

Popular Coffee Shop Business - Brewed Awakenings

7025 E Michigan, Suite M, Saline, MI 48176



FOR SALE

FOR SALE



LOCATION DESCRIPTION

Country Creek Village Shopping Center is located on S.E. corner of East Michigan Avenue and South State / Moon Road in Saline (Pittsfield Township). Excellent visibility with frontage at busy retail and business intersection on Michigan Avenue, east of downtown Saline. Access to US-23 via Michigan Avenue and access to I-94 via S. State Street.

OFFERING SUMMARY

Sale Price:	\$399,995
Suite Size:	2,400 SF
Gross Revenue:	\$793,000/YR
Base Rent:	\$18.50/SF NNN
NNN Expenses:	est \$6.42/SF

Contact Listing Broker for showing
Non-disclosure Agreement required

Tony Caprarese

734.222.7520

tonyc@swishercommercial.com

PROPERTY HIGHLIGHTS

- Multiple People's Choice Award Winner for Best Coffee Shop
- Longstanding, locally owned community gathering place
- Turn-key operation with trained staff and established systems
- Proprietary recipes, furniture, fixtures & equipment included in the sale
- Strong catering business with institutional clients (U-M, schools, local businesses)
- Lease runs through Dec. 2031 with three (3) five-year renewal options
- Coffee exclusivity clause in lease
- Loyal, established customer base with strong community reputation

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PROPERTY DESCRIPTION

Website: brewedawakeningscafe.com

Consistently voted People's Choice Award Winner for Best Coffee Shop, this well-loved café is a true Saline institution. Locally owned and operated, it is a turn-key opportunity with a loyal customer base and a strong reputation as a community gathering spot where friends meet, professionals work, and groups from all ages come together.

The café's well-trained and knowledgeable staff ensure smooth day-to-day operations, while its established catering business drives consistent revenue, serving regular orders from the University of Michigan Hospital & University, local schools, and area businesses. Included in the sale are proprietary, tried-and-true recipes that set this café apart from competitors.

The current lease runs through December 2031, offering coffee exclusivity with three (3) additional five-year renewal options and guaranteed base lease rates—providing long-term stability for the new owner.

Highlights:

Award-winning, locally recognized brand

Established catering accounts with institutional clients

Strong, loyal customer base and community presence

Proprietary recipes included in sale

Lease secured through 2031 with renewal options and exclusivity rights

Experienced staff in place for seamless transition

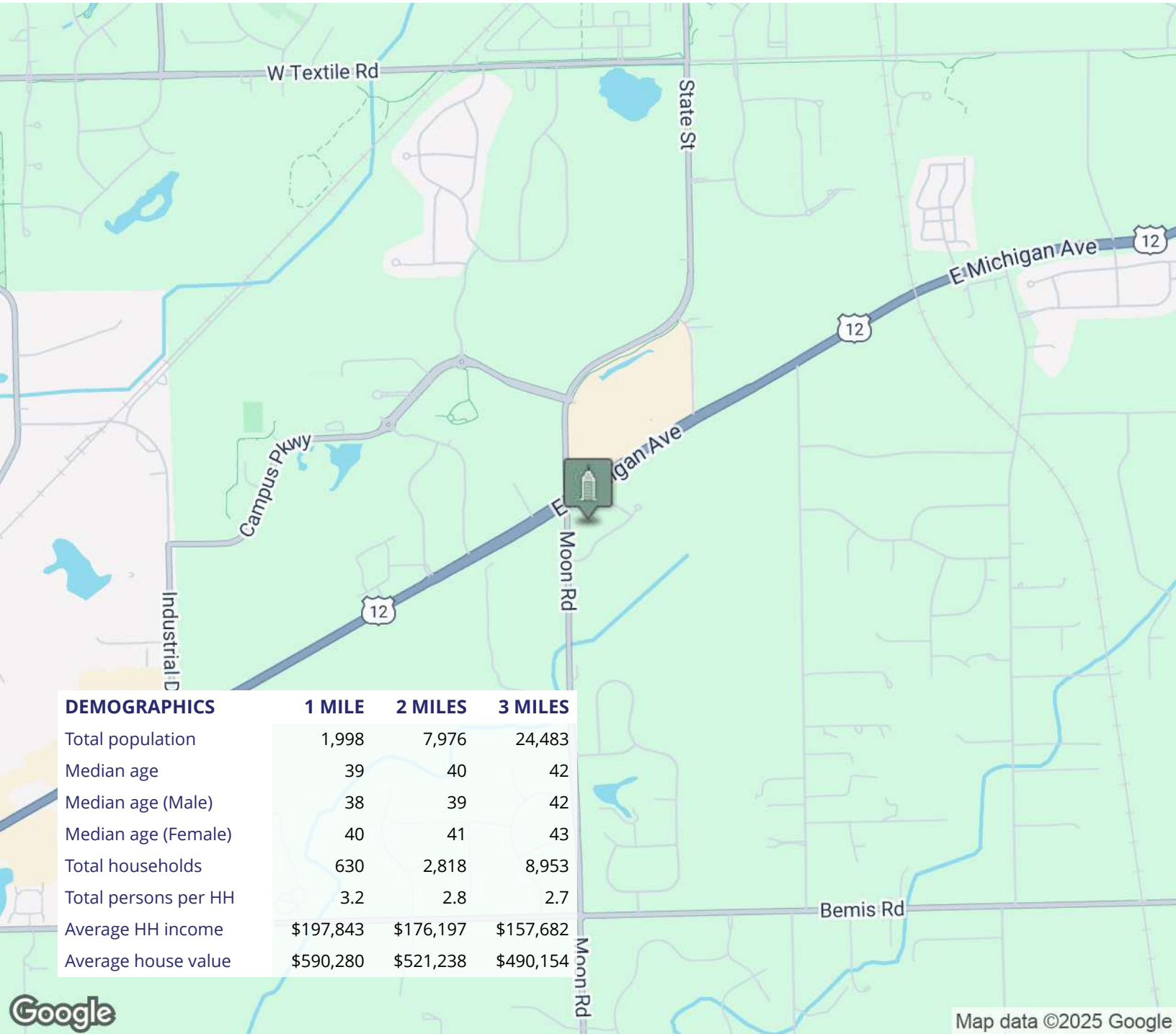
This is an ideal opportunity for an entrepreneur or investor looking to step into a thriving, community-centered business with proven success and growth potential.

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