



FOR SALE

FORMER RESTAURANT

7759 AUBURN RD, UTICA, MI 48317

**FOR
SALE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

LOUIS J. CIOTTI

Managing Director
lciotti@landmarkcres.com
(248) 488-2620

ANTHONY J. VITALE

Senior Associate
avitale@landmarkcres.com
(248) 488-2620

SCOTT J. SONENBERG

Senior Associate
ssonenberg@landmarkcres.com
(248) 488-2620

CONTACT US

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

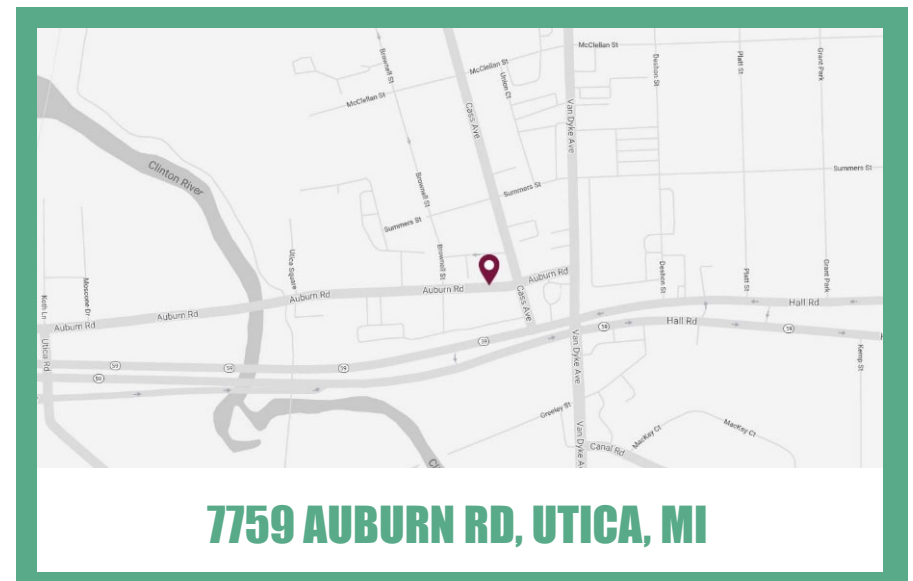
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PROPERTY DETAILS

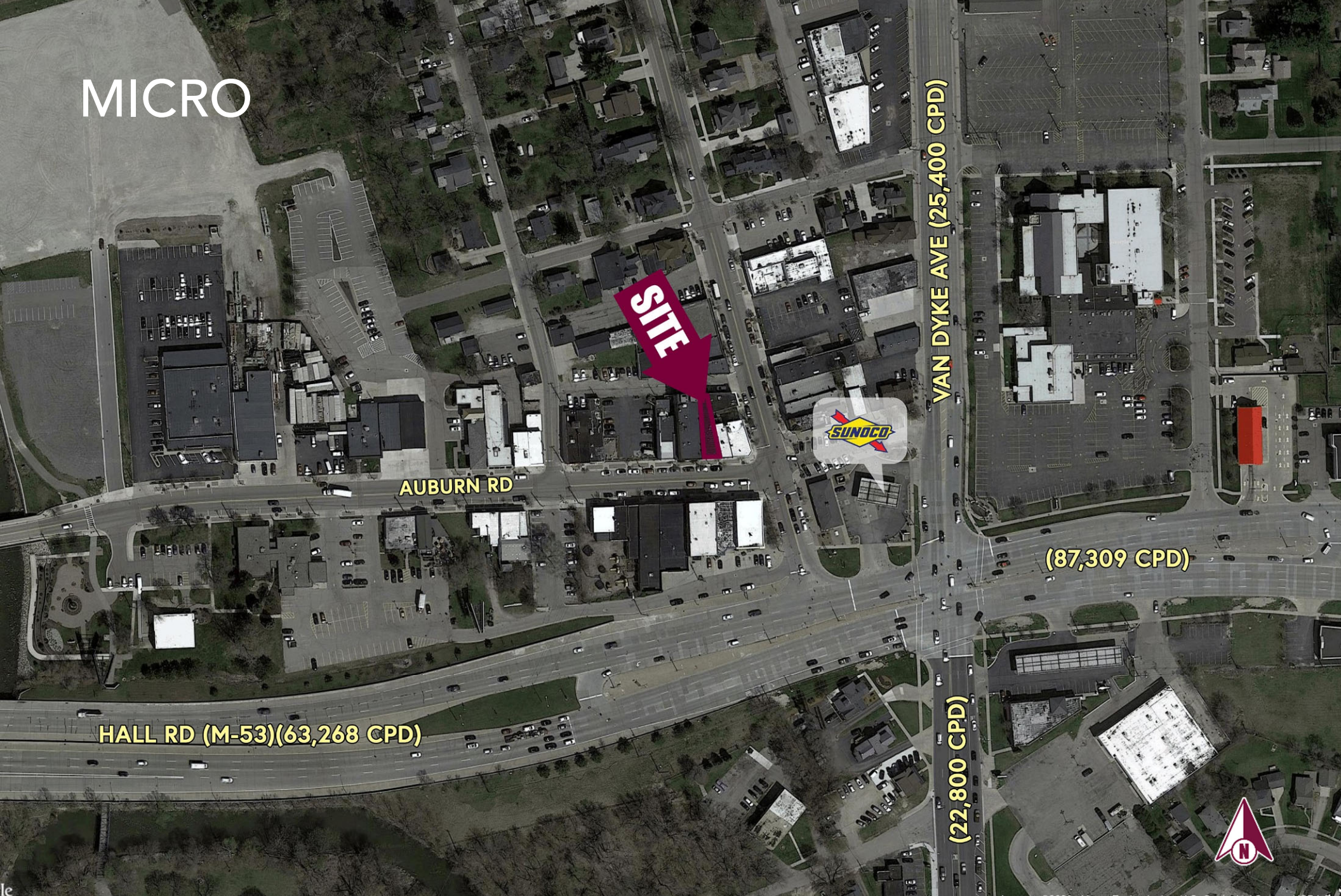
Location:	7759 Auburn Rd Utica, MI 48317
Property Type:	Restaurant
Sales Price:	\$1,199,000
Property Taxes:	\$11,000
Building Size:	6,760 SF: 1 st & 2 nd Floor 2,940 SF: Basement 9,700 SF: Total
Building Dimensions:	3 Story Building
Lot Size:	.07 AC
Available Space:	9,700 SF
Zoning:	C1 – Central Business District
Traffic Count:	Van Dyke Ave = 25,400 cpd Hall Rd (M-59) = 63,268 cpd
Contact:	Louis J. Ciotti lcotti@landmarkcres.com Anthony J. Vitale avitale@landmarkcres.com Scott J. Sonenberg ssonenberg@landmarkcres.com (248) 488-2620

HIGHLIGHTS

- This newly remodeled and renovated restaurant resides in Downtown Utica.
- All new flooring.
- FF&E, along with a liquor license comes with the sale.
- Property sits adjacent the new Jimmy John's Field that seats 4,500 people.

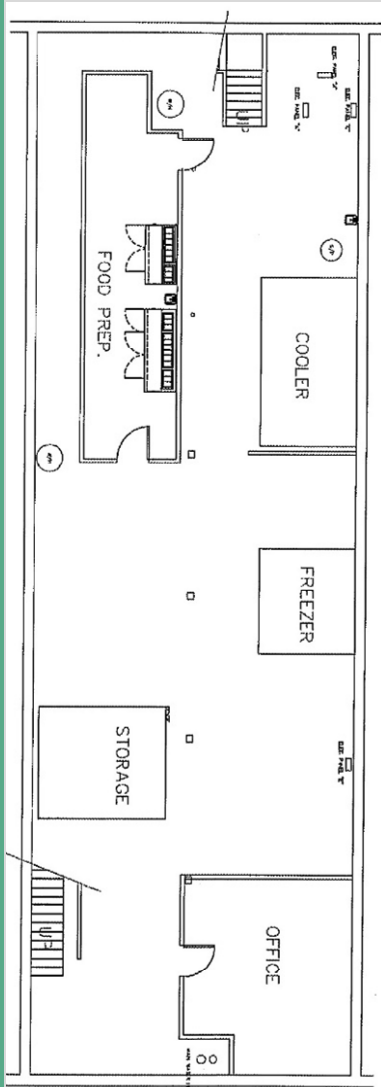


MICRO

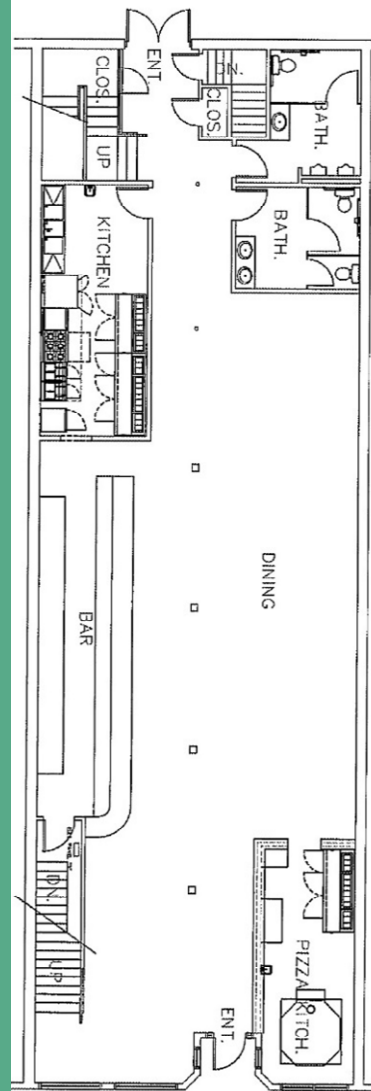


BASEMENT & 1ST FLOOR PLAN

BASEMENT FLOOR PLAN

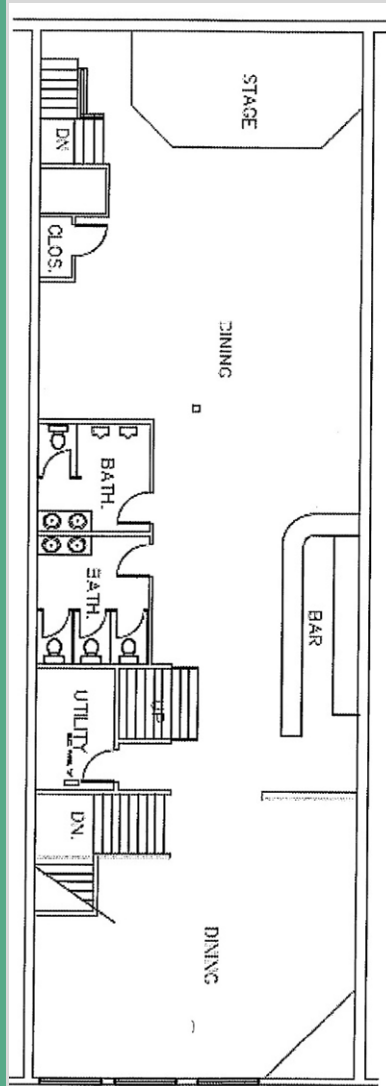


FIRST FLOOR PLAN

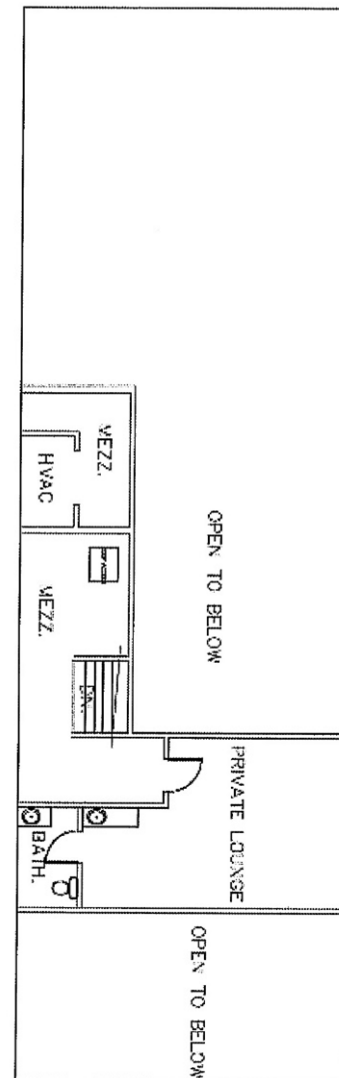


2ND & 3RD FLOOR PLAN

2ND FLOOR PLAN

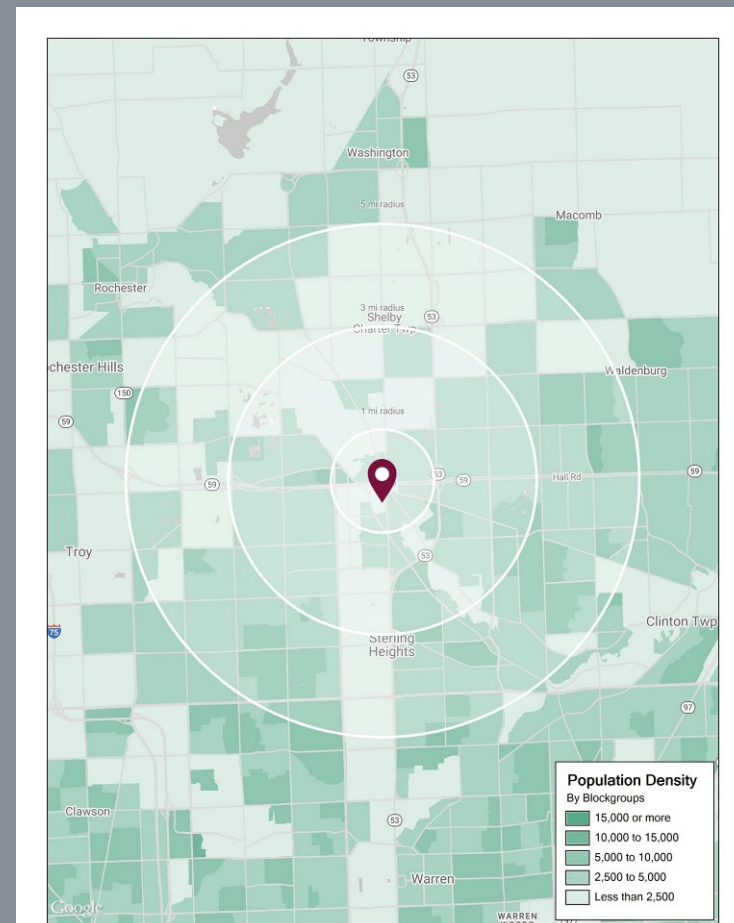


3RD FLOOR PLAN



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2019 Estimated Population	8,472	85,057	249,308
	2024 Projected Population	8,573	85,936	251,831
	2010 Census Population	7,937	79,512	234,006
	2000 Census Population	8,092	73,608	220,507
	Projected Annual Growth 2019 to 2024	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2019	0.2%	0.8%	0.7%
HOUSEHOLDS	2019 Estimated Households	3,696	35,231	100,993
	2024 Projected Households	3,791	36,081	103,289
	2010 Census Households	3,324	31,730	91,219
	2000 Census Households	3,318	28,384	82,782
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.6%	1.3%	1.2%
RACE	2019 Est. White	86.7%	81.9%	81.1%
	2019 Est. Black	5.6%	8.1%	7.5%
	2019 Est. Asian or Pacific Islander	3.1%	6.2%	7.9%
	2019 Est. American Indian or Alaska Native	0.5%	0.3%	0.2%
	2019 Est. Other Races	4.2%	3.5%	3.2%
INCOME	2019 Est. Average Household Income	\$67,608	\$80,804	\$87,279
	2019 Est. Median Household Income	\$66,214	\$69,789	\$75,377
	2019 Est. Per Capita Income	\$29,530	\$33,512	\$35,379
BUSINESS	2019 Est. Total Businesses	603	3,523	9,744
	2019 Est. Total Employees	5,324	38,039	108,248



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