

TURNKEY RESTAURANT

PRICE REDUCED!



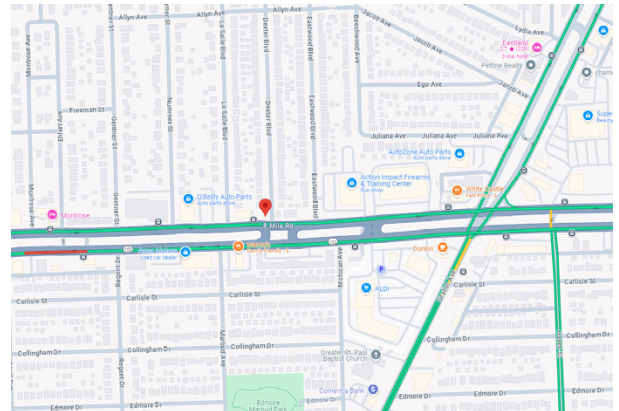
PILOT

PROPERTY GROUP

14693 8 MILE RD., WARREN, MI 48089

PROPERTY OVERVIEW:

- Well-Established turnkey restaurant for sale
- All furniture, fixtures, and equipment included in sale
- Land Contract Terms Available
- Located on always busy 8 Mile Rd, approximately 40,000 VPD
- Pole Signage
- *Do not approach employees. All inquiries and showing requests made through the listing broker.*



Property Type: Retail/Restaurant
Cross Streets: 8 Mile Road just West of Gratiot
Total Square Footage: Approximately 800 SF
Building Name: House of Reuben
Parcel Size: 0.088 Acres
Year Built: 1948
Zoning: C-2
Parking Spaces: 8
Property Taxes: 2025- \$2,047.02
Sale Price: ~~\$350,000.00~~ **\$275,000.00**

AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2020 Population	66,958	372,003	986,919
2024 Population	74,826	387,772	1,021,944
2029 Population Projection	75,283	385,481	1,015,333
Annual Growth 2020-2024	2.9%	1.1%	0.9%
Annual Growth 2024-2029	0.1%	-0.1%	-0.1%
Median Age	34.2	37.9	38.9
Bachelor's Degree or Higher	8%	17%	23%
U.S. Armed Forces	4	114	366

Population By Race			
	2 mile	5 mile	10 mile
White	16,356	158,453	492,772
Black	52,403	190,194	406,719
American Indian/Alaskan Native	88	488	1,380
Asian	1,186	12,886	50,275
Hawaiian & Pacific Islander	24	57	203
Two or More Races	4,768	25,694	70,595
Hispanic Origin	1,474	8,811	25,533

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$72,640	\$124,719	\$157,496
Median Year Built	1953	1954	1957

Households			
	2 mile	5 mile	10 mile
2020 Households	23,963	144,698	412,018
2024 Households	26,619	149,945	426,638
2029 Household Projection	26,754	148,907	423,877
Annual Growth 2020-2024	2.5%	1.0%	0.9%
Annual Growth 2024-2029	0.1%	-0.1%	-0.1%
Owner Occupied Households	14,299	93,481	246,465
Renter Occupied Households	12,455	55,426	177,412
Avg Household Size	2.7	2.5	2.3
Avg Household Vehicles	1	2	1
Total Specified Consumer Spending (\$)	\$582.8M	\$3.7B	\$10.9B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$54,054	\$67,477	\$71,993
Median Household Income	\$43,592	\$49,203	\$52,017
< \$25,000	6,627	37,003	104,867
\$25,000 - 50,000	8,531	38,941	102,080
\$50,000 - 75,000	5,622	27,017	72,452
\$75,000 - 100,000	3,175	17,020	50,435
\$100,000 - 125,000	1,363	11,131	33,301
\$125,000 - 150,000	502	6,763	22,116
\$150,000 - 200,000	474	6,659	21,774
\$200,000+	324	5,410	19,612

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
8 Mile Rd	Mohican Ave W	37,643	2022	0.15 mi
E 8 Mile Rd	Mohican Ave W	40,900	2016	0.15 mi
Gratiot Ave	Carlisle Dr SW	23,217	2022	0.22 mi
Gratiot Ave	Edmore Dr SW	22,602	2022	0.24 mi
Gratiot Ave	8 Mile Rd SW	28,173	2022	0.28 mi
M-3 GRATIOT	8 Mile Rd SW	29,117	2020	0.28 mi
North Gratiot Avenue	8 Mile Rd SW	28,080	2022	0.28 mi
M-102 EIGHT MILE	Carlisle St	32,724	2020	0.35 mi
Gratiot Ave	Jacob Ave SW	26,860	2022	0.37 mi
8 Mile Rd	Brock Ave E	36,002	2022	0.40 mi

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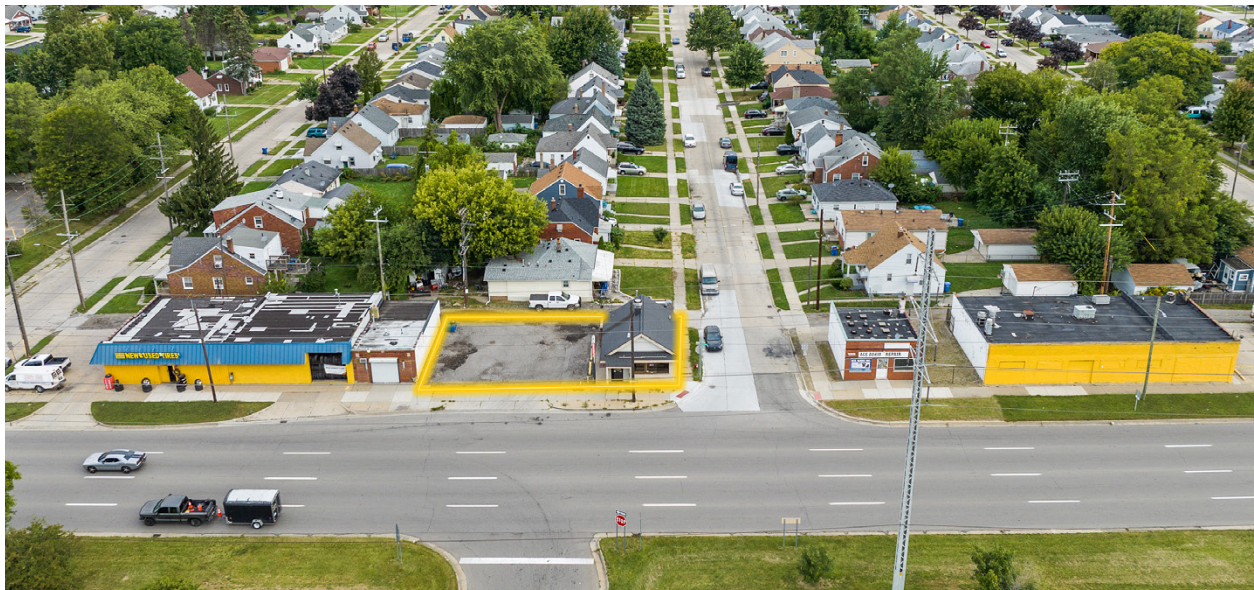
ADDITIONAL PHOTOS



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