

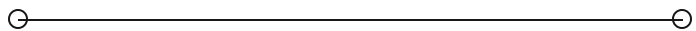


SALE

The Sports Garden

1879 N DIXIE HWY

Monroe, MI 48162



PROPERTY SUMMARY



LOCATION DESCRIPTION

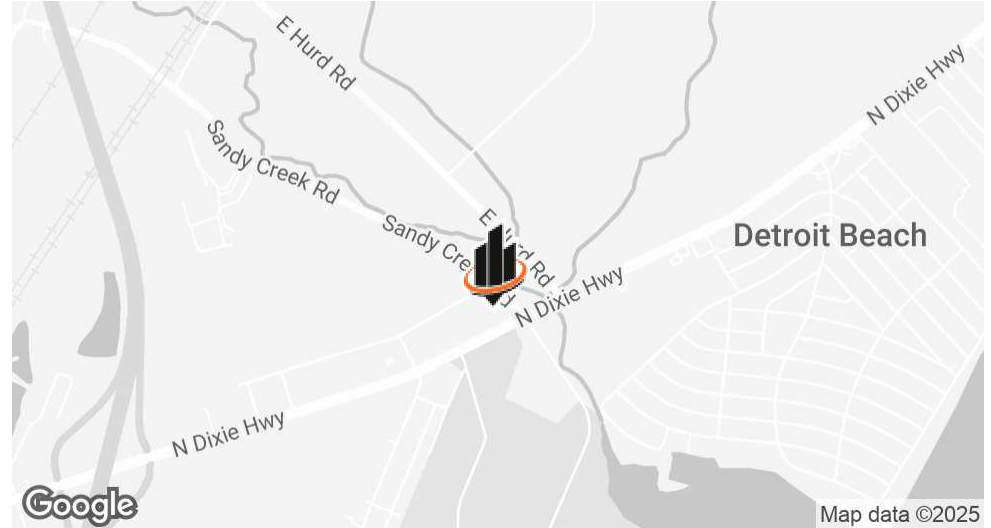
Located on North Dixie Hwy less than 1 mile from Interstate 75.

OFFERING SUMMARY

SALE PRICE:	\$549,999
LOT SIZE:	3.9 Acres
BUILDING SIZE:	1,728 SF

HARRY COHN
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PROPERTY DESCRIPTION

The Sports Gardens is a newly constructed Family Entertainment Center in Monroe, MI. Features include an 18 hole mini golf course, batting cages, an arcade, and private party spaces.

PROPERTY HIGHLIGHTS

- Built in 2022
- 3.90 Acre parcel provides room to expand
- 49 Parking Spaces
- Furniture, Fixtures, and Equipment Available

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	The Sports Garden
PROPERTY TYPE	Entertainment/Special Purpose
APN	07-807-010-00
BUILDING SIZE	1,728 SF
LOT SIZE	3.9 Acres
YEAR BUILT	2022

The Sports Gardens is a newly constructed Family Entertainment Center in Monroe, MI. Features include an 18 hole mini golf course batting cages, an arcade, and private party spaces.

Available Equipment:

- Everest Glass Door Merchandiser Refrigerator
- Electro Freeze Two Flavor/Twist Soft Serve Ice Cream Machine
- Astroblender Milkshake Machine
- Turbofan Convection Oven
- Arctic Air Refrigerated Prep Table
- Avantco Hot Dog Roller & Bun Steamer
- Hot Pretzel Warmer
- 3 Compartment Sink
- Cash Register with POS System



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ADDITIONAL PHOTOS



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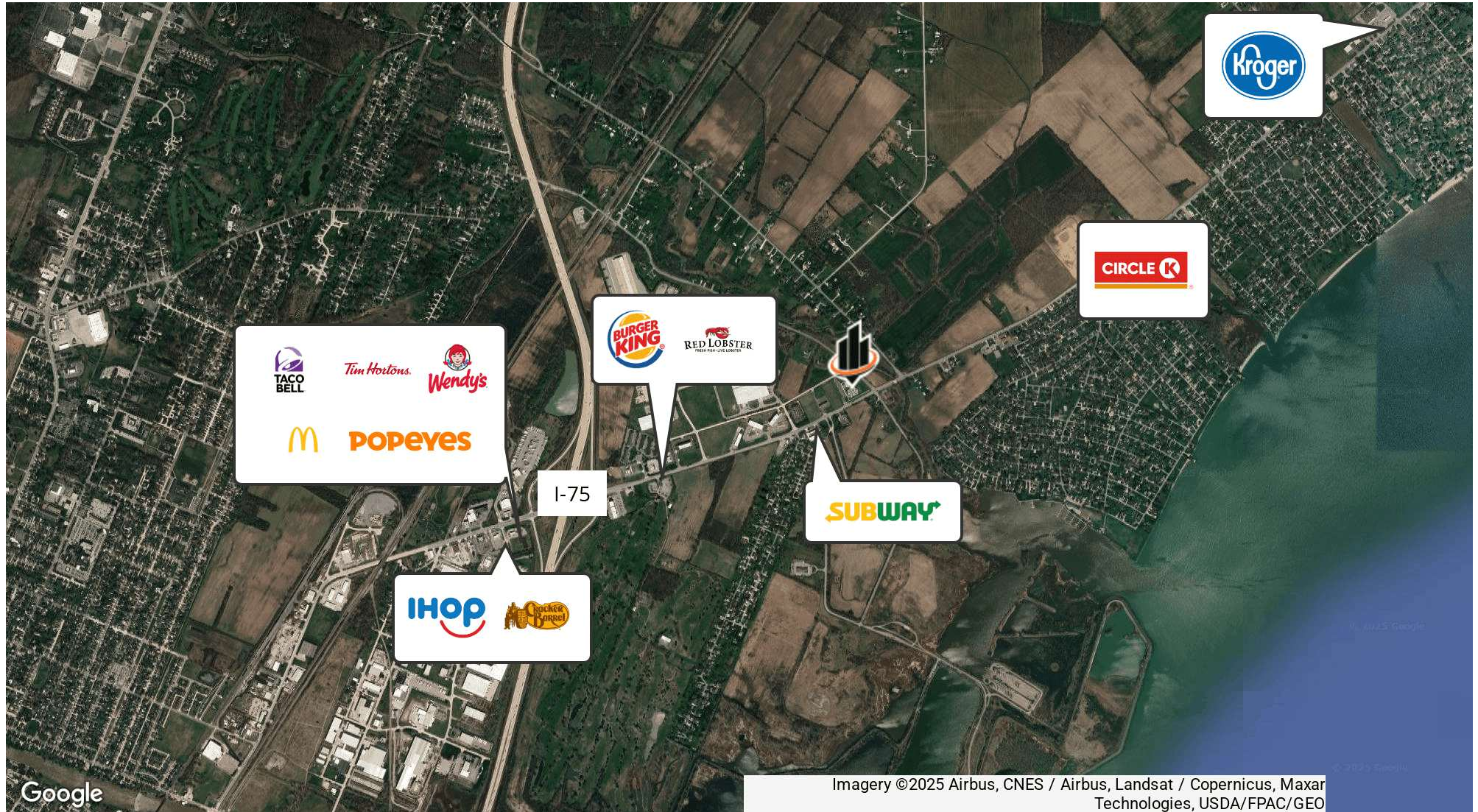
AERIAL MAP



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LOCATION MAP



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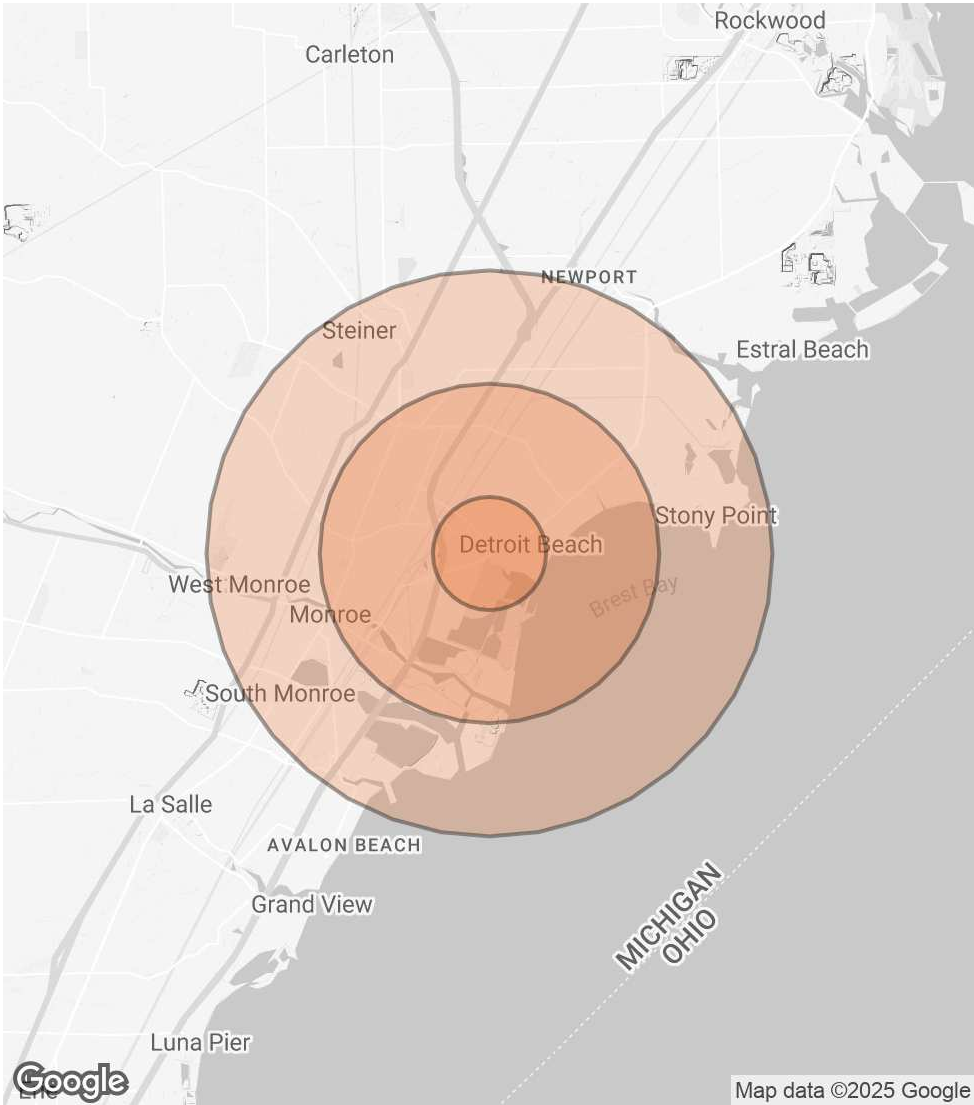
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,243	16,987	46,033
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	41	40
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	910	6,867	19,135
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$84,565	\$85,246	\$77,805
AVERAGE HOUSE VALUE	\$181,880	\$219,937	\$204,908

Demographics data derived from AlphaMap



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MEET THE TEAM



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