



Offering Memorandum Lynwood Bar LLC

OFFERING MEMORANDUM | 596 BUSHA HIGHWAY | MARYSVILLE, MI

Exclusively Listed by

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Keller Williams Platinum

31525 23 Mile Road

New Baltimore, MI 48047

Each Office is Independently Owned and Operated

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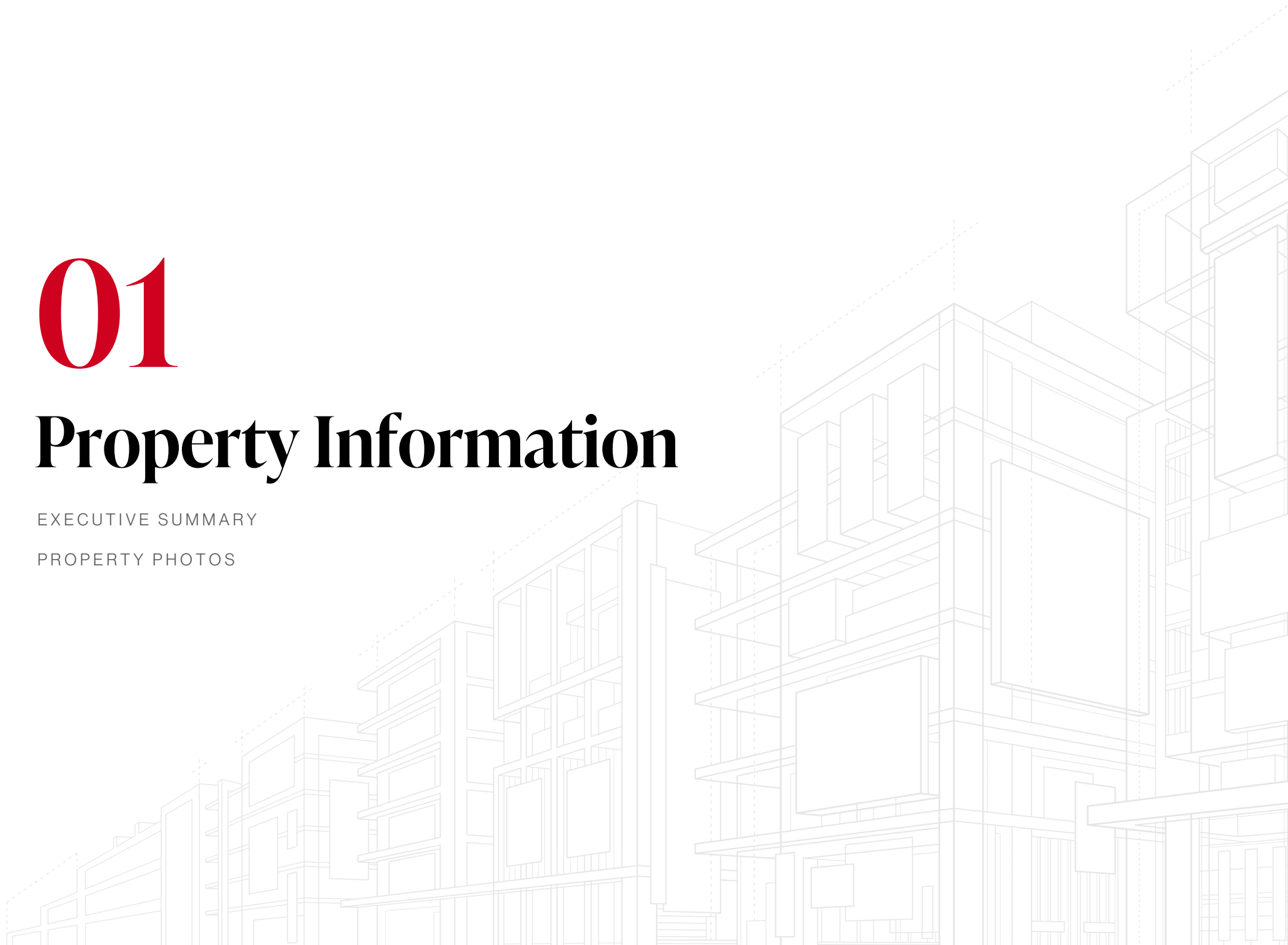
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary



Price:	\$875,000
Building SF:	5,013
Price / SF:	\$174.54
Lot Size:	1.05 Acres
Frontage:	344 LF
Parking:	Off Street
Parking Spots:	62
AADT:	10,020
Year Built:	1930
Renovated:	2023

Property Highlights

- Prime Visibility along a major thoroughfare
- Approximately one-acre commercial parcel
- extensive on-site parking capacity
- Recent Capital Improvements (2022-2023)
- Strategic Location within the Marysville Trade Area
- Walk-in Freezer & Cooler
- Class C Liquor License

Opportunity Overview

An exceptional opportunity to acquire a well-established, turnkey restaurant and bar along one of St. Clair County's most traveled commercial corridors. The Lynwood Bar has built a loyal following in the Marysville trade area and represents a rare chance to step into a fully operational food and beverage business with an established customer base and strong brand recognition. The freestanding building sits on a generous commercial parcel zoned C-3, offering flexible use potential and ample on-site parking — a critical advantage for any restaurant operation. With substantial road frontage and high daily traffic counts along Busha Highway, the property enjoys outstanding visibility and accessibility that few comparable sites in the area can match.

The building has been recently updated with meaningful capital improvements, including foundation work and exterior renovations, providing a buyer with a solid, well-maintained physical asset. With the potential to earn additional income through the upstairs rental unit.

Whether you're an owner-operator looking to take the reins of a proven concept, an investor seeking value-add hospitality real estate, or an entrepreneur exploring repositioning opportunities, the Lynwood Bar delivers a compelling combination of real estate fundamentals and going-concern business value in one of Michigan's most scenic and growing waterfront communities.



Property Photos



Property Photos



Property Photos



02

Location Information

LOCATION MAPS

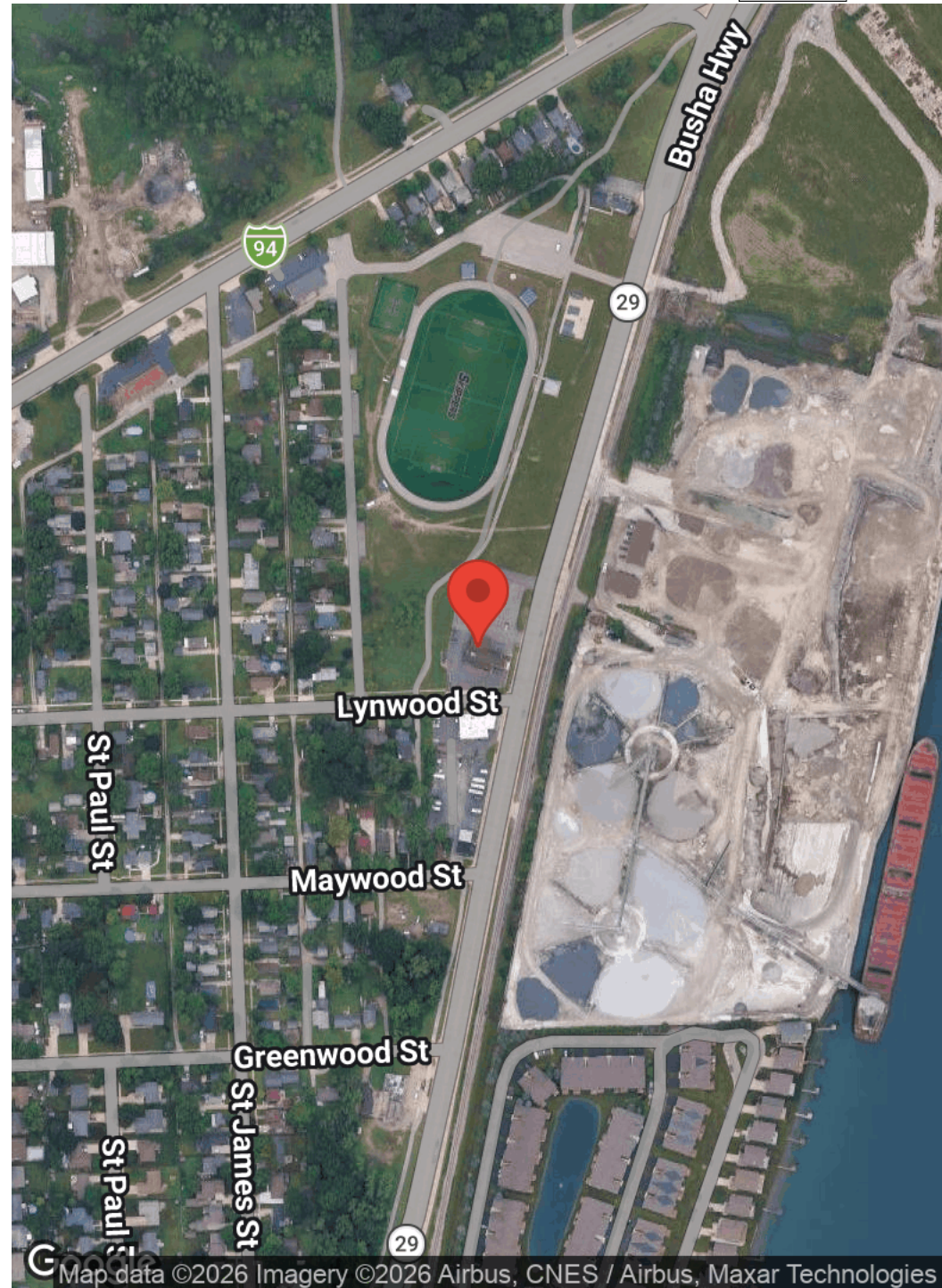
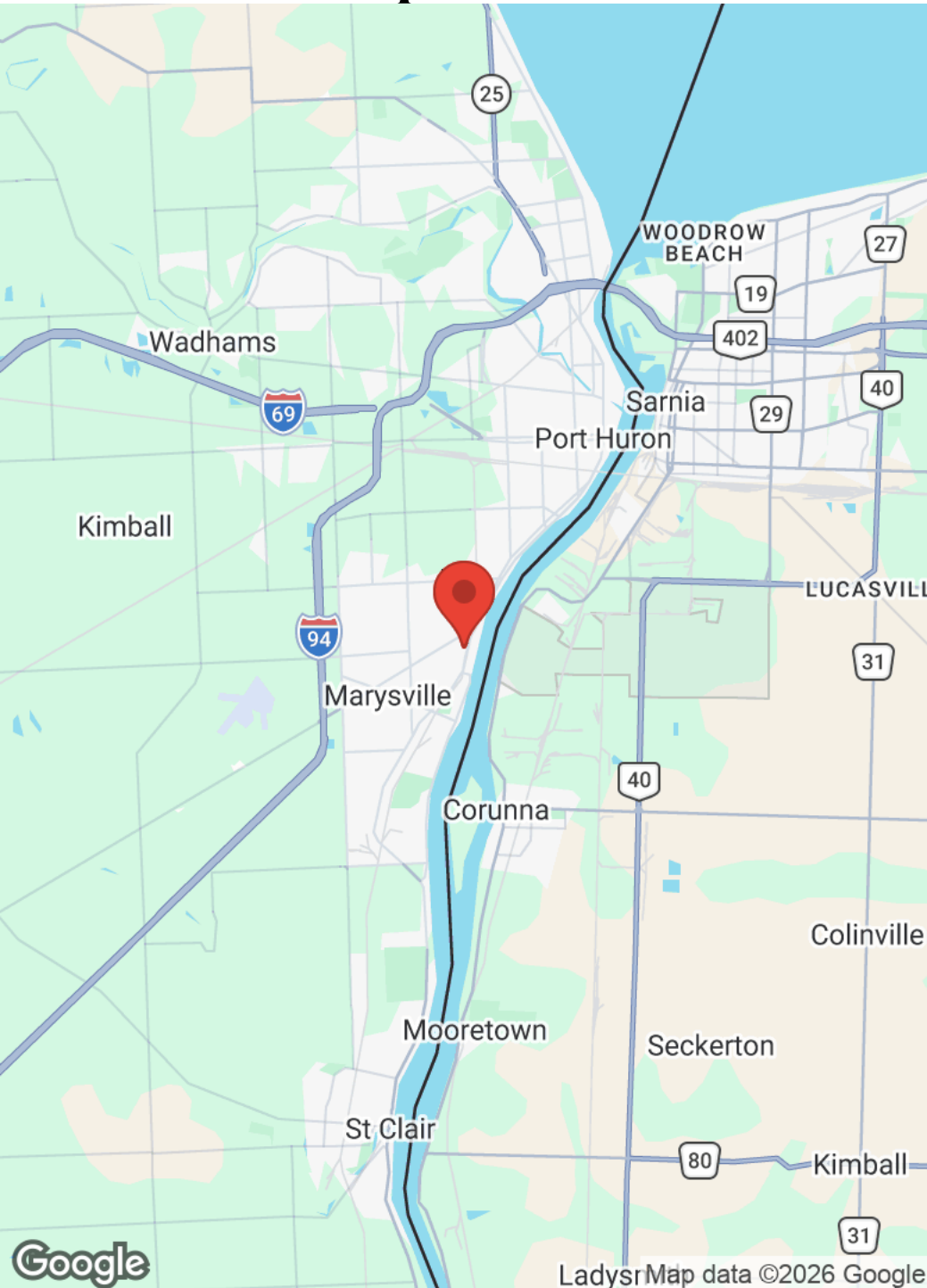
AERIAL MAP

DEMOGRAPHICS

DISCLAIMER



Location Maps



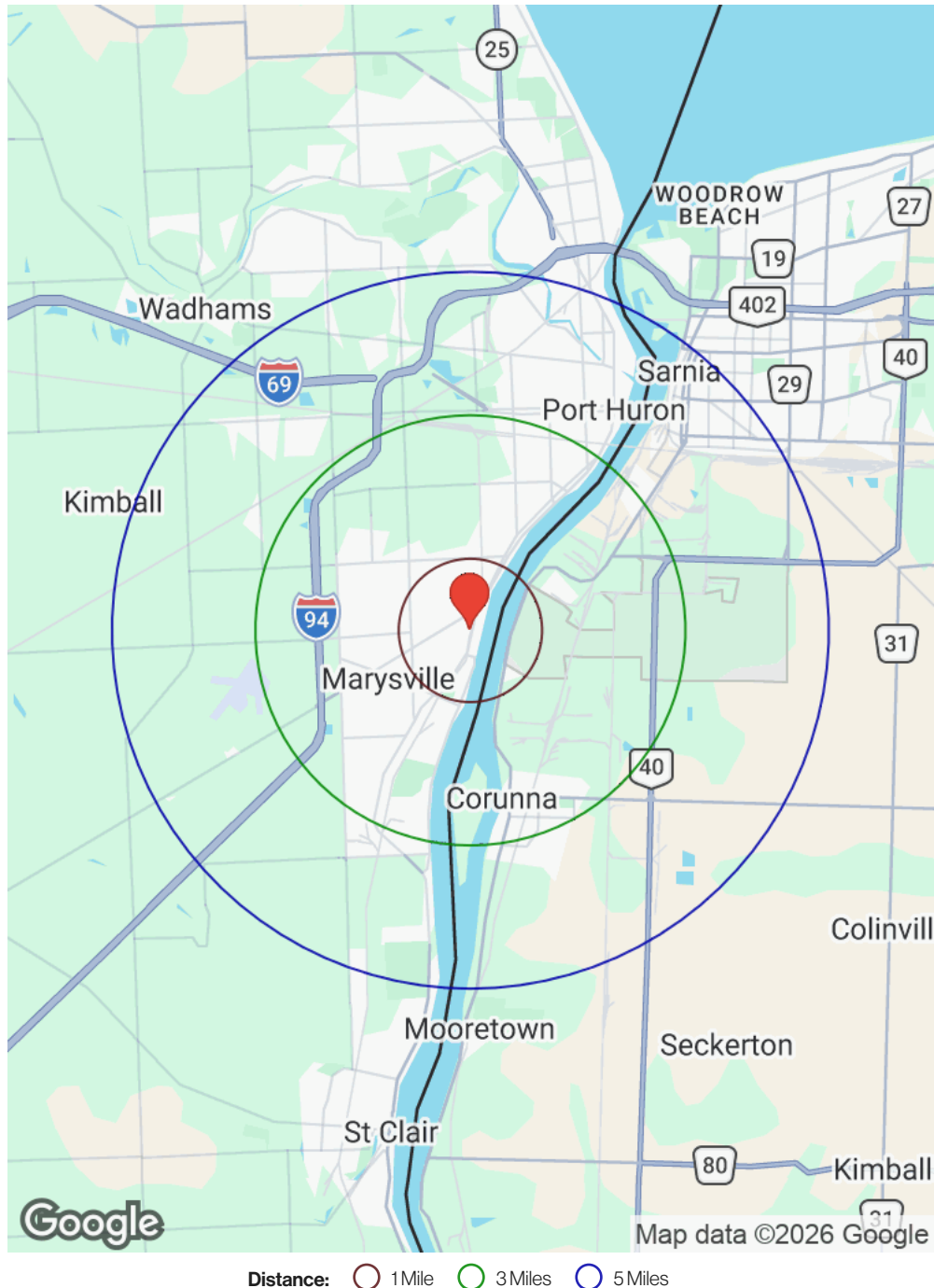
Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,310	8,870	21,134
	Female	1,501	9,272	21,239
	Total Population	2,812	18,142	42,373
Housing	Total Units	1,318	8,086	19,228
	Occupied	1,228	7,487	17,673
	Owner Occupied	1,069	4,954	10,774
	Renter Occupied	159	2,533	6,899
	Vacant	90	598	1,555
Age	Ages 0 - 14	427	3,121	7,194
	Ages 15 - 24	308	2,394	5,391
	Ages 25 - 54	961	6,690	16,368
	Ages 55 - 64	400	2,312	5,729
	Ages 65+	717	3,626	7,692
Income	Median	\$70,930	\$59,314	\$54,627
	Under \$15k	55	709	2,107
	\$15k - \$25k	166	751	1,599
	\$25k - \$35k	64	670	1,802
	\$35k - \$50k	109	996	2,590
	\$50k - \$75k	251	1,315	3,254
	\$75k - \$100k	162	1,040	2,289
	\$100k - \$150k	246	1,273	2,550
	\$150k - \$200k	94	448	899
Over \$200k	80	287	582	

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