

FOR SALE/LEASE

FREESTANDING RESTAURANT (FORMER TWIN PEAKS)

14980 DIX TOLEDO RD, SOUTHGATE, MI 48195



PROPERTY DETAILS

LOCATION:	14980 Dix Toledo Rd, Southgate, MI 48195
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
SALES PRICE:	CONTACT BROKER
RENT:	CONTACT BROKER
NNN EXPENSE:	Absolute Net
PROPERTY TAXES:	\$48,363.00
BUILDING SIZE:	8,778 SF
LOT SIZE:	1.425 AC
ZONING:	C-3 Throughfare Service
TRAFFIC COUNT:	Dix Toledo Rd (19,089 CPD) Eureka Rd (23,058 CPD)

CONTACT BROKER

SALES PRICE

CONTACT BROKER

RENT

HIGHLIGHTS

- Freestanding Former Twin Peaks Restaurant
- 1.425 AC Parcel Located on a Signalized Hard Corner
- Outdoor Patio
- 111 Parking Spaces
- Two Pylon Signs
- Shadow Anchored by Walmart
 - Additional Parking Easement in Place
 - The Parking Lots are Contiguous and Accessible to Each Other
- Densely Populated Area with 220,000 Residents within a 5-Mile Radius
- Combined Traffic Counts in Excess of 42,000 CPD

EXCLUSIVELY LISTED BY:



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MICRO AERIAL



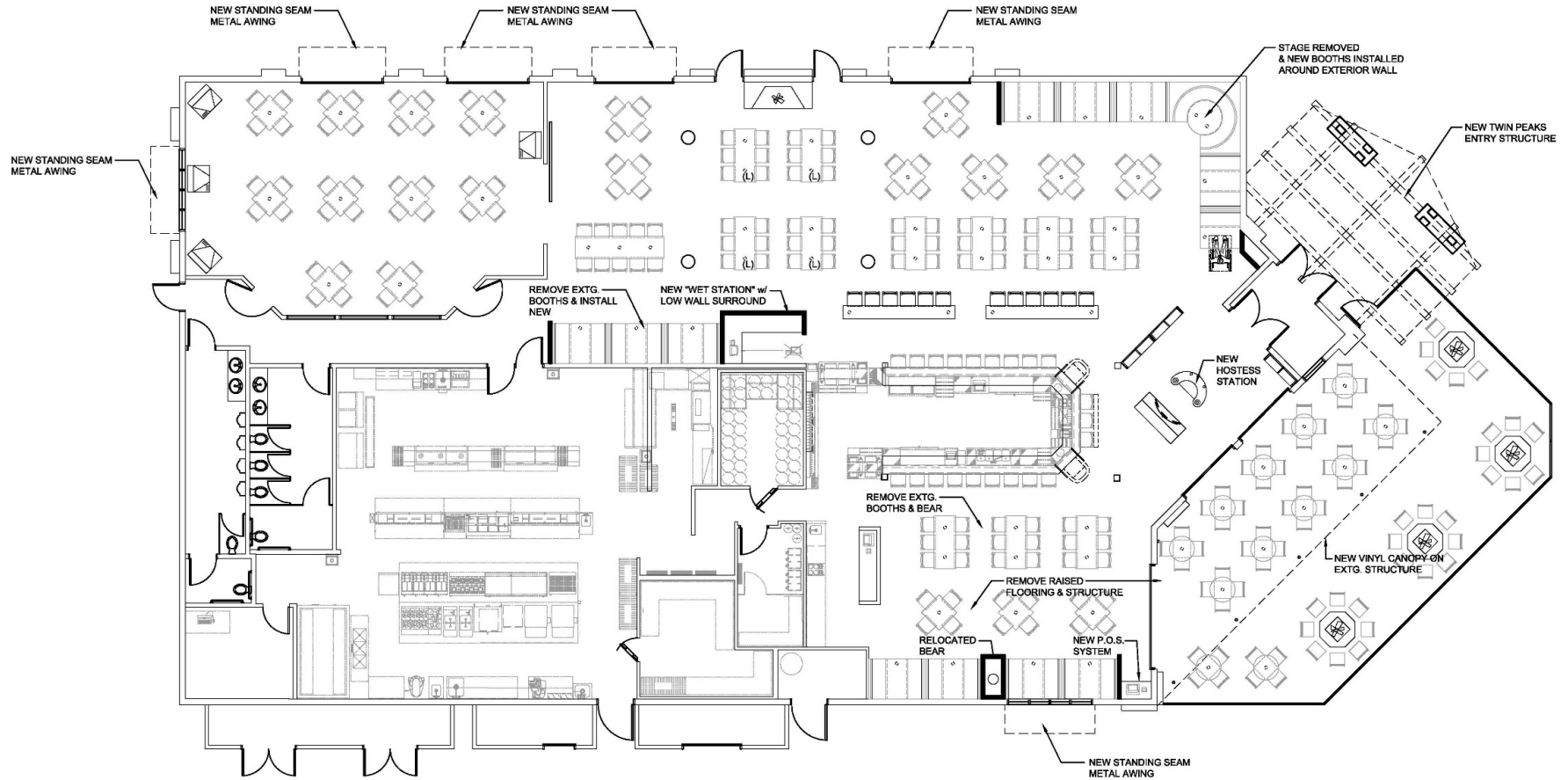
MACRO AERIAL



PLAT



FLOOR PLAN

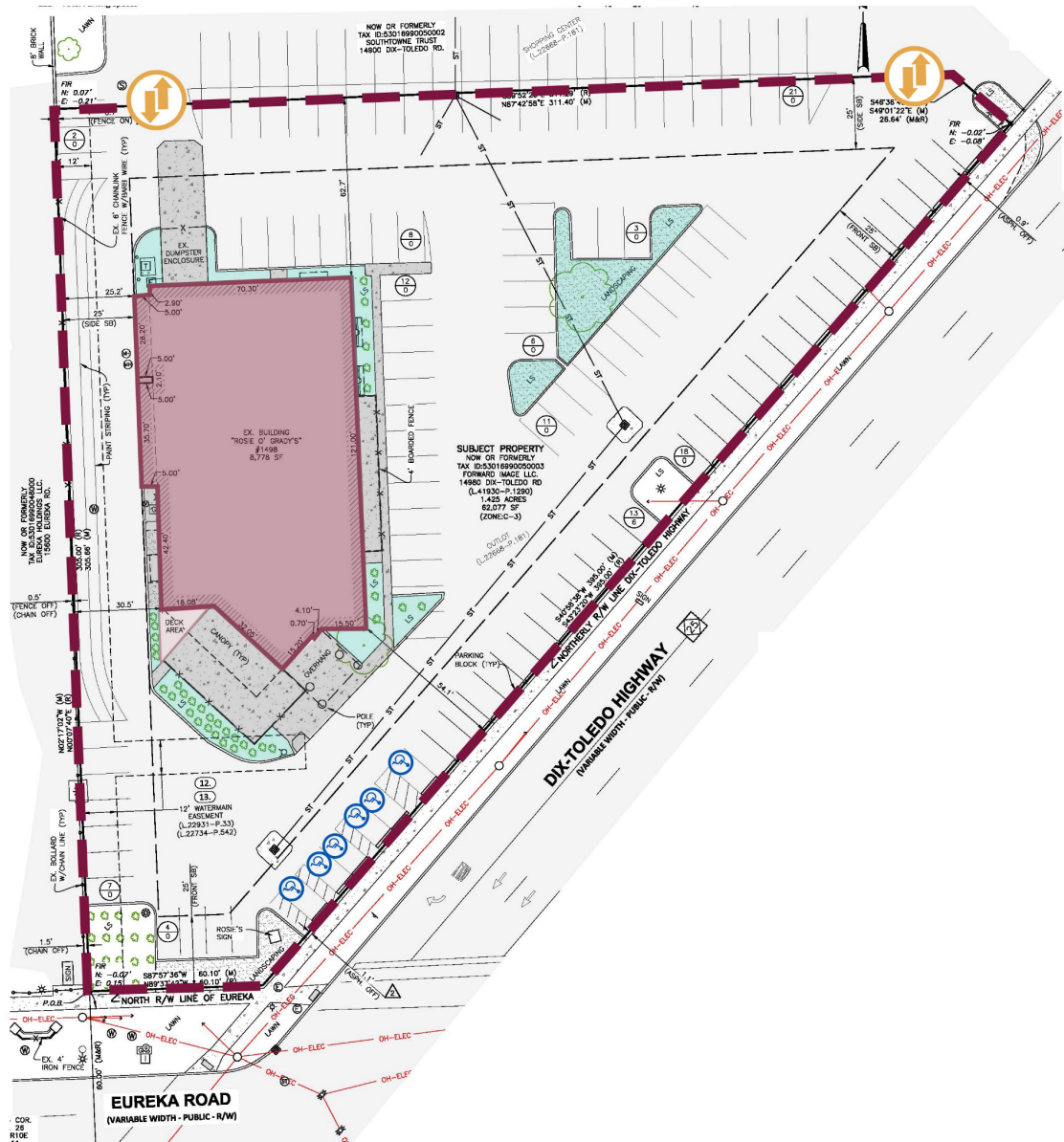


TWIN PEAKS - SOUTHGATE

FLOOR PLAN

24x36 SCALE: 1/8" = 1'-0"
 INDOOR SEATING = 243
 PATIO DINING = 48
 PATIO FIREPLACE = 28
 TOTAL SEATING = 319

SURVEY



EXTERIOR PHOTOS



OUTDOOR PATIO

PYLON SIGNS

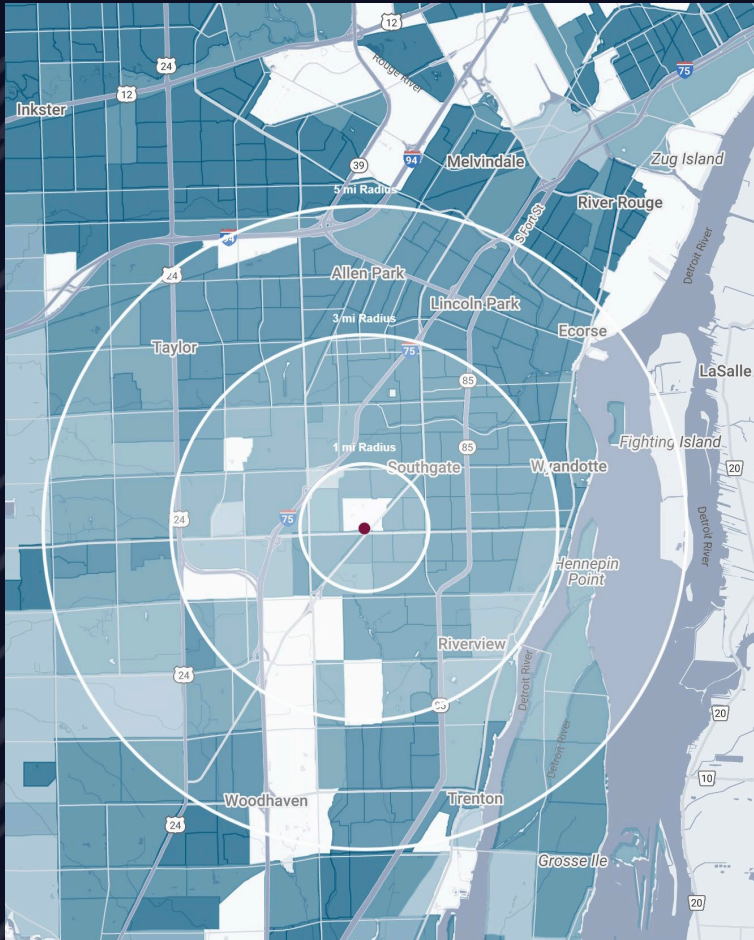


PLYON 1



PYLON 2

DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	11,422	89,163	219,191
2028 Projected Population	10,970	86,595	212,727
2020 Census Population	12,557	94,832	233,536
2010 Census Population	12,577	94,305	230,763
Projected Annual Growth 2023 to 2028	-0.8%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2023	-0.7%	-0.4%	-0.4%

HOUSEHOLDS

2023 Estimated Households	5,192	39,117	93,730
2028 Projected Households	5,003	38,109	91,285
2020 Census Households	5,494	40,640	97,496
2010 Census Households	5,305	39,230	93,831
Projected Annual Growth 2023 to 2028	-0.7%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	-0.2%	-	-

RACE

2023 Est. White	78.9%	78.3%	74.1%
2023 Est. Black	9.1%	9.9%	12.9%
2023 Est. Asian or Pacific Islander	3.0%	2.4%	2.2%
2023 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
2023 Est. Other Races	8.5%	9.0%	10.4%

INCOME

2023 Est. Average Household Income	\$92,035	\$91,117	\$91,935
2023 Est. Median Household Income	\$70,998	\$71,972	\$69,881
2023 Est. Per Capita Income	\$41,990	\$40,107	\$39,398

BUSINESS

2023 Est. Total Businesses	422	2,774	6,415
2023 Est. Total Employees	7,341	31,611	72,069

CONTACT US



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