

COPPER CREEK GOLF COURSE

27925 Golf Pointe Blvd., Farmington Hills, MI 48331



9 hole course designed by Bob Cupp



Exclusively Listed By:

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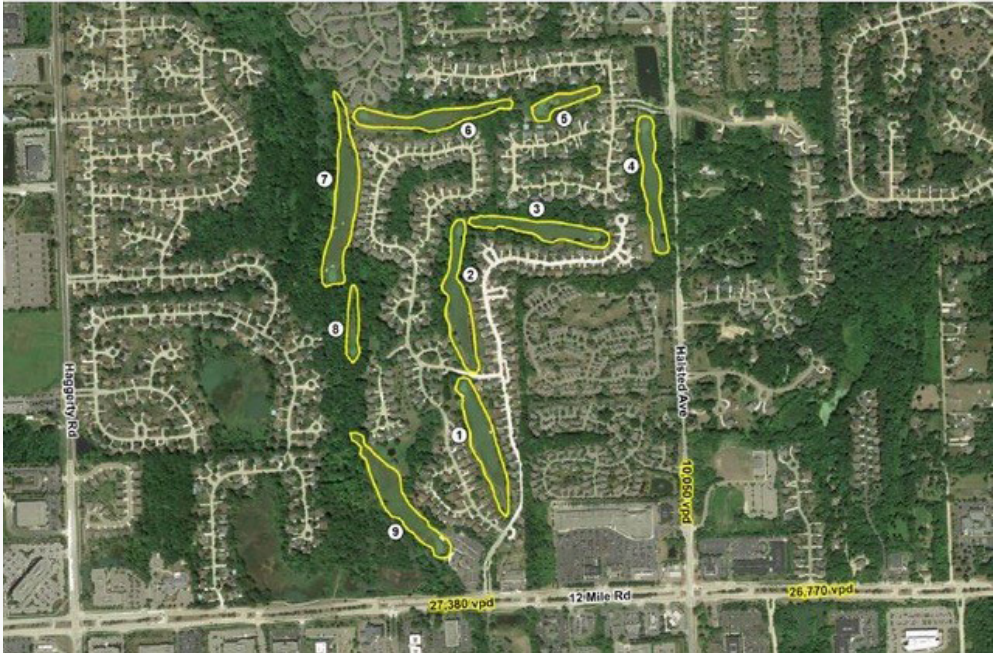
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Burger

& COMPANY

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE	\$2,950,000
RETURN BASED ON 2024 NOI:	10.12%
RETURN BASED ON AVERAGE NOI: (2022-2024)	9.08%
GOLF COURSE PROPERTY:	46 Acres
BUILDING SIZE:	7,888 SF
TAXES:	\$23,638.58 (2024)
ZONING:	RP-1 Planned Residential District

ADDITIONAL INFORMATION (CLICK LINKS BELOW)

- [2022-2024 Profit & Loss Statements](#)
- [Golf Cart Lease & Equipment List](#)
- [League and Round Information](#)

CURENNT RATES

Riding: \$27	Non-golfing riders: \$10
Walking: \$20	2nd round – riding: \$20
Pull cart rental: \$4	2nd round – walking: \$15



REAL ESTATE-INDUSTRIAL-COMMERCIAL-INVESTMENTS
 38345 West Ten Mile Rd Ste. 100, Farmington Hills, MI 48335-1612
 Phone (248) 536-2888
 www.burgercolc.com

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GOLF COURSE PROFILE



Opened in 1991, Copper Creek Golf Course is a beautiful nine-hole, par-35, daily fee course. The Bob Cupp designed layout, stretches 3,200 yards from the tips, offering both a fun and fair test of golf. Spread out over 46 acres in scenic Farmington Hills, each hole offers its own unique setting with elevated tees and greens, and provides majestic views of surrounding Oakland County. Our club house veranda can accommodate a catered event for your league or simply a casual place to gather after your next round of golf.

*Fantastic opportunity to create significant value by opening a bar and grill adjacent to the pro shop, offering a prime view of the 9th hole. While the space is currently underutilized, it's fully stocked and ready with all the necessary equipment for a commercial kitchen—allowing you or a Tenant to start generating revenue right away further increasing the net income!

Ratings	Course	Slope
Blue	35.2	126
White	33.9	122
Red	33.9	118



TENANT PROFILE



Steven Lelli's Inn on the Green is a historic and highly regarded steakhouse with a legacy dating back to 1939. As the successor to the original Lelli's in Detroit, it has maintained its reputation for excellence, drawing a loyal customer base and serving as a premier destination for fine dining in Metro Detroit. Situated on the scenic Copper Creek Golf Course, its location enhances both its prestige and long-term viability.

With its established success and strong regional brand, the restaurant continues to thrive, attracting both regular patrons and new guests seeking a top-tier dining experience.

This offering presents a rare opportunity to acquire the real estate and lease for Steven Lelli's Inn on the Green. With its prime location and long-standing presence this asset is well known throughout Metro Detroit.



DEMOGRAPHICS - COPPER CREEK GOLF COURSE

Population	2 Miles	5 Miles	10 Miles
2020 Population	25,369	190,521	622,534
Est. 2029 Population	24,793	184,123	584,755
2024 Population	25,026	186,266	596,010
Median Age	46.6	43.2	43.7
Bachelor's Degree or Higher	60%	55%	48%

Households	2 Miles	5 Miles	10 Miles
2020 Households	25,369	190,521	622,534
Est. 2029 Households	24,793	184,123	584,755
2024 Households	25,026	186,266	596,010
2023-2028 Annual Rate	9.8%	8.2%	7.6%
2000-2024 Annual Rate	142.6%	124.5%	118.3%
Median Home Value	356,654	327,052	311,416

Income	2 Miles	5 Miles	10 Miles
Average HH Income	122,330	120,582	120,604
Median HH Income	96,086	96,687	92,849



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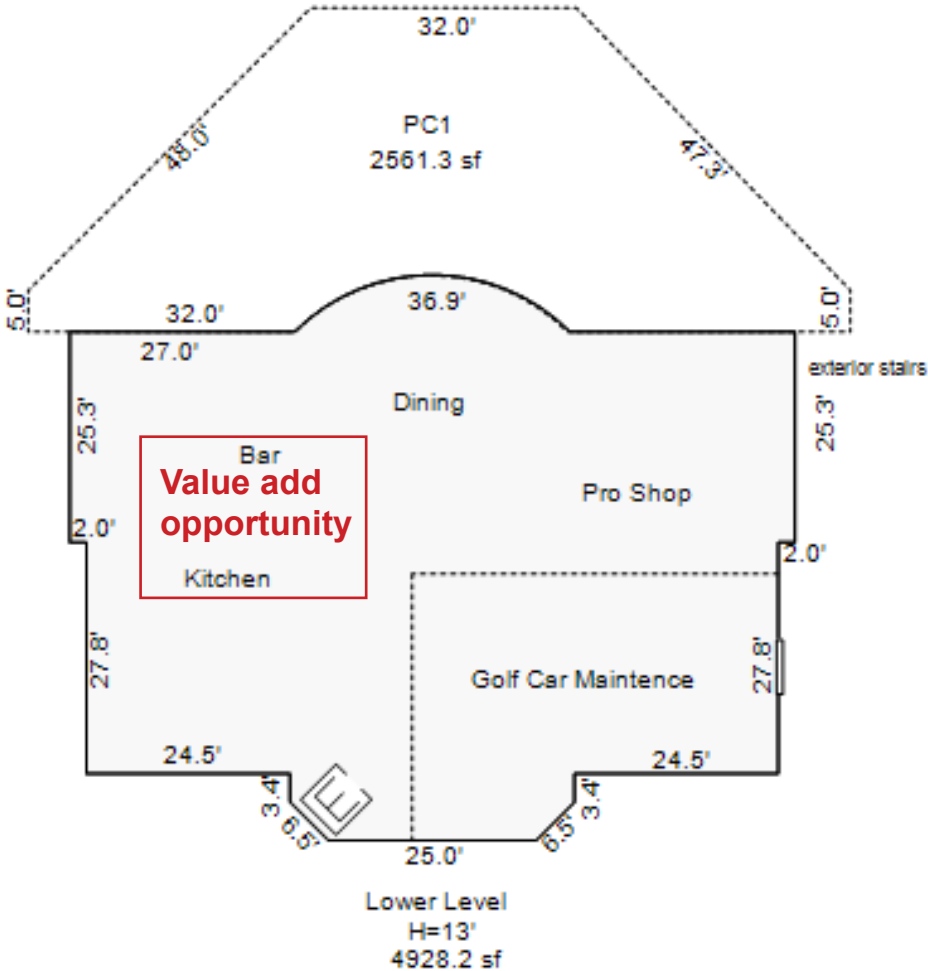
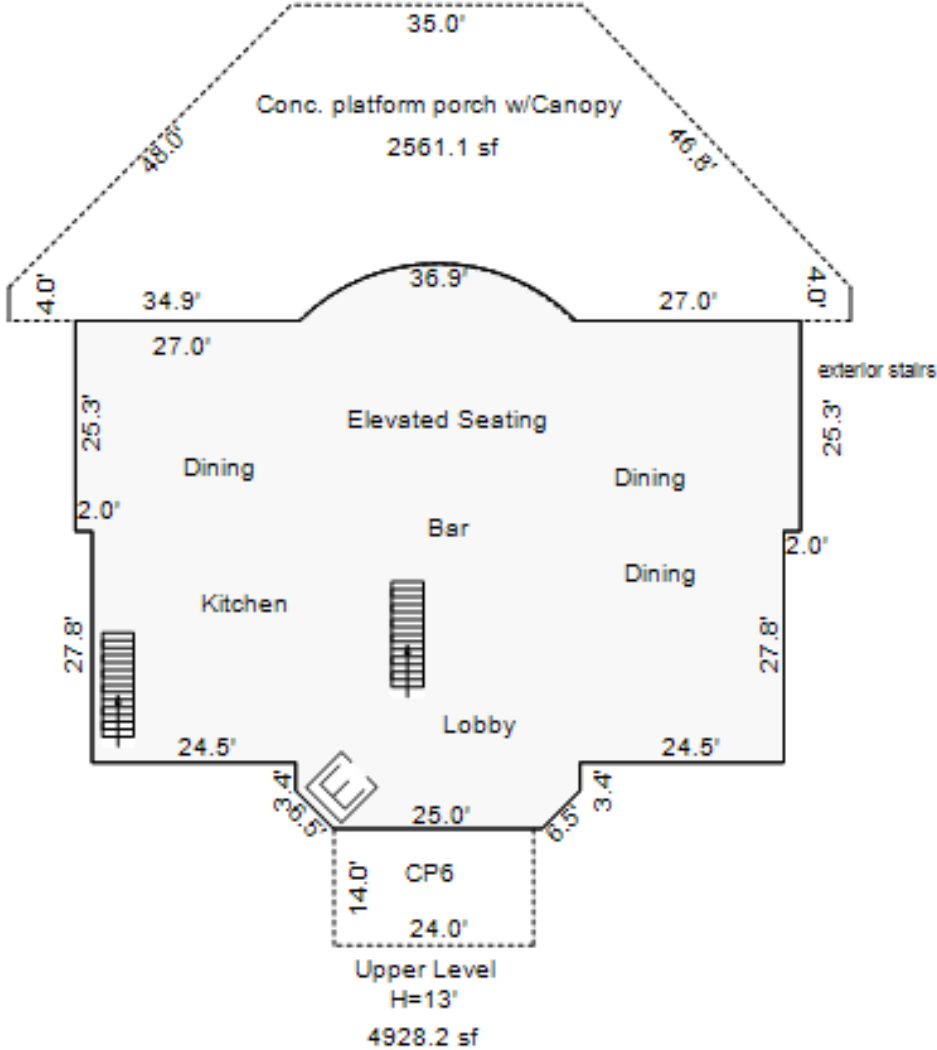


BUILDING LAYOUT

View From Above The 9th Hole

BLDG #1

Ground Level View of The 9th Hole



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27925 Golf Pointe

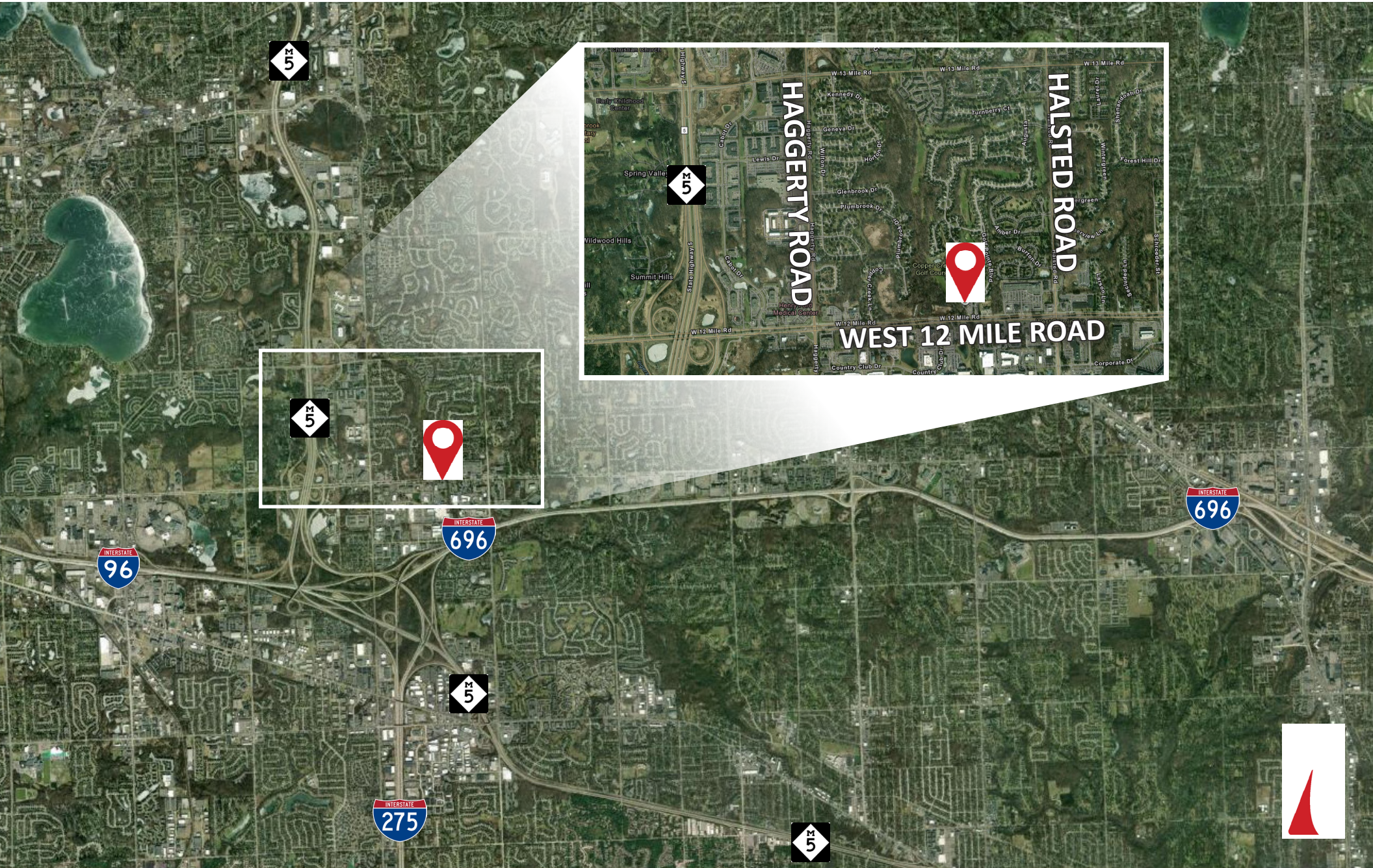


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LOCATION MAP



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