

FOR SALE

FORMER BAKERY/RESTAURANT

5222 N. US-23, OSCODA, MI 48750



PROPERTY DETAILS

LOCATION:	5222 N. US-23, Oscoda, MI 48750
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
SALES PRICE:	\$325,000.00
PROPERTY TAXES:	\$7,057.38 (Summer/Winter)
BUILDING SIZE:	4,200 SF
LOT SIZE:	0.62 AC
ZONING:	B-2 (Commercial)
IMPROVEMENTS:	Fully Built-Out Restaurant
TRAFFIC COUNT:	N. US-23 (6,228 CPD) F41 (8,855 CPD)

EXCLUSIVELY LISTED BY:



GORDON S. HYDE
Director
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248 488 2620

4,200 SF

\$325,000.00

BLDG SIZE

SALE PRICE

HIGHLIGHTS

- **Strategic Location**
Situated on the highly visible US-23 in Oscoda, Michigan. This former bakery & restaurant offers unbeatable exposure to both local residents and travelers.
- **Fully Built Out Kitchen**
Featuring hoods, a walk-in cooler, and a walk-in freezer, this kitchen is ready for immediate use and offers ample space for preparation, cooking, and storage.
- **Complete FF&E Included**
All furniture, fixtures, and equipment (FF&E) are included in the sale. A detailed equipment list is available upon request.

MICRO AERIAL



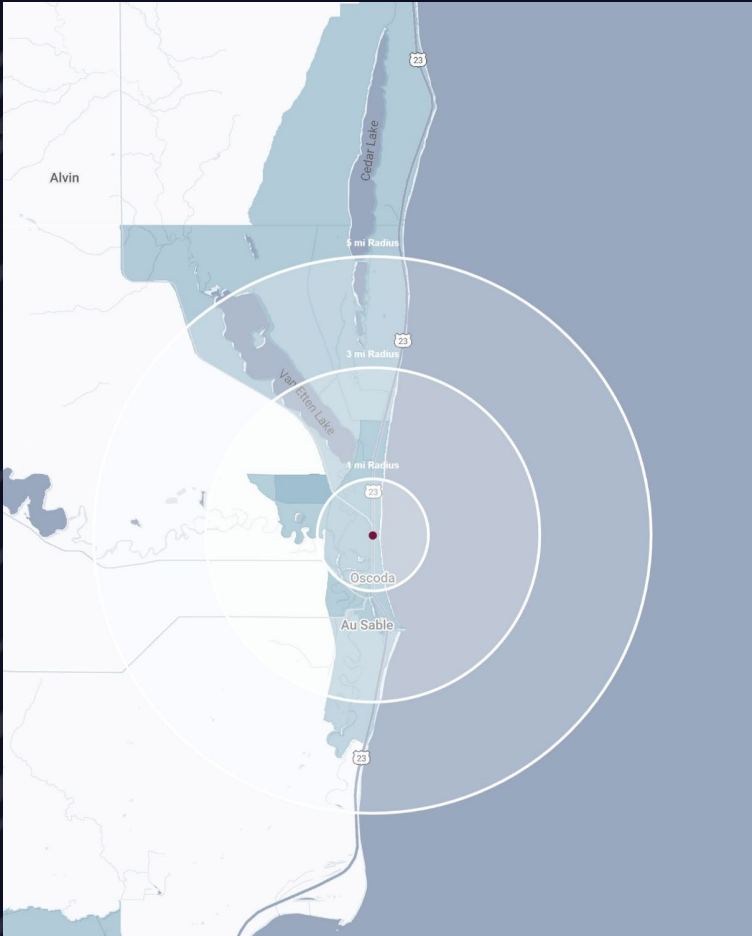
MACRO AERIAL



PHOTOS



DEMOGRAPHICS



FORMER BAKERY/ RESTAURANT

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	1,219	5,635	7,189
2029 Projected Population	1,183	5,440	6,959
2020 Census Population	1,371	5,931	7,641
2010 Census Population	1,332	5,963	7,698
Projected Annual Growth 2024 to 2029	-0.6%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-0.6%	-0.4%	-0.5%
HOUSEHOLDS			
2024 Estimated Households	569	2,651	3,424
2029 Projected Households	531	2,491	3,226
2020 Census Households	607	2,728	3,556
2010 Census Households	600	2,726	3,554
Projected Annual Growth 2024 to 2029	-1.3%	-1.2%	-1.2%
Historical Annual Growth 2010 to 2024	-0.4%	-0.2%	-0.3%
RACE			
2024 Est. White	91.7%	92.0%	92.4%
2024 Est. Black	1.7%	1.7%	1.5%
2024 Est. Asian or Pacific Islander	1.5%	0.9%	0.7%
2024 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2024 Est. Other Races	4.9%	5.2%	5.0%
INCOME			
2024 Est. Average Household Income	\$55,473	\$53,658	\$56,118
2024 Est. Median Household Income	\$44,372	\$42,008	\$43,317
2024 Est. Per Capita Income	\$26,027	\$25,293	\$26,770
BUSINESS			
2024 Est. Total Businesses	79	281	294
2024 Est. Total Employees	493	2,682	2,758

CONTACT US



**GORDON S.
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Director

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