

# FORMER ADULT ENTERTAINMENT VENUE

20771 Eight Mile West, Detroit, MI 48219

Real Estate, Business, Liquor Licenses, Cabaret Licenses and FF&E Included



LOCATED ON DETROIT'S EIGHT MILE ROAD - ALTERNATIVE USES

Exclusively Listed By:

**BRANDON KASSAB**

248.702.0292

Senior Director

[bkassab@encorereis.com](mailto:bkassab@encorereis.com)

**RYAN VINCO**

248.702.0299

Managing Partner

[ryan@encorereis.com](mailto:ryan@encorereis.com)

**DENO BISTOLARIDES**

248.702.0288

Managing Partner

[denob@encorereis.com](mailto:denob@encorereis.com)

# FORMER ADULT ENTERTAINMENT CLUB

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## TABLE OF CONTENTS

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CONFIDENTIALITY AND DISCLAIMER	2
EXECUTIVE SUMMARY	4
ZONING	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
ALTA SURVEY	8
AERIAL MAP	9
RETAIL MAP	10
MARKET OVERVIEW	11
REGIONAL MAP	12
LOCATION MAP	13
DEMOGRAPHICS MAP & REPORT	14

# FORMER ADULT ENTERTAINMENT CLUB

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Google Map



Street View

## EXECUTIVE SUMMARY

### SALE PRICE

**\$2,900,000**

#### PARCEL 1 OVERVIEW

Address:	20719 W Eight Mile
City/State:	Detroit, MI
Land Acreage:	0.67 AC
Zoning:	B4
Parcel No:	22-019025
Frontage:	464 FT
2024 Taxes:	\$31,873
Total Assessed:	\$466,200

#### PARCEL 2 OVERVIEW

Address:	20771 W Eight Mile
City/State:	Detroit, MI
Roof / Structure:	2 Stories
Building Size:	8,736 SF
Land Acreage:	0.24 AC
Zoning:	B4
Parcel No:	22-01-902-40-06
Frontage:	106 FT
Year Built:	2007

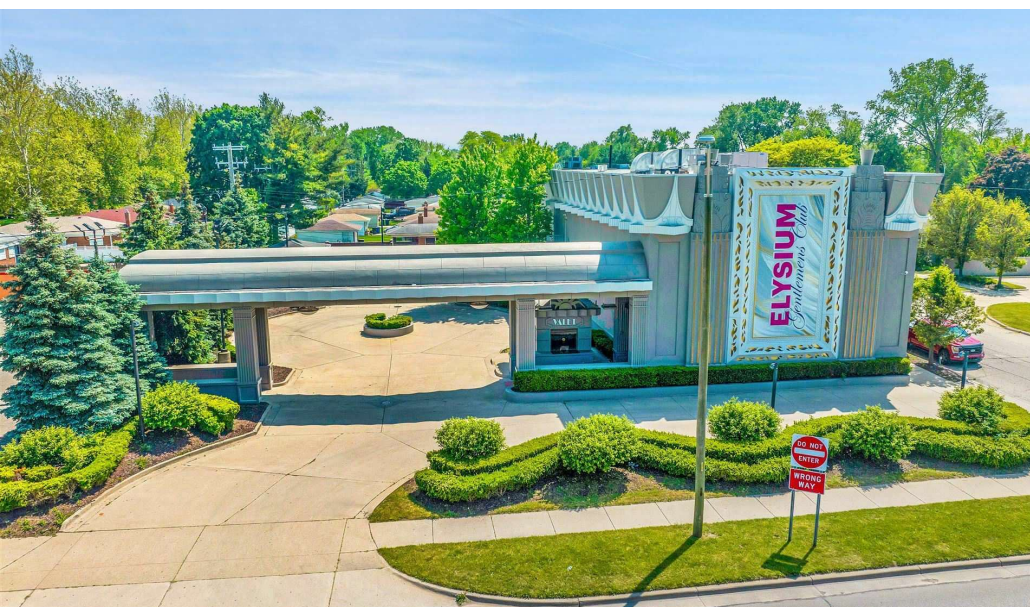
#### INVESTMENT HIGHLIGHTS

- This former adult entertainment venue on Detroit's Eight Mile Road offers a rare, turnkey opportunity with both a Liquor License and a Cabaret License included in the sale. The space is ideal for a nightclub, upscale private event space or banquet hall venue. With the licenses and infrastructure in place, a new owner can quickly rebrand and capitalize on Detroit's vibrant nightlife scene.
- The property also includes two lots with ample parking and approximately 575 feet of frontage. The 2007built, two-story, building is just under 9,000 square feet, fully built out with premium improvements including a state-of-the-art sound and lighting system, hidden in-wall bar coolers, kitchen equipment, seating, tables, and bar stools. The seller did not complete a full renovation after acquiring the property in 2023, however they invested roughly \$400,000 in interior upgrades, enhancing the bars, booths, and installing all new TVs.
- **Business, Licenses & Real Estate Included** – Rare offering with all components packaged for a seamless transition or redevelopment
- **Prime Location** – Two parcels totaling 0.91 acres with an 8,736 SF building and expansive on-site parking, perfect for entertainment, nightlife, or hospitality uses
- **High-Traffic Visibility** – Exceptional exposure along W. Eight Mile Road with over 63,500 vehicles per day
- **Ideal for Visionary Developers** – Positioned in a revitalizing corridor with strong potential for transformation
- **Robust Demographics** – More than 117,200 residents within 3 miles and over 327,500 within 5 miles, offering a dense customer base

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## ZONING



### ZONING DESCRIPTION

In Detroit, zoning B4 designates a "General Business District: intended for commercial and business uses that are typically oriented towards thoroughfares. These areas allow for a variety of businesses, particularly those that draw clientele from passing traffic. B4 zoning is widespread in Detroit, covering 79% of the city's commercially zoned streets.

### PURPOSE:

B4 zoning aims to accommodate businesses that rely on passing traffic, including retail, service, and entertainment establishments.

### PERMITTED USES:

Beyond the general permitted uses, B4 zoning allows for things like:

- Dance Halls
- Private Club, Lodge, or Similar Use
- Recording Studio, Photo Studio or Video Studio
- Cabaret
- Pool or Billiard Hall
- Public Garages
- Drive-In Theaters
- Bowling Alleys
- Tourist Courts/Motels
- Auto & Marine Sales/Repair
- Automobile Parking Lots
- Bakeries

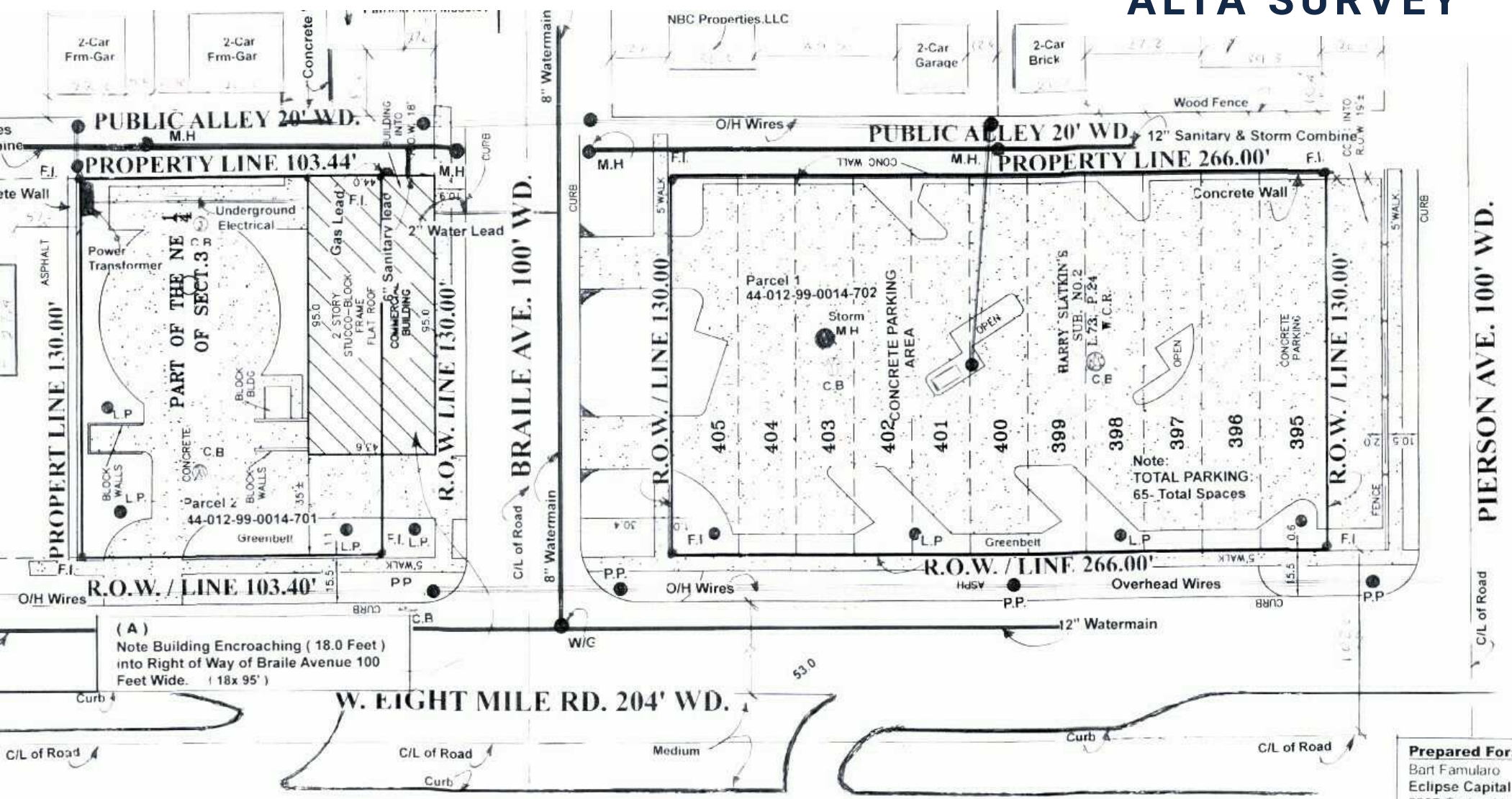
### POTENTIAL IMPROVEMENTS:

The Mixtape Detroit project proposes changes like waiving off-street parking requirements, allowing upper-story housing, and requiring mixed-use buildings with street-facing doors.





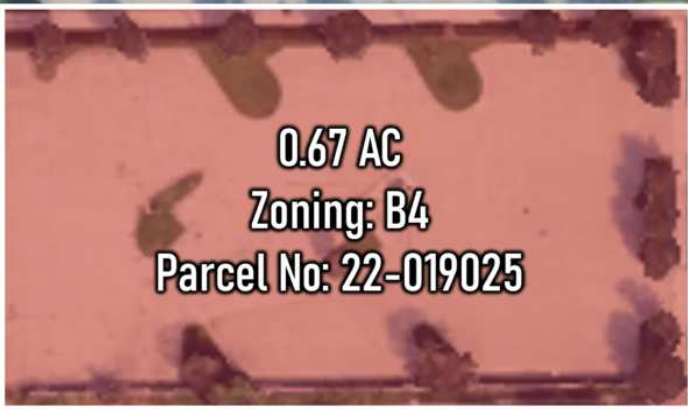
# ALTA SURVEY



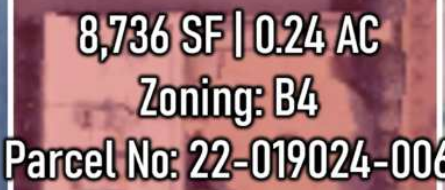
**Prepared For:**  
 Bart Famularo  
 Eclipse Capital  
 2207 Orchard La



Eight Mile W 63,496+ VPD



0.67 AC  
Zoning: B4  
Parcel No: 22-019025



8,736 SF | 0.24 AC  
Zoning: B4  
Parcel No: 22-019024-006



Davita

GARDNER-WHITE  
U-HAUL

Wendy's FAMILY DOLLAR  
SHELL DOLLAR TREE  
SUBWAY

Public Storage

Davita

Sam's CLUB

Eight Mile W 63,496+ VPD

Citizens Bank  
McDonald's

T-Mobile

Save a lot  
POPEYES

Subject Property

Tubby's  
1968

Checkers Auto Zone  
Comerica

CVS pharmacy

VALERO

SUNOCO

SUBWAY  
T-Mobile  
FAMILY DOLLAR Foot Locker  
HAPPY'S PIZZA  
H&R BLOCK

DOLLAR GENERAL

7 Mile 23,458+ VPD

# GENTLEMAN'S CLUB LOCATED ON DETROIT'S EIGHT MILE ROAD

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## DETROIT, MI

Detroit is the most populous city in the U.S. state of Michigan, the largest city on the United States– Canada border, and the seat of Wayne County. The municipality of Detroit had a 2016 estimated population of 672,795, making it the 23rd-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after Chicago.

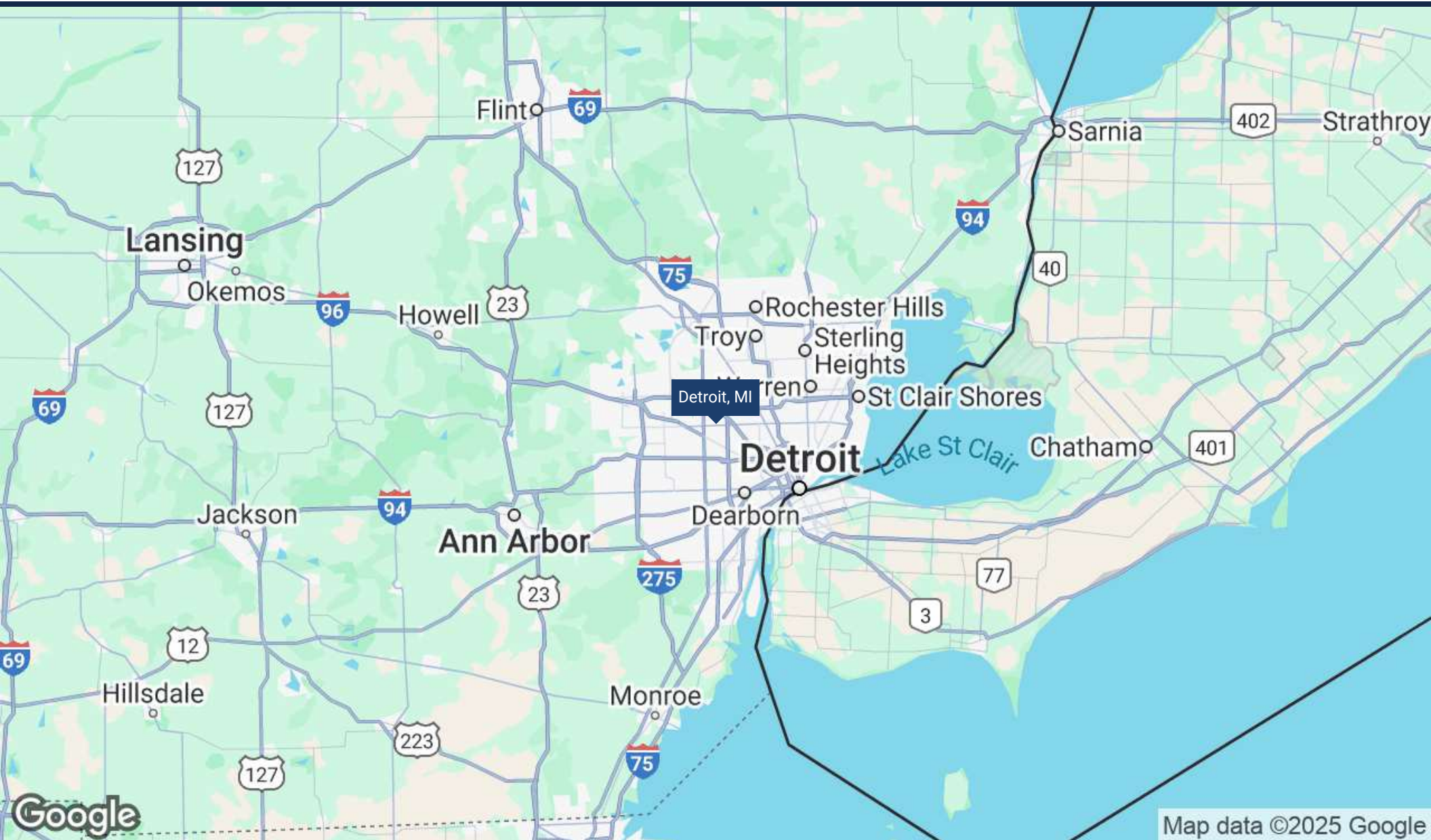
Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the third-largest economic region in the Midwest, behind Chicago and Minneapolis-St. Paul, and the 14th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a tunnel and the Ambassador Bridge, the busiest international crossing in North America. Detroit is best known as the center of the U.S. automobile industry, and the "Big Three" auto manufacturers General Motors, Ford, and Chrysler are all headquartered in Metro Detroit.

In recent years the downtown area has seen tremendous growth and redevelopment. Since 2000 a number of major construction projects have been completed including the new Compuware Headquarters at Campus Martius Park and two new stadiums: Comerica Park and Ford Field. General Motors moved their headquarters into the Renaissance Center, and the Detroit Lions have relocated from Pontiac to Downtown Detroit. High-profile events like the 2005 MLB All-Star Game, Super Bowl XL, and the 2006 and 2012 World Series have taken place in downtown, generating income for local businesses and spurring more growth. As a result, new residents are moving into Detroit in the assortment of new lofts that are opening. An example of these trends is the Westin Book-Cadillac Hotel. In 2006, the Cleveland-based Ferchill Group began the \$180 million redevelopment of the historic Book Cadillac Hotel at the corner of Washington Blvd. and Michigan Avenue. The project, which has been hailed by preservationists houses a 455-room Westin Hotel, 67 high-end condominiums, and two to three restaurants, and some miscellaneous retail serving hotel and conference center guests.

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REGIONAL MAP

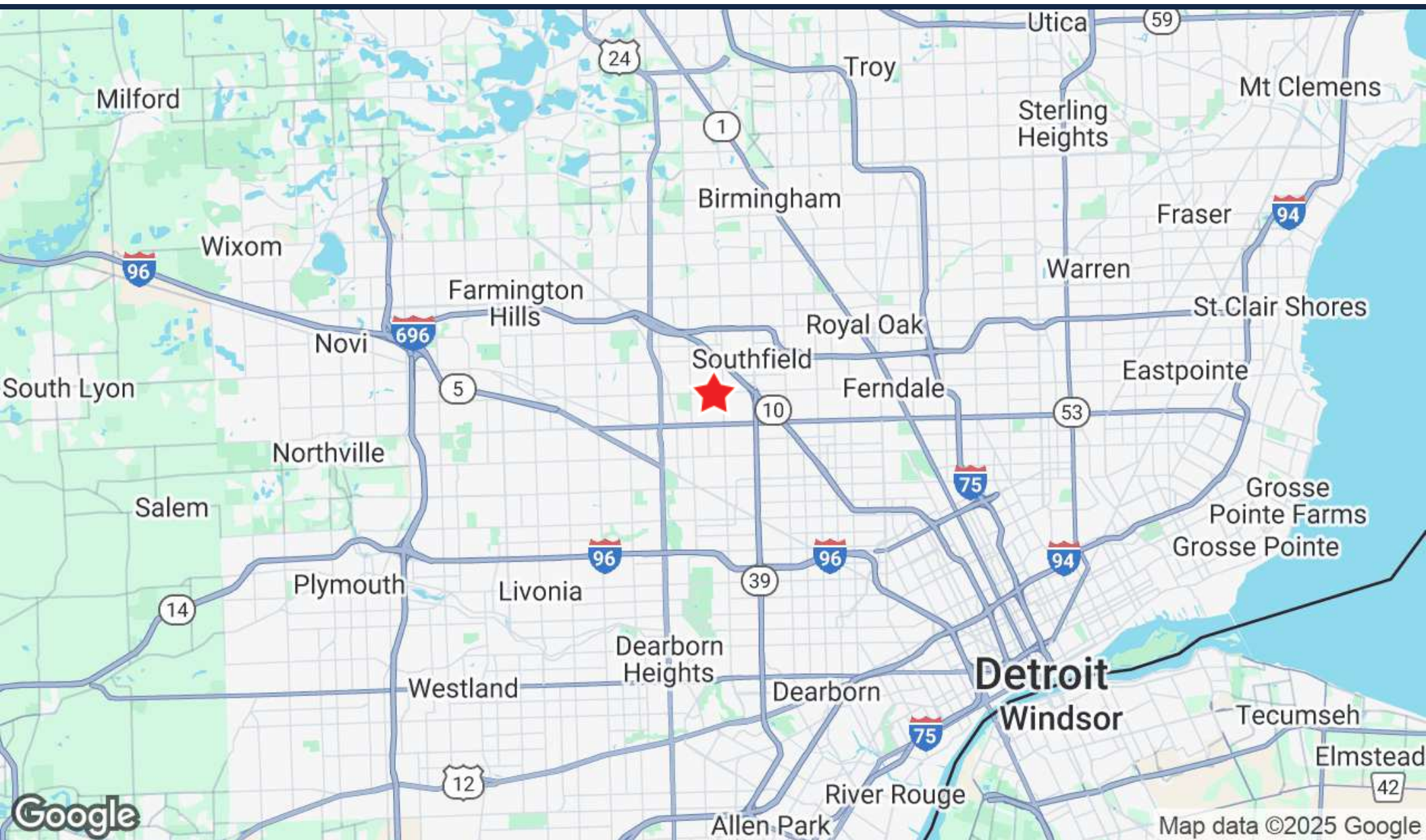
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LOCATION MAP



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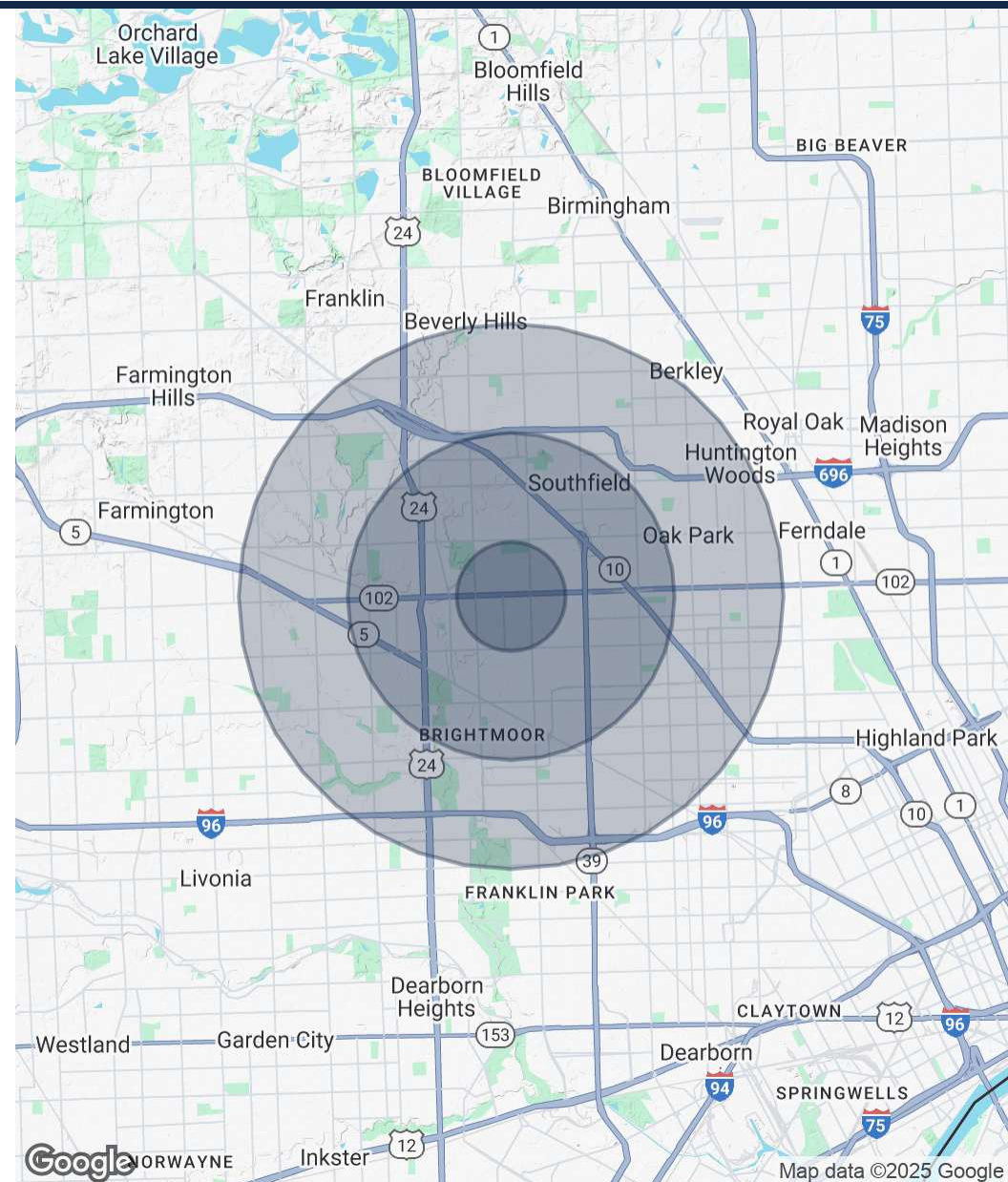
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,717	121,446	327,557
Average Age	41	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,654	50,320	135,526
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$58,651	\$64,022	\$73,514
Average House Value	\$116,126	\$143,744	\$167,106

Demographics data derived from AlphaMap



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## Offering Memorandum

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