

3870 Elizabeth Lake Road

WATERFORD, MI 48328

5,000 SF Restaurant Space- Includes Business, Real Estate & Liquor License in Sale



FOR SALE OR LEASE



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RETAIL BROKER NETWORK

Property Summary



PROPERTY DESCRIPTION

This 5,000 SF building, constructed in 1971 and impeccably renovated in 2021, offers a single, versatile unit and is strategically zoned BI. Located in the heart of the thriving Waterford area, this property presents a compelling proposition for retail investors seeking a strategic foothold in a high-demand market. With its modern amenities, prime location, and strong potential for growth, this property is poised to accommodate dynamic retail ventures and capitalize on the area's robust commercial activity.

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	Negotiable
Building Size:	5,000 SF
Lot Size:	1.2 Acres
Zoning:	BI

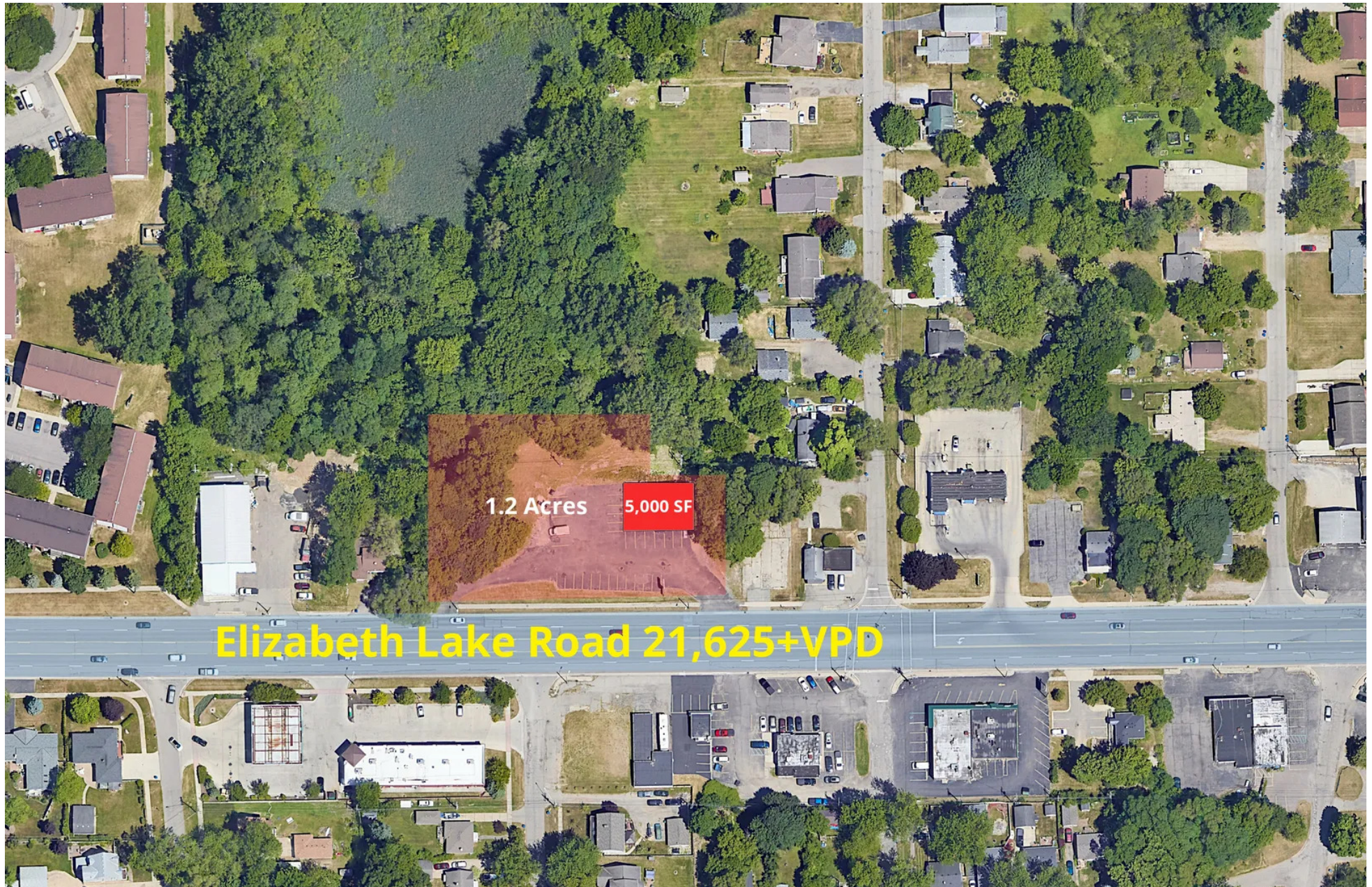
PROPERTY HIGHLIGHTS

- 5,000 SF fully renovated building featuring a brand-new commercial kitchen with new windows, a 12' hood system, four deep fryers, flat top griddle, refrigerator, pizza oven, and prep tables
- Flexible single-tenant floor plan adaptable to a variety of restaurant or commercial uses
- Two-story building with a walkout basement providing additional operational or storage space
- Business, real estate, and liquor license all included in the sale
- Completely renovated in 2024
- Approximately 80 on-site parking spaces
- Excellent visibility and frontage along Elizabeth Lake Road

Interior Photos



Site Plan



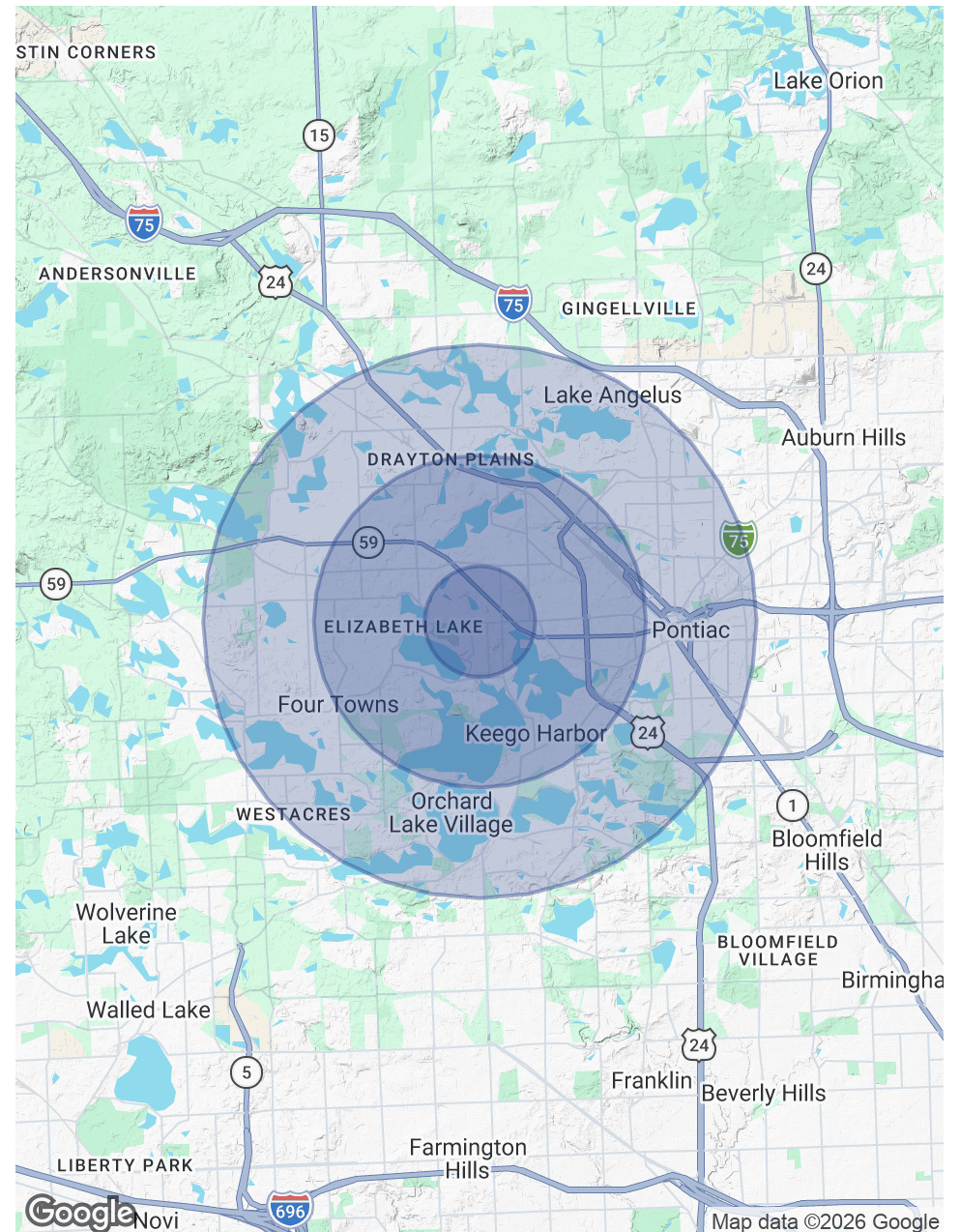
Trade Aerial



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,906	59,657	158,770
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	42	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,647	26,206	65,684
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$87,782	\$94,070	\$106,941
Average House Value	\$257,096	\$304,535	\$341,906
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,112	42,423	105,432
Total Population - Black	486	8,188	25,945
Total Population - Asian	113	1,314	4,972
Total Population - Hawaiian	5	23	41
Total Population - American Indian	33	262	730
Total Population - Other	384	2,388	8,190

2020 American Community Survey (ACS)





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For more information contact listing broker:



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OUR COMMITMENT

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