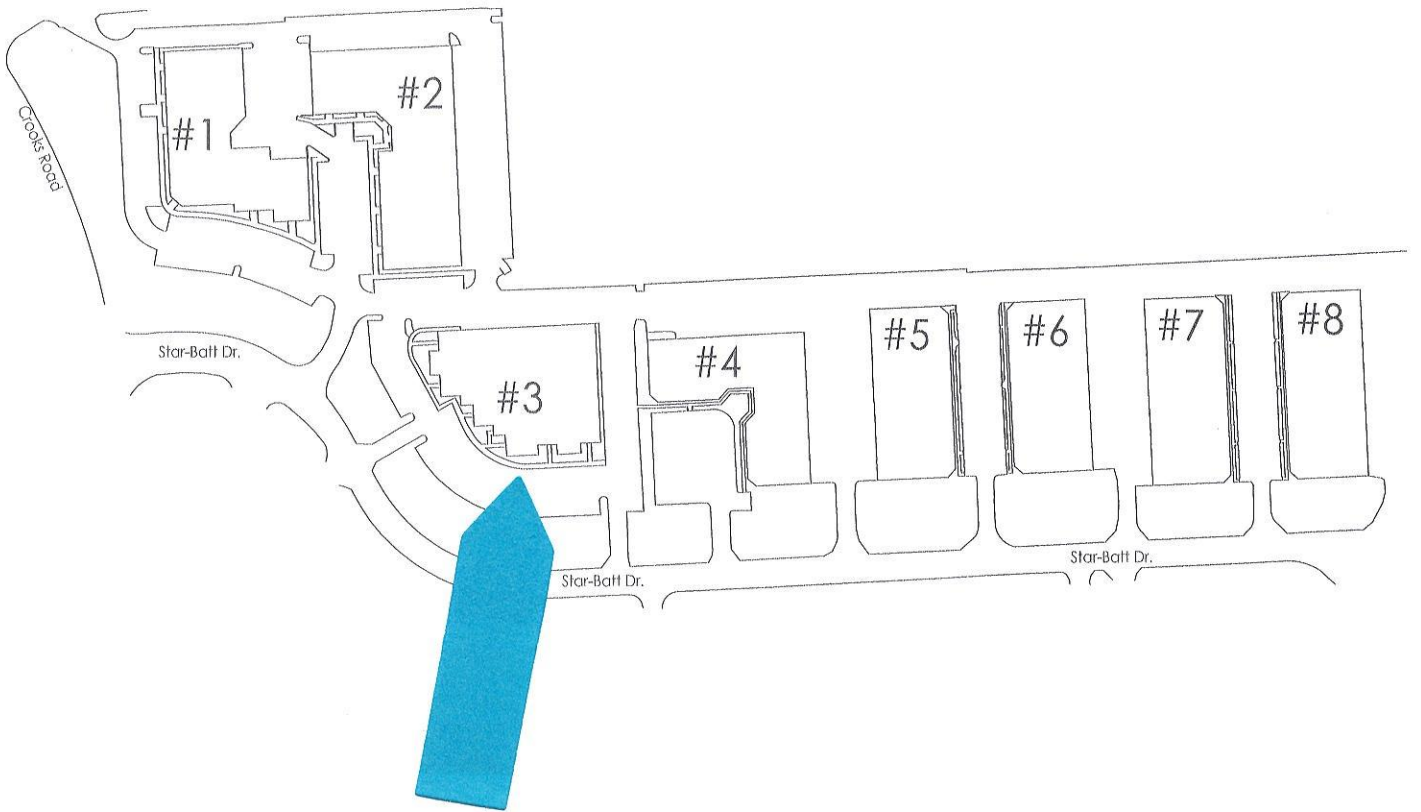
USEABLE AREA: 6,270 SF
RENTABLE AREA: 6,270 SF



BUILDING KEY
NO SCALE



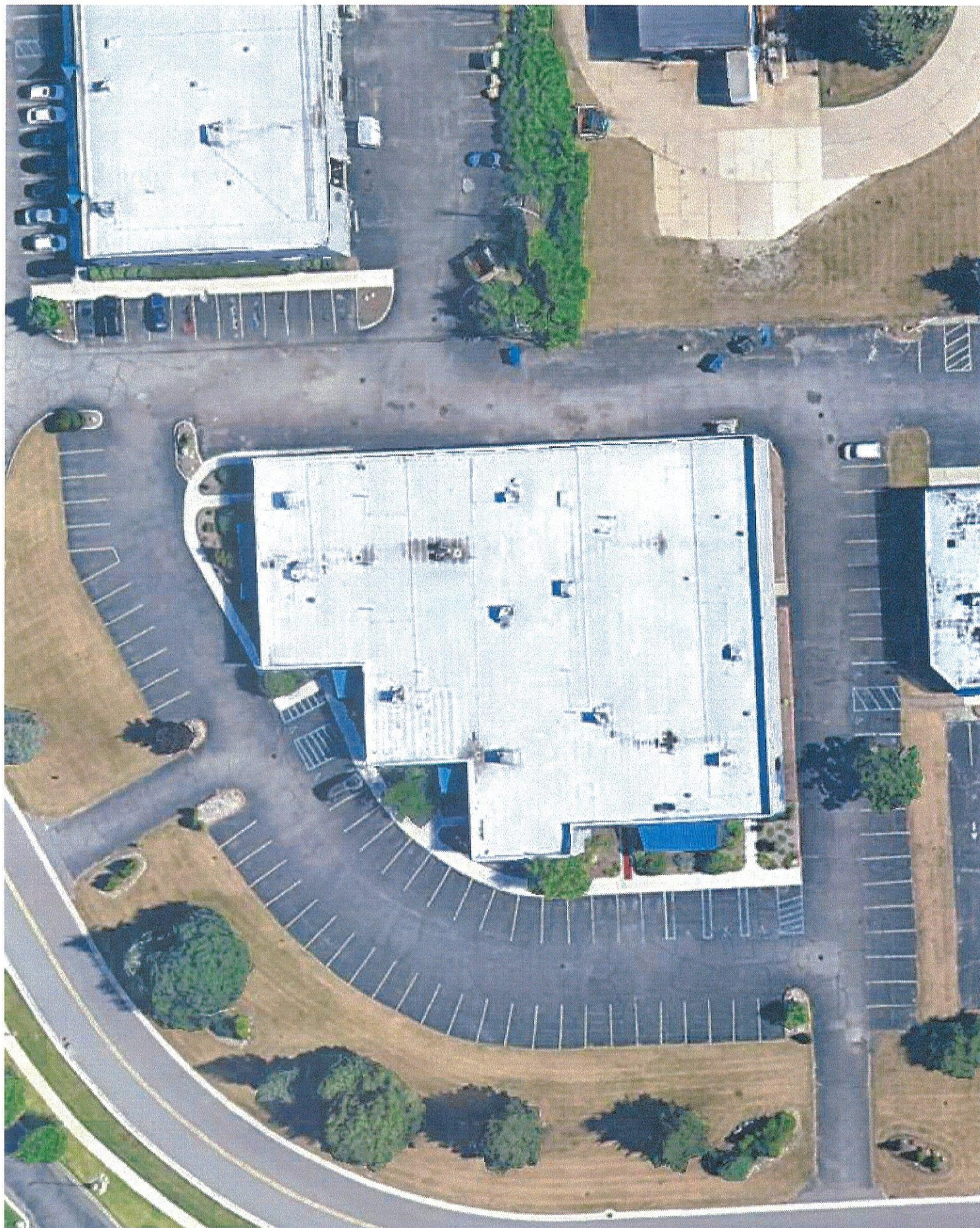
517-903-EYDE (3933)



STAR-BATT DRIVE SITE PLAN

SCALE: NONE

RH BUSINESS PARK
1804 - 1930 STAR-BATT DRIVE
ROCHESTER HILLS, MI 48309



**Immediately adjacent
parking spaces: 64 spaces**

**Total parking
capacity: 76 spaces**

**12
spaces**

**22
spaces**

MMT Gym

**17
spaces**

25 spaces