

TURNKEY BAR AND GRILL OPPORTUNITY



PILOT

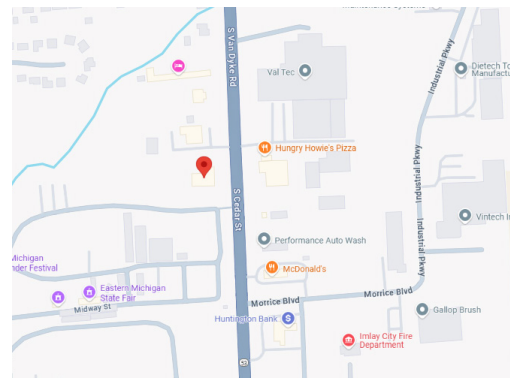
PROPERTY GROUP

596 S CEDAR, IMLAY CITY, MI 48444

PROPERTY OVERVIEW:

- Phenomenal opportunity to acquire a profitable turnkey bar/grill. Sale price includes liquor license and all FF&E
- High grossing sales (consistently over \$1M)
- Nearly \$300,000.00 in improvements/equipment upgrades have been made to the property/business in the last 6 years, including: LED Sign, two 10' hoods/Ansul system, metal siding, exterior patio/pavilion, among many other improvements and equipment purchases.
- Banquet area can accommodate parties of up to 120 people, outdoor covered patio for 65 people
- Excellent location on S. Cedar - M-53 (20,000+ VPD) just North of I-69. Surrounded by many national tenants/newer developments.
- ***Do not approach employees/disturb operating business. All inquiries through listing brokers.***

Property Type: Retail/Hospitality
Cross Streets: West side of S Cedar (M-53), north of I-69
Total Square Footage: 7,351
Building Name: Stevo's Bar & Grill
Lot Size: 2.643 Acres
Zoning: B-3
Parking Spaces: Ample
Property Taxes: 2024: \$13,284.05
Sale Price: \$875,000.00 (\$119.03/SF)



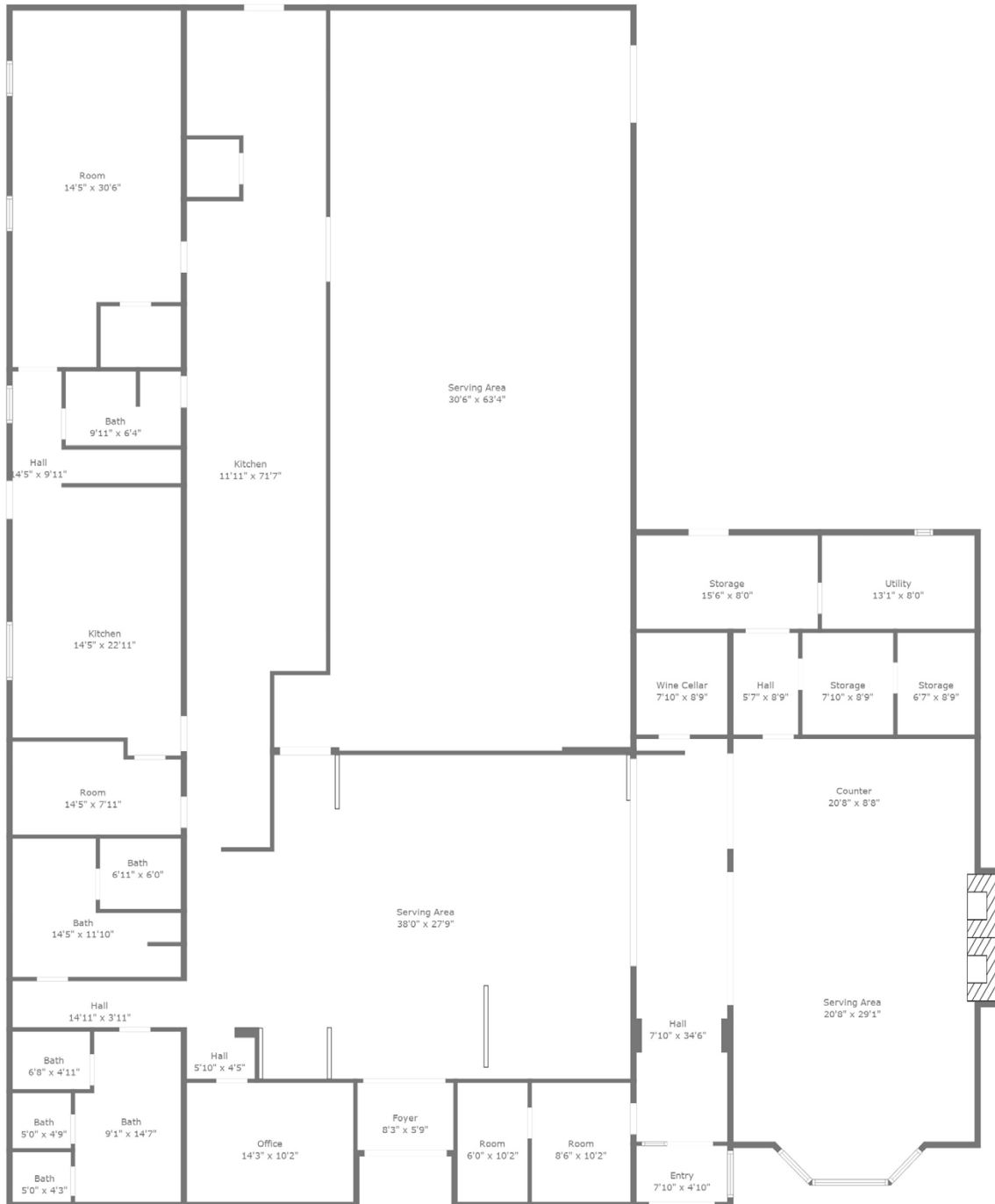
AGENT CONTACT INFO

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FLOOR PLAN



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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	5,145	11,383	37,482
2024 Population	5,189	11,278	36,420
2029 Population Projection	5,206	11,275	36,252
Annual Growth 2020-2024	0.2%	-0.2%	-0.7%
Annual Growth 2024-2029	0.1%	0%	-0.1%
Median Age	38.9	42.2	44.2
Bachelor's Degree or Higher	11%	13%	17%
U.S. Armed Forces	0	2	13

Population By Race			
	2 miles	5 miles	10 miles
White	3,795	9,307	32,317
Black	12	19	56
American Indian/Alaskan Native	2	8	66
Asian	28	43	114
Hawaiian & Pacific Islander	0	0	0
Two or More Races	1,351	1,901	3,867
Hispanic Origin	1,446	1,832	3,123

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$147,731	\$202,106	\$227,535
Median Year Built	1976	1981	1982

Households			
	2 miles	5 miles	10 miles
2020 Households	2,054	4,383	14,359
2024 Households	2,069	4,339	13,923
2029 Household Projection	2,075	4,337	13,853
Annual Growth 2020-2024	0.5%	-0.1%	-0.3%
Annual Growth 2024-2029	0.1%	0%	-0.1%
Owner Occupied Households	1,318	3,367	11,791
Renter Occupied Households	757	970	2,062
Avg Household Size	2.5	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$53.9M	\$137.3M	\$476.5M

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$60,513	\$79,935	\$91,170
Median Household Income	\$44,358	\$69,171	\$75,555
< \$25,000	634	885	2,094
\$25,000 - 50,000	473	822	2,417
\$50,000 - 75,000	272	643	2,404
\$75,000 - 100,000	331	680	2,073
\$100,000 - 125,000	105	423	1,596
\$125,000 - 150,000	164	456	1,351
\$150,000 - 200,000	64	293	1,220
\$200,000+	25	139	767

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Cedar St	Morrice Blvd S	21,799	2025	0.03 mi
South Cedar Street	E Borland Rd	20,239	2025	0.33 mi
M-53	E Borland Rd	20,250	2024	0.33 mi
N Cedar St	E 5th St N	18,897	2025	0.62 mi
M-53	Newark Rd	19,307	2024	0.75 mi
South Cedar Street	Newark Rd	19,293	2025	0.82 mi
North Cedar Street	Old M-21	17,081	2025	0.88 mi
M-53 CEDAR STREET	Old M-21	16,240	2020	0.88 mi
Newark Rd	Stoldt Ave E	4,083	2025	0.89 mi
East Capac Road	N Cedar St	7,387	2025	0.90 mi

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ADDITIONAL PHOTOS



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