

FOR SALE/LEASE

# FREESTANDING RESTAURANT & BANQUET FACILITY

36470 MORAVIAN DR, CLINTON TWP, MI 48035

**9,000 SF  
AVAILABLE**



# PROPERTY DETAILS

<b>LOCATION:</b>	36470 Moravian Dr, Clinton Twp, MI 48035
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	\$2,499,000.00
<b>RENT:</b>	\$11.00/SF NNN
<b>NNN EXPENSE:</b>	\$5.00/SF
<b>PROPERTY TAXES:</b>	\$31,150.00
<b>BUILDING SIZE:</b>	11,000 SF
<b>LOT SIZE:</b>	1.19 AC
<b>AVAILABLE SPACE:</b>	9,000 SF    Restaurant & Banquet Space
<b>ZONING:</b>	B-2
<b>TRAFFIC COUNT:</b>	Moravian Dr (9,114 CPD) Garfield Rd (27,597 CPD)

\$2,499,000.00

\$11.00/SF NNN

**SALES PRICE**

**RENT**

## HIGHLIGHTS

- \$500,000.00 for Purchase of Liquor License and Furniture, Fixtures & Equipment (Terms and List are Available).
- Fully Equipped Restaurant and Banquet Facility
- Pylon Sign
- Two Tenants Currently Located in the Center (Giant New York Pizza and Deli; Aunt Debi's Pampered Paws) Paying Gross Rents.
- Further Details to Follow when Speaking with Broker.

EXCLUSIVELY LISTED BY:



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# MICRO AERIAL





# MACRO AERIAL





## DINING ROOM PHOTOS





# KITCHEN PHOTOS





# KITCHEN PHOTOS



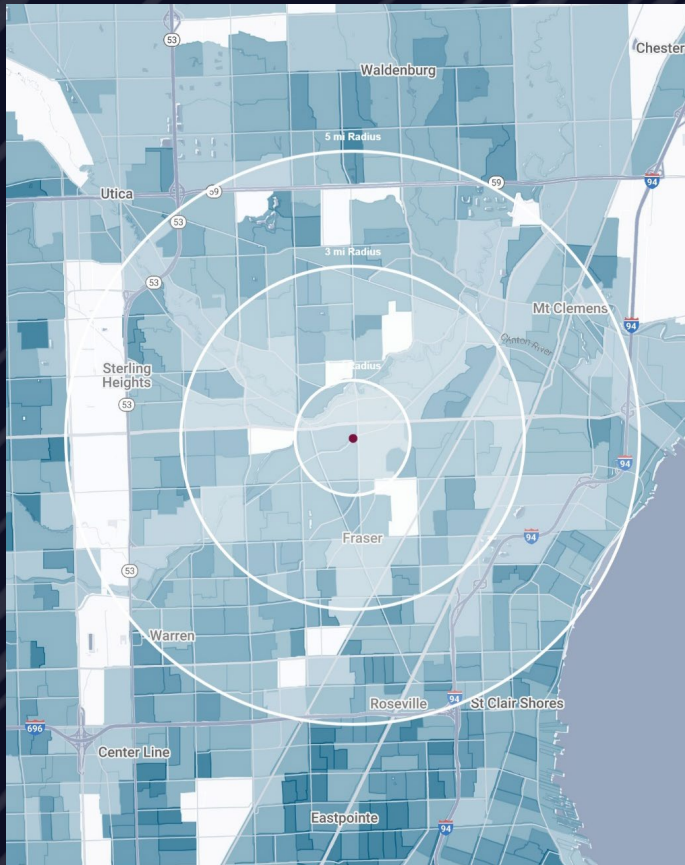


## PYLON SIGN





# DEMOGRAPHICS



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# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	9,712	107,572	296,662
2029 Projected Population	10,189	107,649	295,682
2020 Census Population	9,039	107,629	296,672
2010 Census Population	9,027	106,706	291,285
Projected Annual Growth 2024 to 2029	1.0%	-	-
Historical Annual Growth 2010 to 2024	0.5%	-	0.1%

## HOUSEHOLDS

2024 Estimated Households	4,424	45,734	130,084
2029 Projected Households	4,642	46,065	130,657
2020 Census Households	4,216	45,358	128,172
2010 Census Households	4,066	44,142	123,119
Projected Annual Growth 2024 to 2029	1.0%	0.1%	-
Historical Annual Growth 2010 to 2024	0.6%	0.3%	0.4%

## RACE

2024 Est. White	79.9%	77.4%	75.8%
2024 Est. Black	12.9%	13.8%	15.3%
2024 Est. Asian or Pacific Islander	2.8%	4.0%	4.2%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	4.2%	4.5%	4.6%

## INCOME

2024 Est. Average Household Income	\$94,873	\$97,276	\$93,496
2024 Est. Median Household Income	\$73,340	\$76,774	\$73,639
2024 Est. Per Capita Income	\$43,240	\$41,425	\$41,101

## BUSINESS

2024 Est. Total Businesses	338	2,894	9,782
2024 Est. Total Employees	3,499	28,974	115,338



## CONTACT US



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