

OPERATING RESTAURANT FOR SALE



PEPPERMILL
685 N Port Crescent St.
Bad Axe, Michigan


Insite
COMMERCIAL
www.insitecommercial.com

TABLE OF CONTENTS

OPERATING RESTAURANT FOR SALE

PEPPERMILL
685 N Port Crescent St.
Bad Axe, Michigan 48413

DISCLAIMER/DISCLOSURE	page 1
SUMMARY	page 2
PROPERTY DIMENSIONS	page 3
AERIAL	page 4
AREA MAPS	page 5
PHOTOGRAPHS	pages 6-8
DEMOGRAPHICS	pages 9-11
TRAFFIC COUNTS	page 12



1111 W. Oakley Park Road, Suite 220
Commerce, Michigan 48390
(248) 359-9000

www.insitecommercial.com

DISCLAIMER/DISCLOSURE

1

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

2

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: The Peppermill
685 N Port Crescent St (M-53), Bad Axe, MI 48413
[The Peppermill Website](#)

Building Size: 4,336 SF

Lot Size: 1.02 AC

Sale Price: ~~\$895,000.00~~
\$775,000.00 - MAJOR PRICE IMPROVEMENT

Zoning: B-2 – General Business District

Demographics within a 5-mile Radius:

Population:	6,036
Households:	2,540
Avg. HH Income:	\$62,980
Traffic Counts:	14,471 VPD

- Comments:**
- Well-known restaurant for sale with ample frontage on Bad Axe's main retail corridor (M-53)
 - Staple in Michigan's thumb region for 30+ years
 - Business and Real Estate included, with an active Class C Liquor License and Beer & Wine (off premises) retail license
 - Well-maintained site with numerous capital improvements recently completed
 - Business is properly managed and organized using the latest in POS software, ensuring smooth and efficient operations and an easy transition for new ownership
 - Strong financials available for qualified buyers' review

For Information Contact:
Zak Shepler or Kyle Nelson
248-359-9000

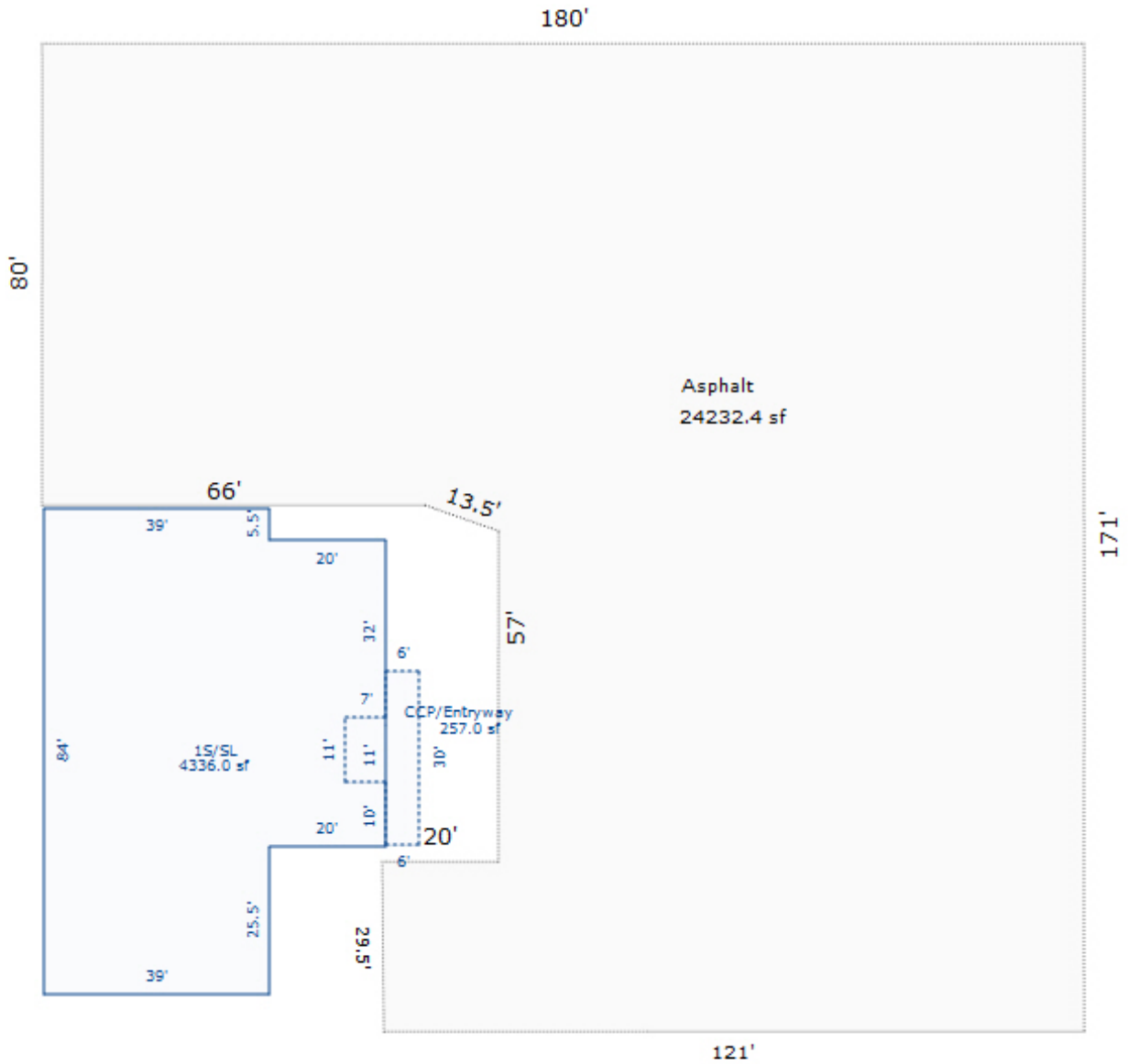


Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

PROPERTY DIMENSIONS

3

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

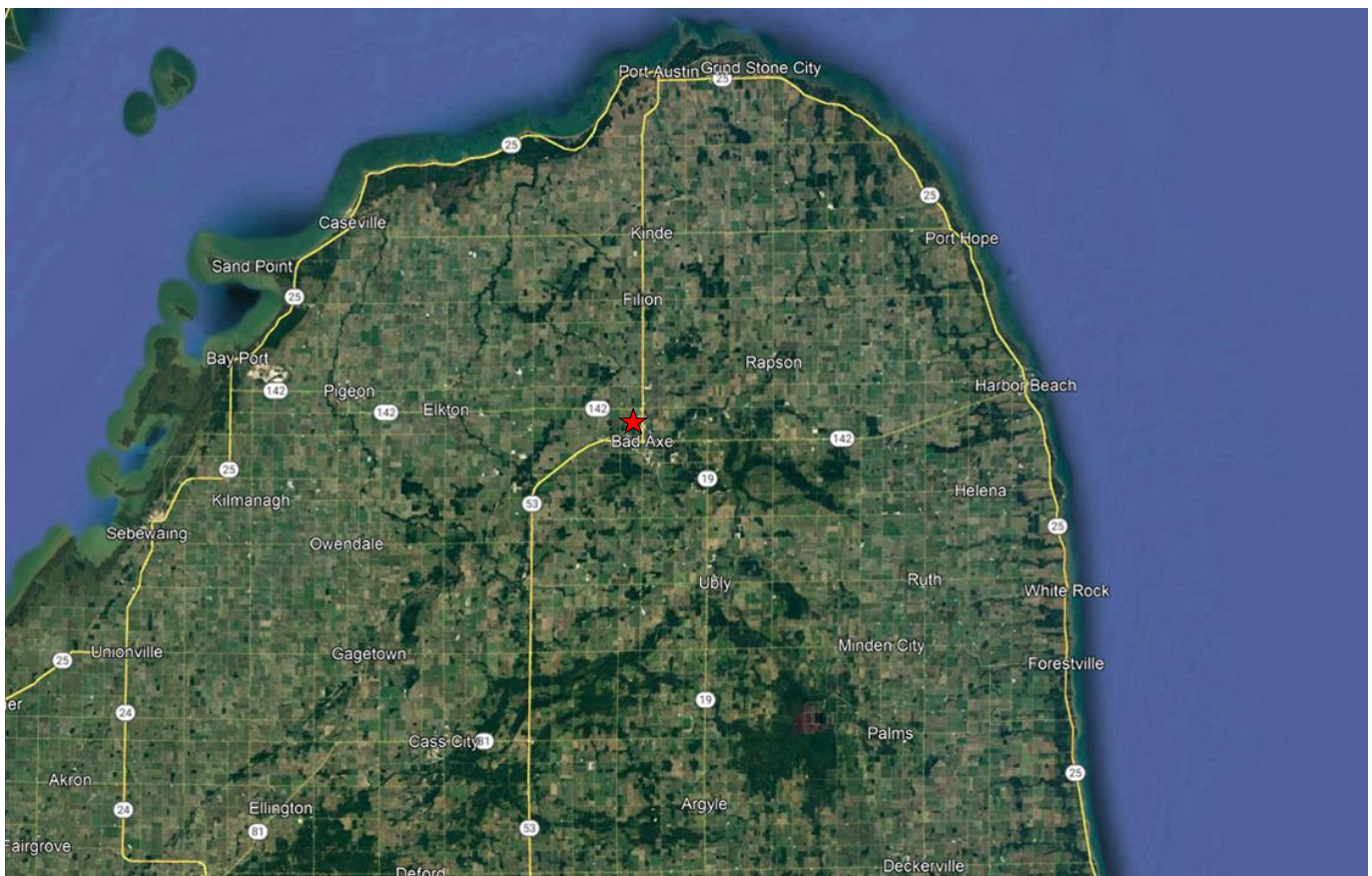




AREA MAPS

5

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



PHOTOGRAPHS

6







Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.8087/-83.001

685 N Port Crescent St Bad Axe, MI 48413	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	2,920	4,662	6,036
2027 Projected Population	2,677	4,350	5,729
2020 Census Population	2,932	4,700	6,144
2010 Census Population	3,018	4,832	6,348
Projected Annual Growth 2022 to 2027	-1.7%	-1.3%	-1.0%
Historical Annual Growth 2010 to 2022	-0.3%	-0.3%	-0.4%
Households			
2022 Estimated Households	1,321	2,013	2,540
2027 Projected Households	1,141	1,768	2,270
2020 Census Households	1,349	2,068	2,631
2010 Census Households	1,339	2,051	2,622
Projected Annual Growth 2022 to 2027	-2.7%	-2.4%	-2.1%
Historical Annual Growth 2010 to 2022	-0.1%	-0.2%	-0.3%
Age			
2022 Est. Population Under 10 Years	10.8%	10.6%	10.4%
2022 Est. Population 10 to 19 Years	11.6%	11.3%	11.3%
2022 Est. Population 20 to 29 Years	12.1%	11.4%	11.0%
2022 Est. Population 30 to 44 Years	16.1%	16.3%	16.5%
2022 Est. Population 45 to 59 Years	17.8%	18.4%	19.1%
2022 Est. Population 60 to 74 Years	20.8%	20.9%	21.0%
2022 Est. Population 75 Years or Over	10.9%	11.2%	10.7%
2022 Est. Median Age	43.2	44.1	44.5
Marital Status & Gender			
2022 Est. Male Population	46.9%	47.1%	47.8%
2022 Est. Female Population	53.1%	52.9%	52.2%
2022 Est. Never Married	31.2%	29.0%	27.4%
2022 Est. Now Married	38.7%	41.4%	45.1%
2022 Est. Separated or Divorced	21.3%	20.0%	18.5%
2022 Est. Widowed	8.8%	9.6%	9.1%
Income			
2022 Est. HH Income \$200,000 or More	1.2%	1.6%	2.1%
2022 Est. HH Income \$150,000 to \$199,999	1.3%	1.7%	2.1%
2022 Est. HH Income \$100,000 to \$149,999	9.7%	10.6%	11.2%
2022 Est. HH Income \$75,000 to \$99,999	10.7%	11.4%	12.2%
2022 Est. HH Income \$50,000 to \$74,999	25.4%	25.3%	26.0%
2022 Est. HH Income \$35,000 to \$49,999	16.6%	16.7%	16.5%
2022 Est. HH Income \$25,000 to \$34,999	7.0%	7.2%	7.2%
2022 Est. HH Income \$15,000 to \$24,999	14.6%	13.8%	12.4%
2022 Est. HH Income Under \$15,000	13.6%	11.7%	10.3%
2022 Est. Average Household Income	\$55,214	\$58,767	\$62,980
2022 Est. Median Household Income	\$45,394	\$47,848	\$50,657
2022 Est. Per Capita Income	\$25,372	\$25,851	\$26,951
2022 Est. Total Businesses	201	407	427
2022 Est. Total Employees	2,494	5,179	5,292

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.8087/-83.001

685 N Port Crescent St Bad Axe, MI 48413	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	92.5%	93.0%	93.5%
2022 Est. Black	2.7%	2.3%	1.9%
2022 Est. Asian or Pacific Islander	1.1%	0.9%	0.8%
2022 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2022 Est. Other Races	3.4%	3.5%	3.5%
Hispanic			
2022 Est. Hispanic Population	122	195	243
2022 Est. Hispanic Population	4.2%	4.2%	4.0%
2027 Proj. Hispanic Population	4.3%	4.2%	4.0%
2020 Hispanic Population	3.1%	3.1%	2.9%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	2,093	3,386	4,402
2022 Est. Elementary (Grade Level 0 to 8)	4.9%	5.2%	4.7%
2022 Est. Some High School (Grade Level 9 to 11)	4.9%	6.0%	6.3%
2022 Est. High School Graduate	42.5%	41.9%	41.8%
2022 Est. Some College	20.2%	19.1%	18.7%
2022 Est. Associate Degree Only	13.3%	13.2%	13.4%
2022 Est. Bachelor Degree Only	9.4%	10.1%	10.4%
2022 Est. Graduate Degree	4.8%	4.6%	4.6%
Housing			
2022 Est. Total Housing Units	1,486	2,262	2,886
2022 Est. Owner-Occupied	51.4%	57.5%	61.4%
2022 Est. Renter-Occupied	37.5%	31.5%	26.7%
2022 Est. Vacant Housing	11.1%	11.0%	12.0%
Homes Built by Year			
2022 Homes Built 2010 or later	0.4%	0.8%	0.9%
2022 Homes Built 2000 to 2009	3.8%	6.2%	8.1%
2022 Homes Built 1990 to 1999	7.3%	9.6%	10.4%
2022 Homes Built 1980 to 1989	5.8%	6.8%	7.0%
2022 Homes Built 1970 to 1979	18.0%	18.0%	17.1%
2022 Homes Built 1960 to 1969	16.8%	14.7%	13.0%
2022 Homes Built 1950 to 1959	12.4%	11.9%	10.9%
2022 Homes Built Before 1949	24.4%	21.1%	20.5%
Home Values			
2022 Home Value \$1,000,000 or More	0.1%	0.7%	0.9%
2022 Home Value \$500,000 to \$999,999	3.0%	1.9%	1.9%
2022 Home Value \$400,000 to \$499,999	0.4%	0.8%	1.1%
2022 Home Value \$300,000 to \$399,999	1.0%	5.9%	8.9%
2022 Home Value \$200,000 to \$299,999	7.6%	9.4%	11.5%
2022 Home Value \$150,000 to \$199,999	15.9%	15.1%	15.3%
2022 Home Value \$100,000 to \$149,999	18.4%	19.3%	19.5%
2022 Home Value \$50,000 to \$99,999	43.5%	36.8%	32.2%
2022 Home Value \$25,000 to \$49,999	4.5%	3.8%	3.7%
2022 Home Value Under \$25,000	5.6%	6.3%	5.1%
2022 Median Home Value	\$100,916	\$118,801	\$133,124
2022 Median Rent	\$474	\$480	\$482

© 2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.8087/-83.001

685 N Port Crescent St Bad Axe, MI 48413	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	2,396	3,844	4,983
2022 Est. Civilian Employed	55.1%	54.2%	54.7%
2022 Est. Civilian Unemployed	2.8%	2.3%	2.2%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	42.0%	43.4%	43.1%
2022 Labor Force Males	46.4%	46.8%	47.7%
2022 Labor Force Females	53.6%	53.2%	52.3%
Occupation			
2022 Occupation: Population Age 16 Years or Over	1,321	2,085	2,728
2022 Mgmt, Business, & Financial Operations	8.4%	10.3%	11.4%
2022 Professional, Related	12.4%	12.8%	13.1%
2022 Service	22.6%	20.8%	19.2%
2022 Sales, Office	31.5%	28.5%	26.6%
2022 Farming, Fishing, Forestry	0.8%	1.4%	1.9%
2022 Construction, Extraction, Maintenance	6.8%	7.8%	8.8%
2022 Production, Transport, Material Moving	17.5%	18.5%	19.0%
2022 White Collar Workers	52.3%	51.5%	51.1%
2022 Blue Collar Workers	47.7%	48.5%	48.9%
Transportation to Work			
2022 Drive to Work Alone	81.7%	83.2%	84.1%
2022 Drive to Work in Carpool	8.5%	8.6%	8.1%
2022 Travel to Work by Public Transportation	-	0.1%	0.2%
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	5.3%	4.5%	3.9%
2022 Other Means	1.1%	0.9%	0.9%
2022 Work at Home	3.4%	2.7%	2.8%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	55.4%	54.9%	54.2%
2022 Travel to Work in 15 to 29 Minutes	24.1%	25.6%	27.2%
2022 Travel to Work in 30 to 59 Minutes	12.0%	12.0%	12.1%
2022 Travel to Work in 60 Minutes or More	8.6%	7.5%	6.6%
2022 Average Travel Time to Work	11.9	12.3	12.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$61.71 M	\$98.09 M	\$129.77 M
2022 Est. Apparel	\$2.11 M	\$3.36 M	\$4.45 M
2022 Est. Contributions, Gifts	\$3.32 M	\$5.31 M	\$7.07 M
2022 Est. Education, Reading	\$1.73 M	\$2.76 M	\$3.68 M
2022 Est. Entertainment	\$3.36 M	\$5.38 M	\$7.16 M
2022 Est. Food, Beverages, Tobacco	\$9.66 M	\$15.31 M	\$20.2 M
2022 Est. Furnishings, Equipment	\$2.1 M	\$3.35 M	\$4.46 M
2022 Est. Health Care, Insurance	\$5.86 M	\$9.32 M	\$12.33 M
2022 Est. Household Operations, Shelter, Utilities	\$20.38 M	\$32.24 M	\$42.49 M
2022 Est. Miscellaneous Expenses	\$1.17 M	\$1.86 M	\$2.46 M
2022 Est. Personal Care	\$826.68 K	\$1.31 M	\$1.74 M
2022 Est. Transportation	\$11.19 M	\$17.87 M	\$23.73 M

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

