

# NEXTGEN SUITES

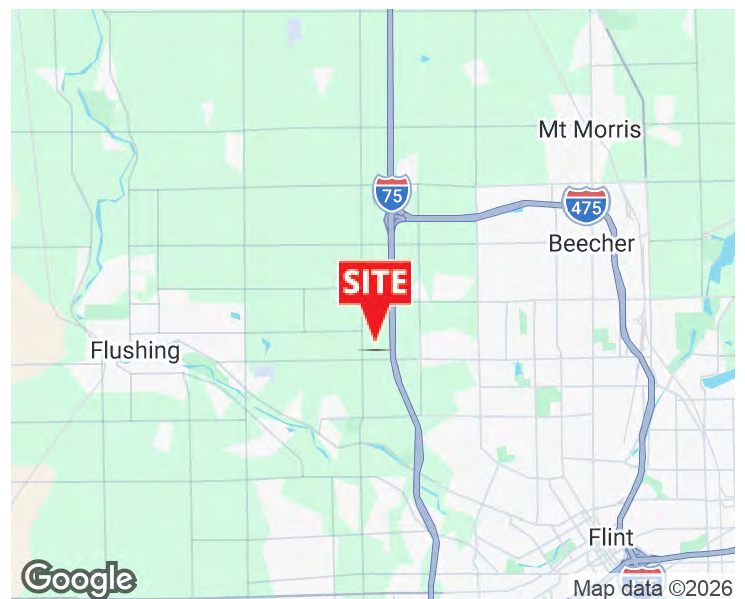
4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



## PROPERTY HIGHLIGHTS

- 76 room motel for sale
- Newly Remodeled with the following: New Roof, windows, bathroom vanities, tub surrounds and parking lot. All new plumbing and electrical work, among a number of other improvements
- Great location with easy access to I-75
- Motel consists of 3 buildings
- (1) two-story interior corridor building with basement, and (2) one-story exterior entrance buildings
- 3.28 acre site - with excess land for expansion or other uses
- Unencumbered by brand or management
- Ability to drive revenue through a franchise: Travelodge, Rodeway Inn, Econo Lodge and others are options – Contact Broker
- Currently owner only rents to weekly and monthly guest, ability to drive revenue from daily stays
- 14 of the 76 rooms have not been remodeled



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900

djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Sale Price:    | \$3,500,000               |
| Parcel:        | 14-28-551-012             |
| Zoning:        | C-2, Community Commercial |
| Year Built:    | 1979                      |
| Land Size:     | 3.284 Acres               |
| Rooms:         | 76                        |
| Building Size: | 26,472 SF                 |
| Parking:       | ± 110                     |

## TAXES

|              |             |
|--------------|-------------|
| Winter 2025: | \$23,487.50 |
| Summer 2025: | \$5,369.83  |
| Total:       | \$28,857.33 |

## PROPERTY DESCRIPTION

This 76-room motel is for sale and has been newly remodeled with a new roof, windows, bathroom vanities, tub surrounds, and parking lot, along with all new plumbing and electrical work, among a number of other improvements. The property offers a great location with easy access to I-75. The motel consists of three buildings: (1) two-story interior corridor building with a basement and (2) one-story exterior entrance buildings. Situated on a 3.28-acre site with excess land for expansion or other uses, the property is unencumbered by brand or management. There is the ability to drive revenue through a franchise, such as Travelodge, Rodeway Inn, Econo Lodge, or others — contact broker. The current owner only rents to weekly and monthly guests, creating the opportunity to increase revenue through daily stays. 14 of the 76 rooms have not been remodeled.

## LOCATION DESCRIPTION

Located on the north side of Pierson Road, just west of I-75 in Mt. Morris Township, MI, seconds from I-75.

## SURROUNDING BUSINESSES

Dollar Tree, Taco Bell, Tim Hortons, Arby's, Red Lobster, Halo Burger, Domino's, Home Depot, Tractor Supply, Aldi, and more

## TRAFFIC (VEHICLES PER DAY)

|                        |        |
|------------------------|--------|
| Pierson Road           | 18,254 |
| (2WAY/ADT/CoStar 2025) |        |



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900

djappaya@kjcre.com



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

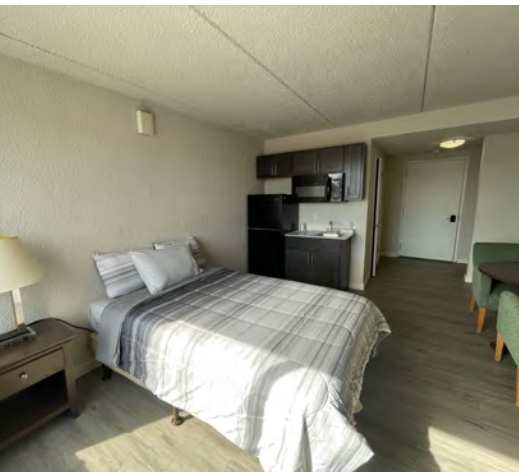
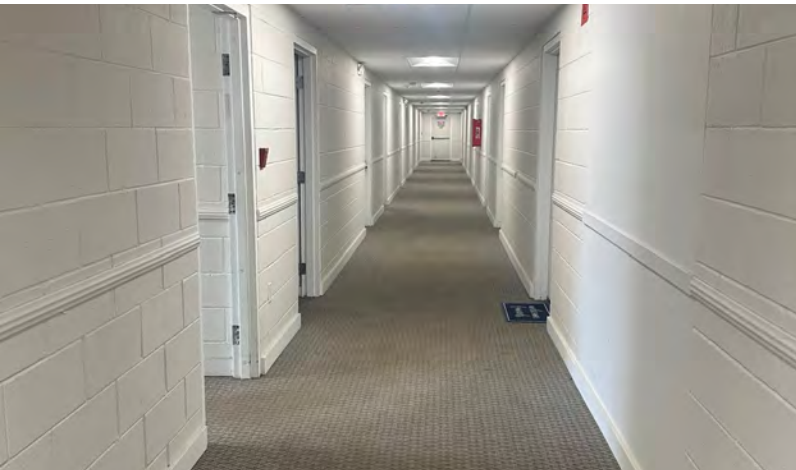
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

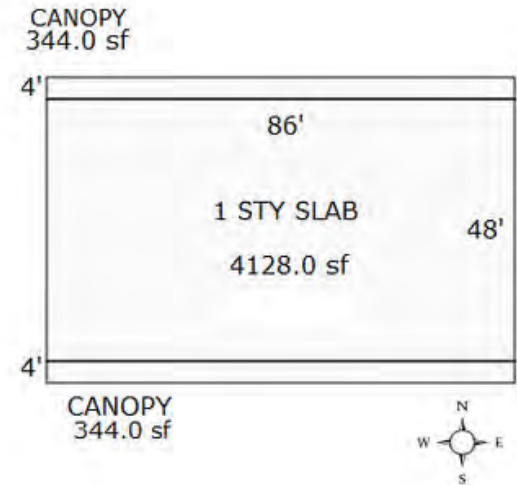
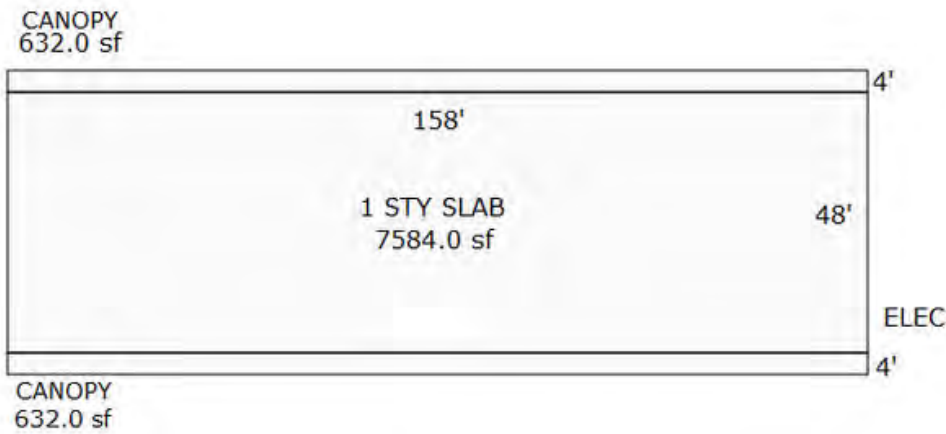
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

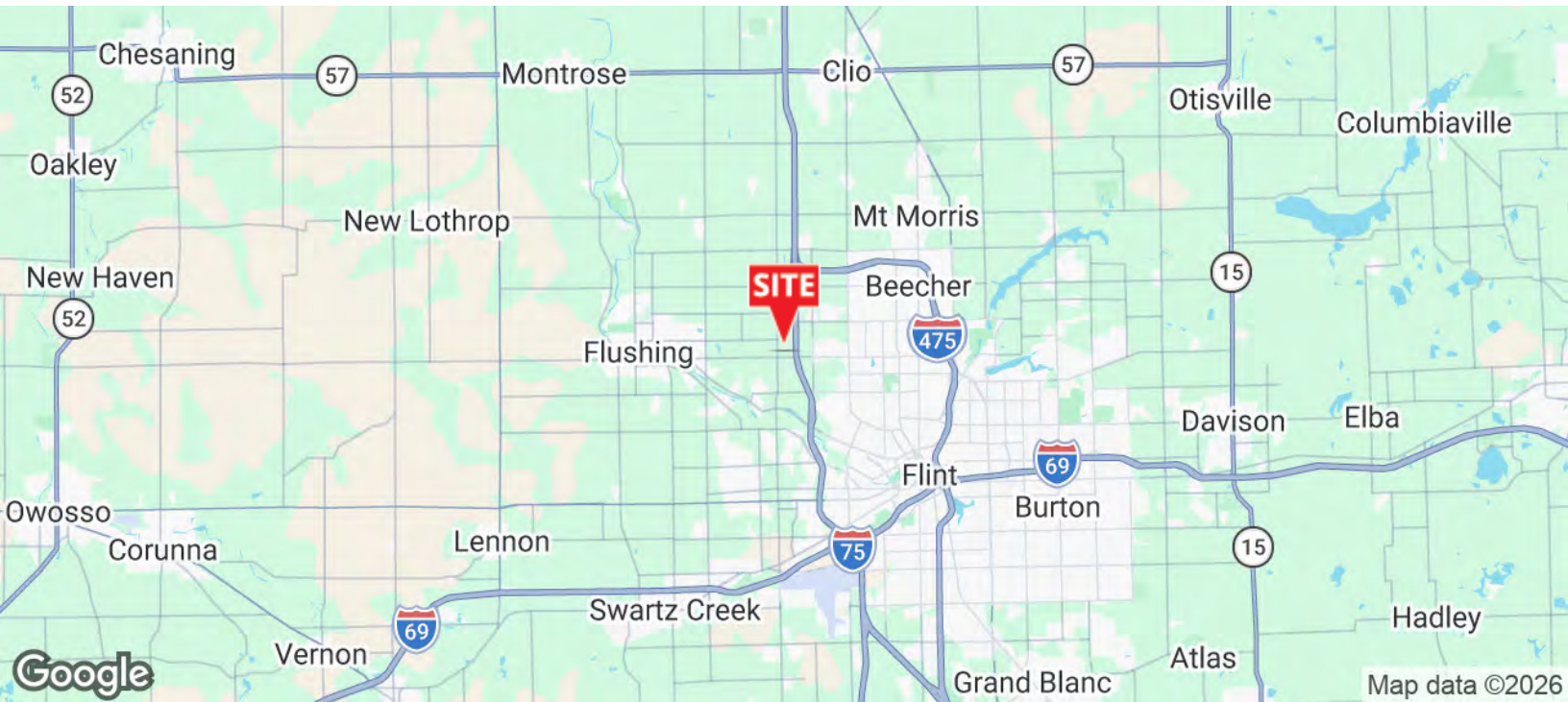
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

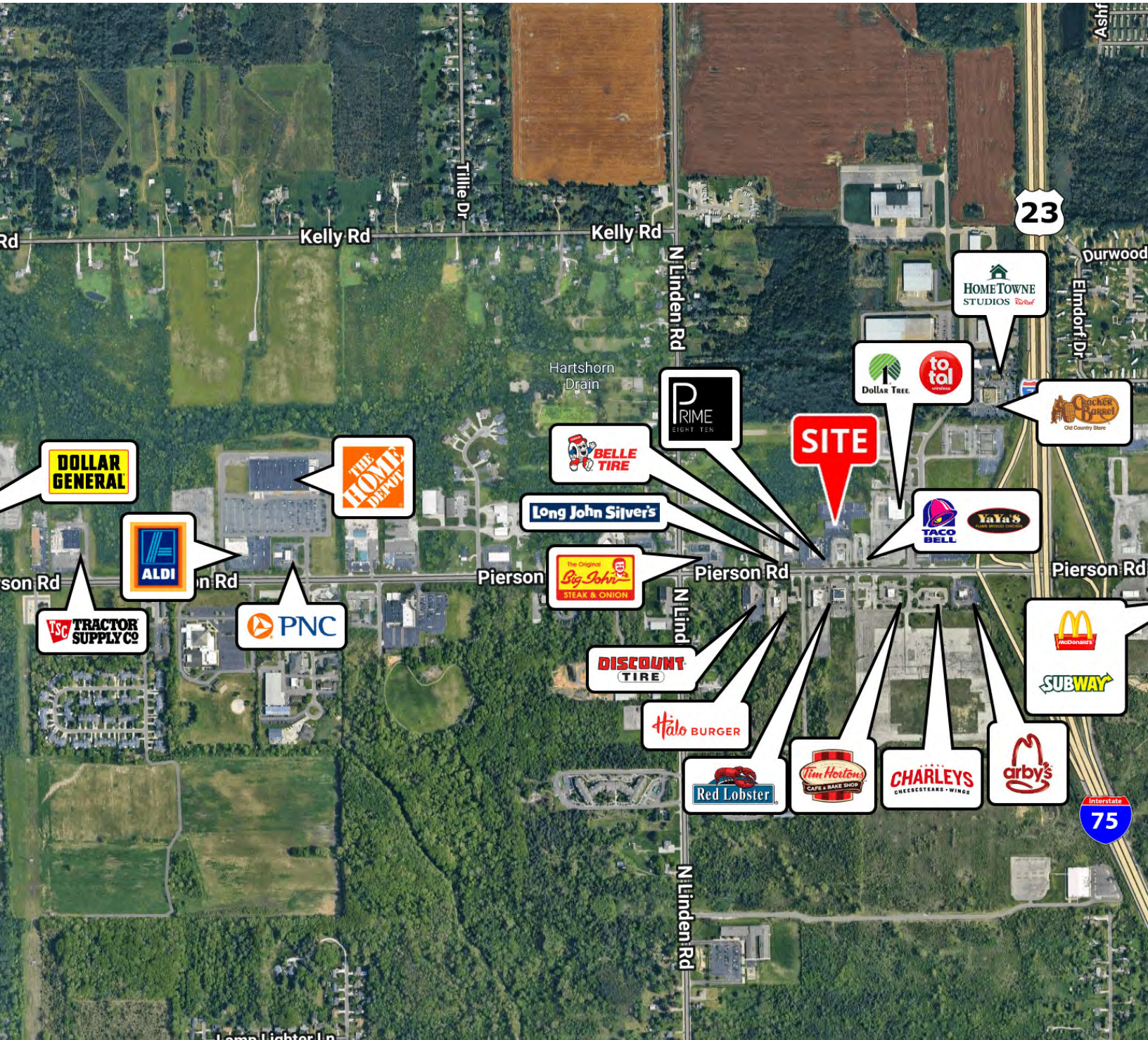
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



KEVIN JAPPAYA, CCIM  
248.851.8900  
kjappaya@kjcre.com

DAVID JAPPAYA  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

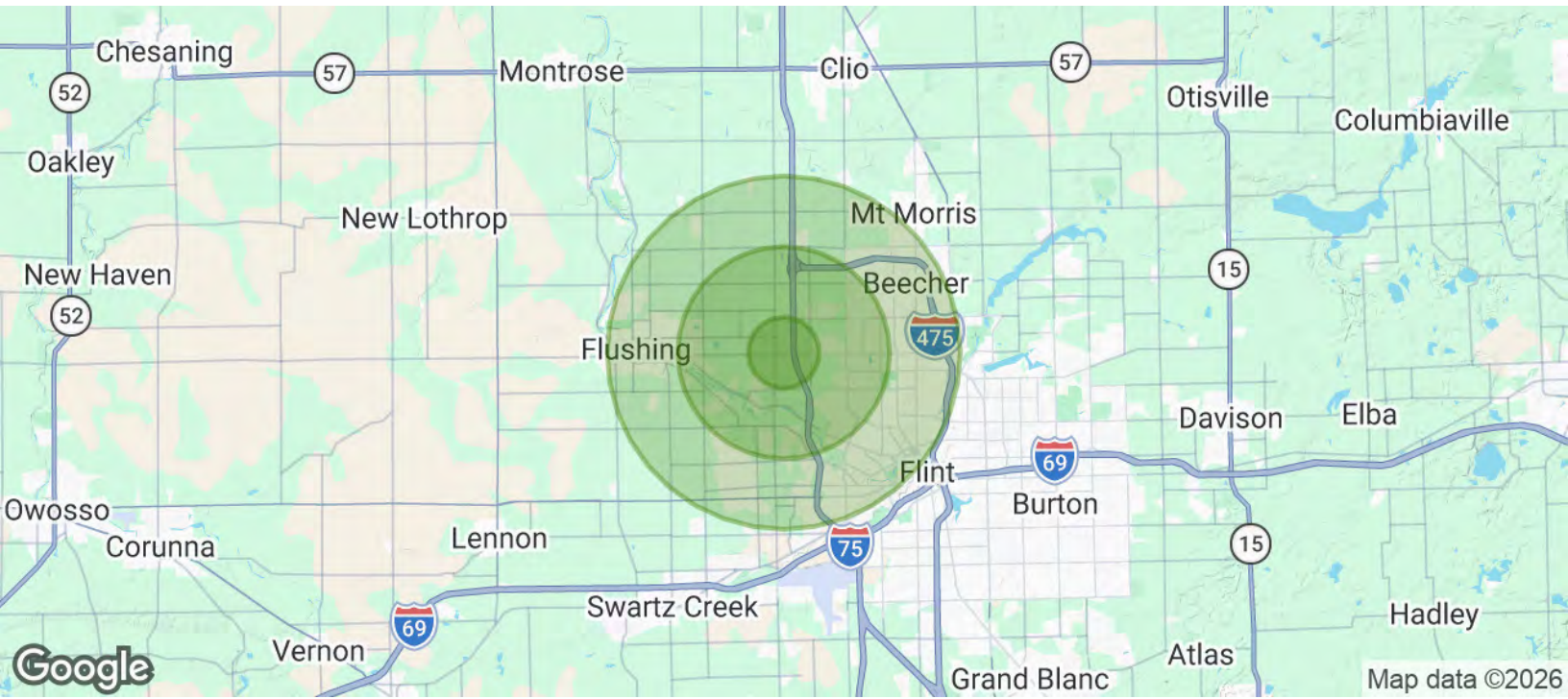
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# NEXTGEN SUITES

4380 PIERSON ROAD | MT. MORRIS TOWNSHIP, MI 48504

Hospitality Offering For Sale



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,356  | 35,102  | 98,592  |
| Average age          | 42     | 41      | 41      |
| Average age (Male)   | 40     | 40      | 40      |
| Average age (Female) | 43     | 43      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 616       | 14,507    | 41,188    |
| # of persons per HH | 2.2       | 2.4       | 2.4       |
| Average HH income   | \$60,170  | \$59,461  | \$59,760  |
| Average house value | \$131,194 | \$138,531 | \$132,715 |

\* Demographic data derived from 2020 ACS - US Census



**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

