

**TURNKEY RESTAURANT**

**PRICE REDUCED!**



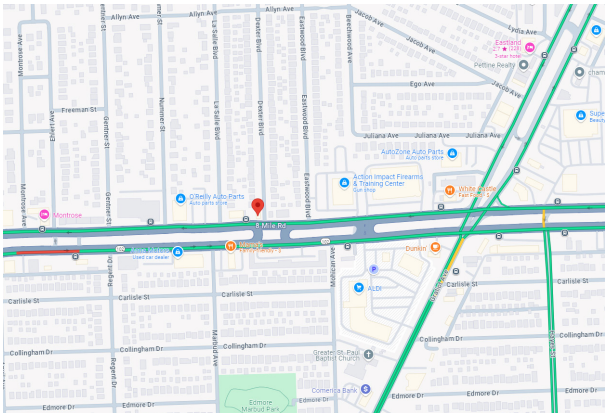
**PILOT**  
PROPERTY GROUP

**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:           | <del>\$350,000.00</del> <b>\$325,000.00</b> |



**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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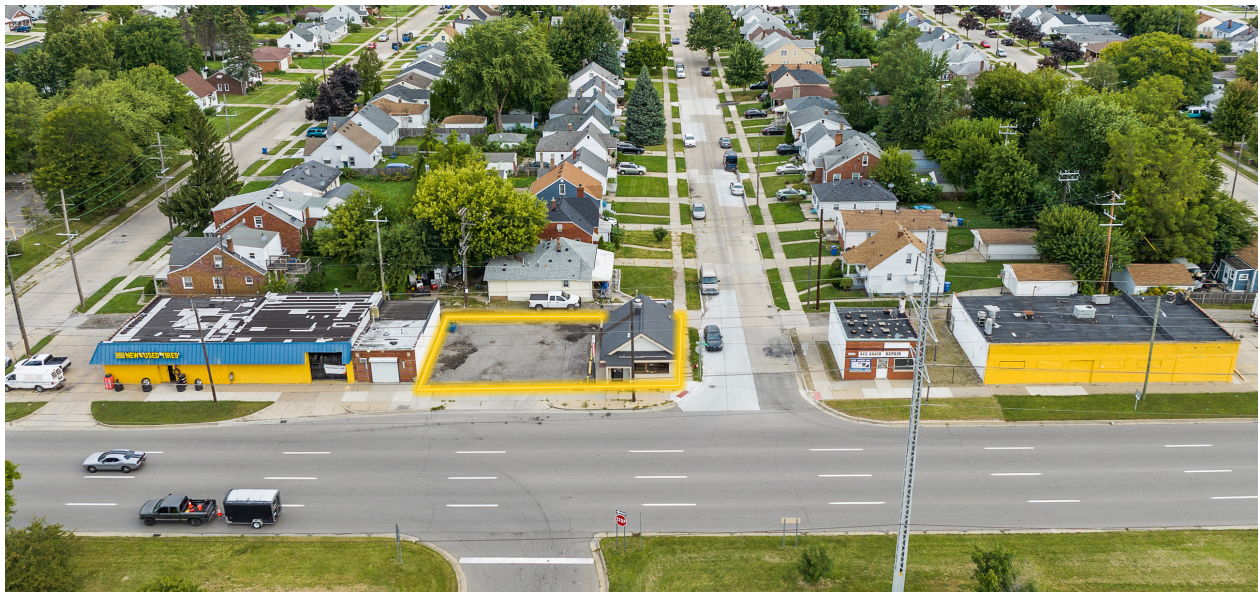
## ADDITIONAL PHOTOS



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