

FOR SALE  
**SWEETWATERS COFFEE & TEA**  
2 LOCATIONS IN METRO DETROIT, MICHIGAN



**SHELBY TWP**  
45629 Hayes Rd



**CLINTON TWP**  
44560 Garfield Rd

THESE ARE OPERATING TENANTS – PLEASE DO NOT CONTACT TENANTS/OPERATORS

## OFFERING SUMMARY

- Two Sweetwaters Coffee & Tea locations available for sale in Metro Detroit.
- Properties to be sold as a portfolio.
- New franchisee approval required from Sweetwaters Coffee & Tea Corporate
- Buyer must assume the Lease and meet the financial qualifications, including a minimum of \$250,000 in liquid capital and a net worth of at least \$500,000.
- The locations must continue operating as Sweetwaters Coffee & Tea and maintain brand standards, with an estimated 21-30 days to complete the franchisee transition.

### PORTFOLIO PRICE

\$750,000

## 2 SWEETWATER COFFEE & TEA LOCATIONS



**SHELBY TWP**  
45629 Hayes Rd



**CLINTON TWP**  
44560 Garfield Rd

## TENANT PROFILE



*Sweetwaters Coffee & Tea is a rapidly growing specialty coffee and tea retailer that offers a unique blend of high-quality, hand-crafted beverages, alongside a diverse menu of fresh food items. Founded in 1993, Sweetwaters operates in a vibrant, customer-focused environment with a commitment to delivering an exceptional experience. With locations across the United States, the brand has established itself as a key player in the specialty coffee and tea industry.*

TENANT:	Sweetwaters Coffee & Tea
EST STORE SALES VOLUMES:	\$800,000+ / Year
LOCATIONS OPEN:	35 Nationwide
WEBSITE:	<a href="http://www.sweetwaterscafe.com">www.sweetwaterscafe.com</a>

Exclusively Listed By



**LOUIS J. CIOTTI**

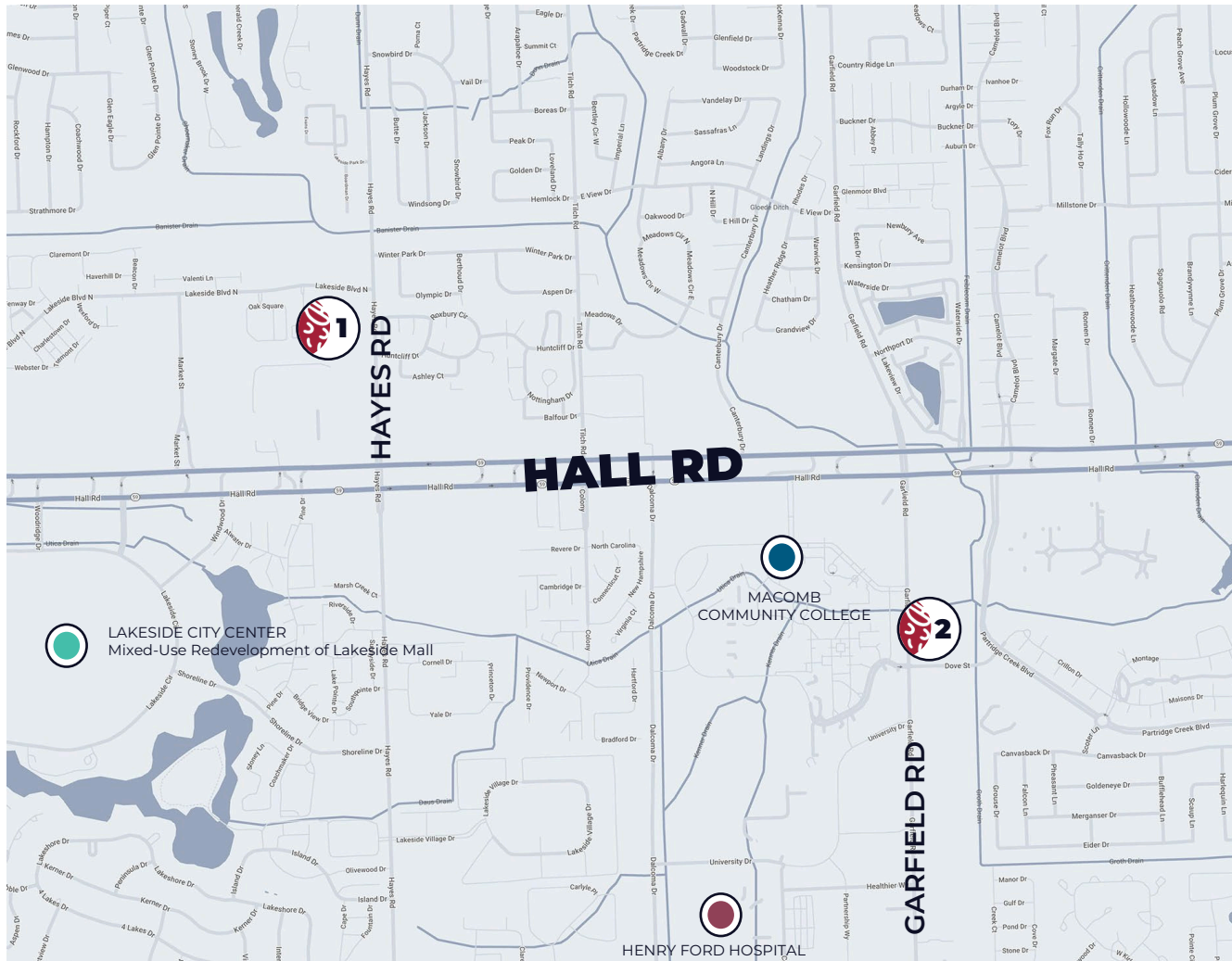
Managing Director

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## LOCATION MAP



### PORTFOLIO PRICE

\$750,000



**SHELBY TWP**  
45629 Hayes Rd

**LEASE EXPIRATION:** 6 / 2028

**RENT:** \$22.00/SF NNN

**BLDG SIZE:** 1,660 SF

**END-CAP LOCATION**



**CLINTON TWP**  
44560 Garfield Rd

**LEASE EXPIRATION:** 11 / 2028

**RENT:** \$26.40/SF NNN

**BLDG SIZE:** 2,100 SF

**END-CAP LOCATION**  
W/DRIVE-THRU

# MARKET OVERVIEW - THE GOLDEN CORRIDOR



## MARKET OVERVIEW

The Golden Corridor in Sterling Heights, Michigan, is an economically vibrant and strategically located area with a strong blend of retail, office, and industrial developments. With continued growth in both population and commercial activity, it offers significant opportunities for businesses and investors looking to capitalize on the area's economic dynamism and business-friendly environment.

## SITES



**SHELBY TWP**  
45629 Hayes Rd



**CLINTON TWP**  
44560 Garfield Rd

## NOTABLE RETAILERS

1

DAVE & BUSTERS  
SAM'S CLUB  
AT HOME  
THE HOME DEPOT  
TARGET

3

ABC WAREHOUSE  
RED TAG

5

TOP FLIGHT TRAMPOLINE PARK  
PORTILLO'S  
BJ'S BREWHOUSE  
KOHL'S  
TOTAL WINE & MORE

7

THE MALL AT PARTRIDGE  
CREEK  
WALMART

2

CHICK-FIL-A  
BOB'S DISCOUNT FURNITURE  
GARDNER WHITE FURNITURE  
FLOOR & DECOR  
COSTCO  
MEIJER

4

HOBBY LOBBY  
DICK'S SPORTING GOODS  
URBAN AIR

6

LOWE'S  
GOLF GALAXY

## TRAFFIC GENERATORS



HENRY FORD HOSPITAL



MACOMB COMMUNITY COLLEGE



LAKESIDE CITY CENTER  
Redevelopment of Lakeside Mall

Mixed-Use City Center will feature residences, parks, a hotel, office spaces, retail outlets, dining establishments and more, catering to diverse community needs. Groundbreaking is expected late 2025.





## SWEETWATERS COFFEE & TEA

45629 Hayes Rd, Shelby Township, MI 48315

**LEASE EXPIRATION:** 6 / 2028

**RENT:** \$22.00/SF NNN (2025 – 2026)

\$23.00/SF NNN (2027 – 2028)

Two (2) Five (5) Year Options Thereafter

One (1) year rolling personal guarantee in the Lease

**BLDG SIZE:** 1,660 SF

End-Cap Location

### PORTFOLIO PRICE

\$750,000

#### DEMOGRAPHICS

#### 1 MILE

#### 3 MILE

#### 5 MILE

Population

12,628

106,525

248,280

HH Income

\$86,521

\$111,340

\$113,177

Daytime Pop

8,218

37,602

88,137



## MID AERIAL





## MICRO AERIAL







## EXTERIOR PHOTO

45629 Hayes Rd, Shelby Township, MI 48315







## EXTERIOR PHOTO

45629 Hayes Rd, Shelby Township, MI 48315







## INTERIOR PHOTOS

45629 Hayes Rd, Shelby Township, MI 48315







## SWEETWATERS COFFEE & TEA

44560 Garfield Rd, Clinton Twp, MI 48038

**LEASE EXPIRATION:** 11 / 2028

**RENT:** \$24.60/SF NNN

Two (2) Five (5) Year Options Thereafter

**BLDG SIZE:** 2,100 SF

End-Cap Location w/Drive-Thru

### PORTFOLIO PRICE

\$750,000

#### DEMOGRAPHICS

#### 1 MILE

#### 3 MILE

#### 5 MILE

Population

12,475

116,188

258,246

HH Income

\$86,521

\$111,340

\$113,177

Daytime Pop

9,563

37,417

98,048



## MID AERIAL





## MICRO AERIAL







## EXTERIOR PHOTO

44560 Garfield Rd, Clinton Twp, MI 48038







## EXTERIOR PHOTO

44560 Garfield Rd, Clinton Twp, MI 48038







## INTERIOR PHOTOS

44560 Garfield Rd, Clinton Twp, MI 48038





## CONTACT US



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