



**VALUE-ADD  
FORMER  
RESTAURANT /  
BAR SPACE**

**IDEAL FOR QSR  
OR FAST-  
CASUAL  
CONCEPT**

**2173 18 MILE RD, STERLING HEIGHTS, MI.  
48314**



**FORMER RESTAURANT SPACE DELIVERED VACANT, PRESENTING A PRIME  
OPPORTUNITY FOR A NATIONAL OR REGIONAL OPERATOR TO ESTABLISH A NEW  
CONCEPT IN A PROVEN LOCATION WITH EXISTING RESTAURANT INFRASTRUCTURE**

**ICON**  
REALTY EXPERTS

**JOSEPH JAZRAWY**  
**586-243-1641**  
JOSEPH@ICONREX.COM



**2173 18 MILE RD, STERLING HEIGHTS, MI. 48314**



**UNIT SIZE: 2,930 SQUARE  
FEET**

**CAPACITY: 110**

**SEATING: 100**

**MLCC: CLASS C**

**RENT: \$3,907 NNN**

**ASKING PRICE FOR  
BUSINESS WITHOUT  
LIQUOR LICENSE:  
\$85,000.00.**

**ASKING PRICE FOR  
BUSINESS WITH LIQUOR  
LICENSE: \$125,000.00.**

**LEASE AGREEMENT AVAILABLE UPON REQUEST  
WITH EXECUTION OF A CONFIDENTIALITY  
AGREEMENT (NDA)**

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**2025**

**5 MILE DISTANCE**

<b>POPULATION:</b>	<b>226,396+</b>
<b>HOUSEHOLDS:</b>	<b>88,000+</b>
<b>AVERAGE HH INCOME:</b>	<b>\$81,788+</b>
<b>ANNUAL CONSUMER SPENDING:</b>	<b>\$7 BILLION+</b>

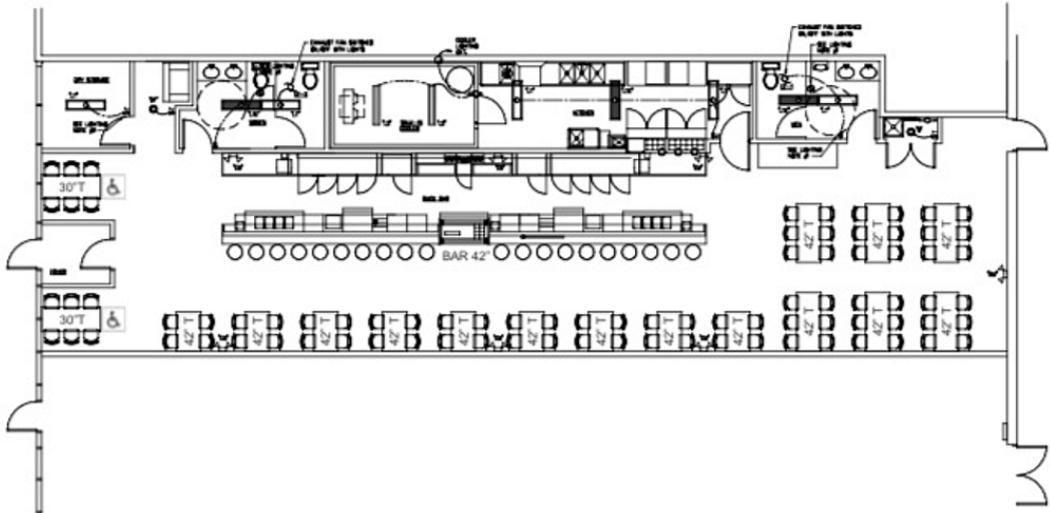
POPULATION:

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OSCAR'S RESTAURANT

NOTE: SEE PLAN FOR DIMENSIONS  
DRAWN: F1

SCALE: 1/4" = 1'-0"

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