

# FORMER HOOTERS RESTAURANT

32976 GRATIOT AVENUE, ROSEVILLE, MI 48066

5,156 SF AVAILABLE / 1.25 +/- ACRES

FOR LEASE/SALE



**MATTHEW BERKE**

248.356.8000 x101  
mberke@keystonecres.com

**GREG NEWMAN**

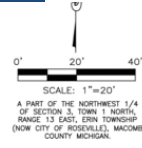
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## SITE PLAN

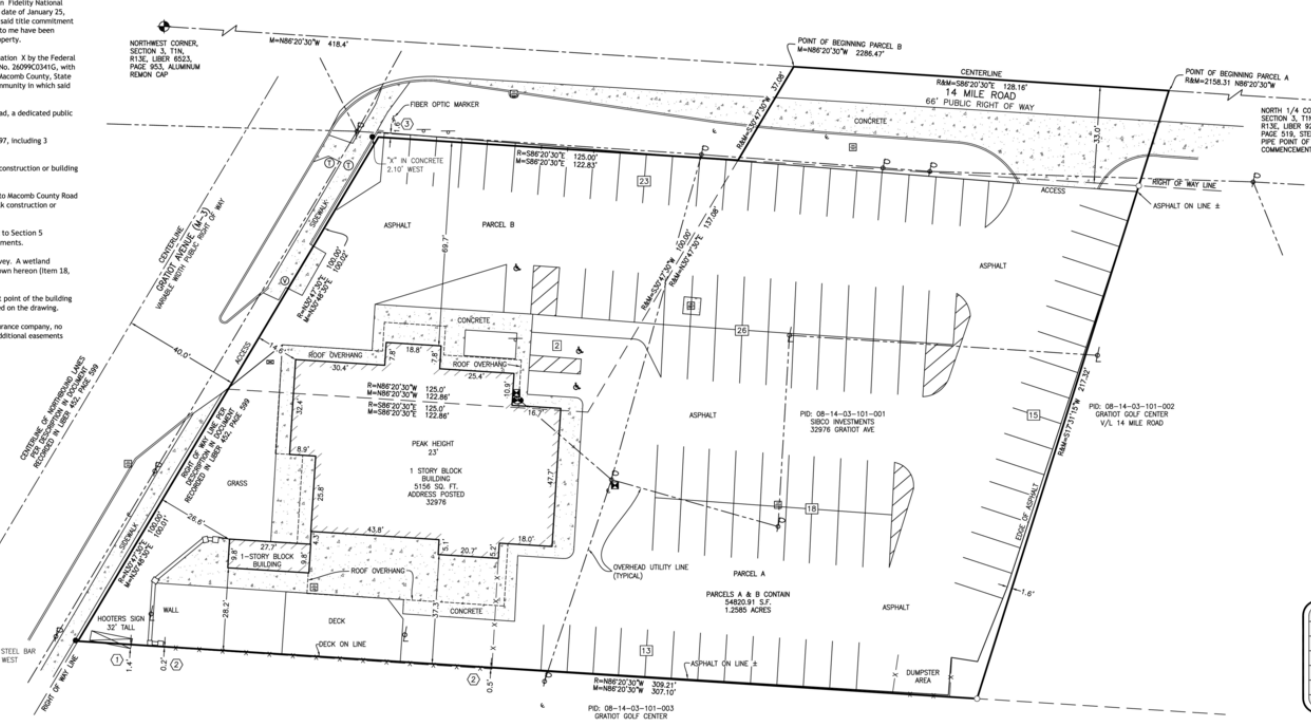


### General Survey Notes

- This survey was made in accordance with laws and/or Minimum Standards of the State of Michigan.
- The basis of bearing for this survey is along the north line of Section 3, as shown herein.
- The property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment No. A0739346 with an effective date of January 25, 2019 and that all easements, covenants and restrictions referenced said title commitment or apparent from a physical inspection of the site or otherwise known to me have been placed hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation: X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 26090C041C, with a date of identification of 9/29/2006, for Community No. 260909, in Macomb County, State of Michigan, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Gratiot Avenue (M-3) and 14 Mile Road, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 97, including 3 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to Macomb County Road Commission. There is no observed evidence of recent street or sidewalk construction or repairs. (Item 17, Table A).
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (v) of the ALTA/NSPS Minimum Standard Detail Requirements.
- There was no visible wetland flagging on this parcel at the time of survey. A wetland delineation map was not provided therefore no wetland areas are shown herein (Item 18, Table A).
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- Easements and encroachments shown hereon were provided by the title insurance company, no research has been conducted by Geodetic Designers Inc. to identify any additional easements that may affect this parcel.

### SCHEDULE B-2 EASEMENT NOTES

THERE ARE NOT ANY SURVEY EXCEPTIONS LISTED IN THE TITLE COMMITMENT.



successors and/or assigns;  
 FRC Genesis Fundsub II, LLC, a Texas limited liability company, and their respective successors and/or assigns;  
 Entity address:  
 FRC Genesis Fundsub III, LLC, a Texas limited liability company, and their respective successors and/or assigns;  
 FRC Genesis Fundsub IV, LLC, a Texas limited liability company, and their respective successors and/or assigns;  
 FRC Genesis Fund Holdings, LLC, a Texas limited liability company, and their respective successors and/or assigns;  
 FRC Genesis Fund Manager, LLC, a Texas limited liability company, and their respective successors and/or assigns;  
 FRC Genesis Fundsub III, LLC, a Texas limited liability company;  
 and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereto.

The field work was completed on: February 19, 2019

Date of Plat or Map: February 19, 2019



### RECORD LEGAL DESCRIPTION (from commitment)

Land Situated in the State of Michigan, County of Macomb, City of Roseville.

Parcel A:  
 Part of the Northwest 1/4 of Section 3, Town 1 North, Range 13 East, Erin Township (now City of Roseville), Macomb County Michigan, commencing at a point 2158.31 feet North 86 degrees 20 minutes 30 seconds West of the North 1/4 post of said Section 3; thence extending South 17 degrees 31 minutes 15 seconds West 217.32 feet; thence North 86 degrees 20 minutes 30 seconds West 309.21 feet; thence North 30 degrees 47 minutes 30 seconds East 100.00 feet along the Eastern right-of-way line of Gratiot Avenue (204.0 feet wide); thence South 86 degrees 20 minutes 30 seconds East 125.0 feet; thence North 30 degrees 47 minutes 30 seconds East 137.08 feet; thence South 86 degrees 20 minutes 30 seconds East 128.16 feet along the Northerly Section line to the point of beginning.

Parcel B:  
 Part of the Northwest 1/4 of Section 3, Town 1 North, Range 13 East, Erin Township (now City of Roseville), Macomb County, Michigan, commencing at the North 1/4 post of Section 3; thence North 86 degrees 20 minutes 30 seconds West 2286.47 feet; thence South 30 degrees 47 minutes 30 seconds West 37.08 feet to the point of beginning; thence South 30 degrees 47 minutes 30 seconds West 100.00 feet; thence North 86 degrees 20 minutes 30 seconds West 125.00 feet to the Eastern line of Gratiot Avenue; thence North 30 degrees 47 minutes 30 seconds East along the side line of Gratiot Avenue 100.00 feet; thence South 86 degrees 20 minutes 30 seconds East 125.00 feet to the point of beginning EXCEPT any portion, thereof, lying within 14 Mile Road.

**LAND AREA:**

PARCEL A CONTAINS	1.0075 ACRES
	43,888 SQ. FT.
PARCEL B CONTAINS	0.2510 ACRES
	10,933 SQ. FT.
PARCELS A & B COMBINED CONTAIN	5480.91 S.F.
	1.2585 ACRES

COORDINATED BY:

NO.	REVISIONS	Date
1	ADDED ENTRIES TO CERT	3/11/19

**emg**  
 510 E Memorial Road, Suite A-1  
 Okemos, MI, 48864  
 800.411.2010  
 www.emgpcorp.com

**ALTA/NSPS LAND TITLE SURVEY**

136697.19R000 - Hooters - Roseville, MI  
 32976 Gratiot Avenue  
 Roseville, MI

PREPARED BY:

**LEGEND OF SYMBOLS:**

Power Pole	Flag Pole	Storm Manhole
Power Pole w/Light	Sign (As Noted)	Storm Catchbasin
Light Pole	Well Head	Deciduous Tree
Telephone Pole	Satellite Dish	Coniferous Tree
Guy Wire	Tower	Sanitary Manhole
Transformer	Water Valve	Sanitary Clean Out
Electric Manhole	Gas Valve	Gas Manhole

### ABBREVIATIONS:

### LIST OF POSSIBLE ENCROACHMENTS

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## TRADE AERIAL



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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,941	108,918	264,061
Average age	39.0	39.6	40.7
Average age (Male)	37.5	37.8	38.8
Average age (Female)	40.2	41.2	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,480	45,823	111,812
# of persons per HH	2.4	2.4	2.4
Average HH income	\$52,929	\$56,804	\$58,312
Average house value	\$122,039	\$134,638	\$148,274

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.8%	2.0%	2.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,123	92,208	226,247
Total Population - Black	1,900	11,489	26,044
Total Population - Asian	380	2,080	4,365
Total Population - Hawaiian	0	19	73
Total Population - American Indian	149	491	918
Total Population - Other	159	520	1,300

\* Demographic data derived from 2010 US Census

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# FORMER HOOTERS RESTAURANT

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**BROKERS**



**MATTHEW BERKE**

Principal

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**GREG NEWMAN**

Principal

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**MATTHEW BERKE**

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