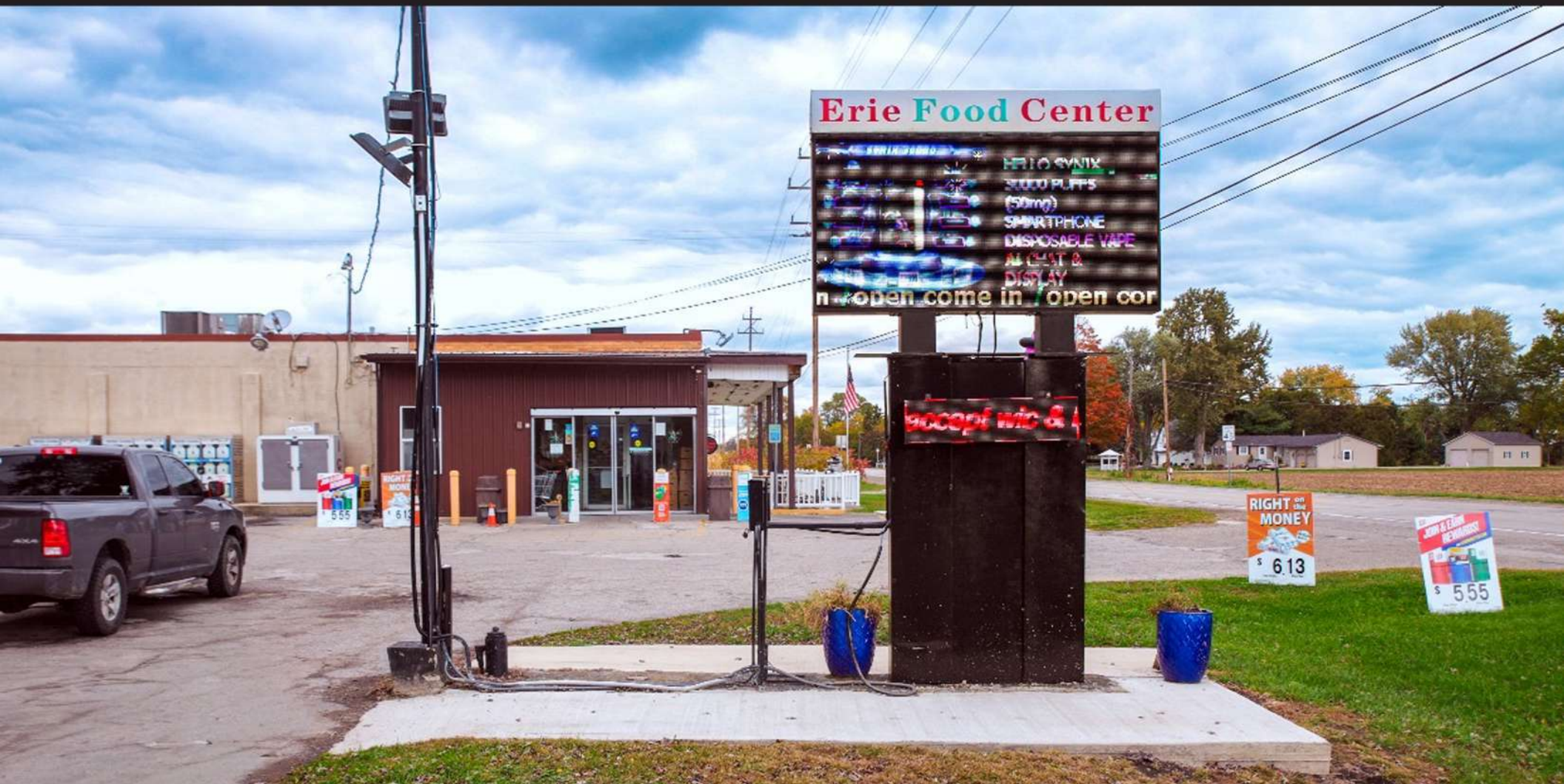


9875 S DIXIE HWY, ERIE MI

ERIE IGA GROCERY, MINI SUPER
MARKET, AND LIQUOR STORE.

FOR SALE
\$2,000,000
BUSINESS AND BUILDING.



Raghid Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghid.michael@gmail.com


COMMUNITY CHOICE
Realty

TABLE OF CONTENTS

Property Summary	3
Aerial Map	4
Demographics & Map Report	5
Extra Pictures	6
Advisor	10

PROPERTY SUMMARY

3



OFFERING SUMMARY

Sale Price	\$2,000,000 Business and Building
Gross Sale	\$2,420,000 Annual. Details available by item.
Store Sales	\$54,000 per week.
Building Size	8,000 sqft
Year Built	1960

Lottery	\$30,000 net annual
Swear	New Septic Field
Water	City Water
Features	Exterior Freezer 30 x 20 ft built in 2025

HVAC	New in 2022
Insurance	\$7,000 Per Annum
Total Employees	7
Property Tax	\$5000 per annum
Store hours	9 AM - 9 PM (Mon - Sat) 9 AM - 8 PM (Sun)

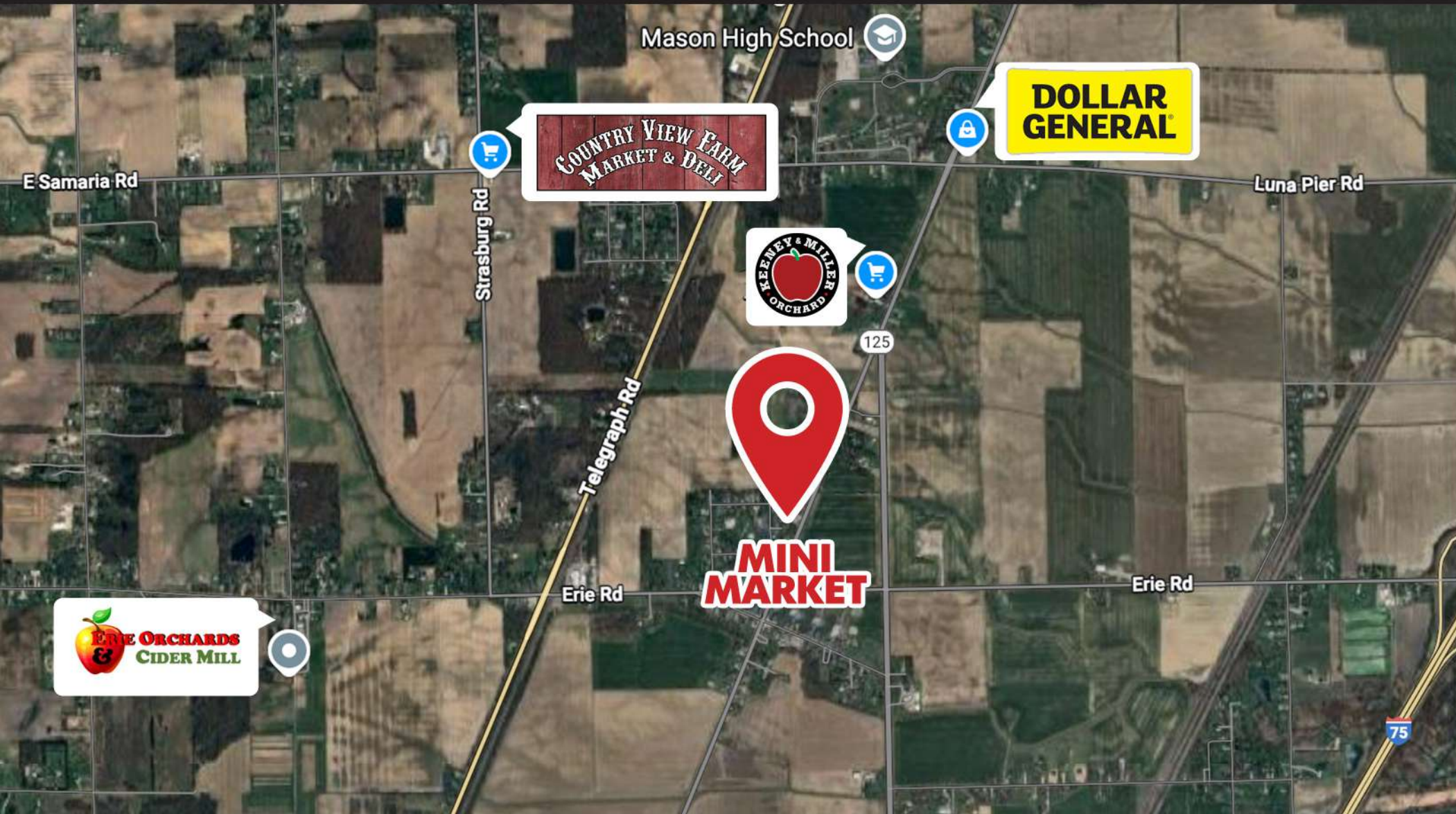
Profit Margin	Meat 50%, Grocery 35% Beer & wine 35%, Liquor 25%
Expenses	Water \$60 every 3 months, Gas \$600 per month, Electric \$5000 per month.
Hot Food	\$6,500 per month

Raghid Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghid.michael@gmail.com



AERIAL MAP

4



Raghid Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghid.michael@gmail.com


COMMUNITY CHOICE
Realty

DEMOGRAPHICS MAP & REPORT

5

POPULATION

	1 Mile	3 Mile	5 Mile
2020 Population	853	4,513	22,752
2024 Population	846	4,442	23,033
2029 Population Projection	854	4,481	23,293
Annual Growth 2020-2024	-0.2%	-0.4%	-0.3%
Annual Growth 2024-2029	0.2%	0.2%	0.2%
Median Age	43.9	45.7	44.9
Bachelor's Degree or Higher	26%	24%	20%

POPULATION BY RACE

	1 Mile	3 Mile	5 Mile
White	763	4,026	20,875
Black	4	11	121
American Indian/Alaskan Native	1	5	17
Asian	0	1	42
Hawaiian & Pacific Islander	0	1	10
Two or More Races	78	398	1,969

HOUSING

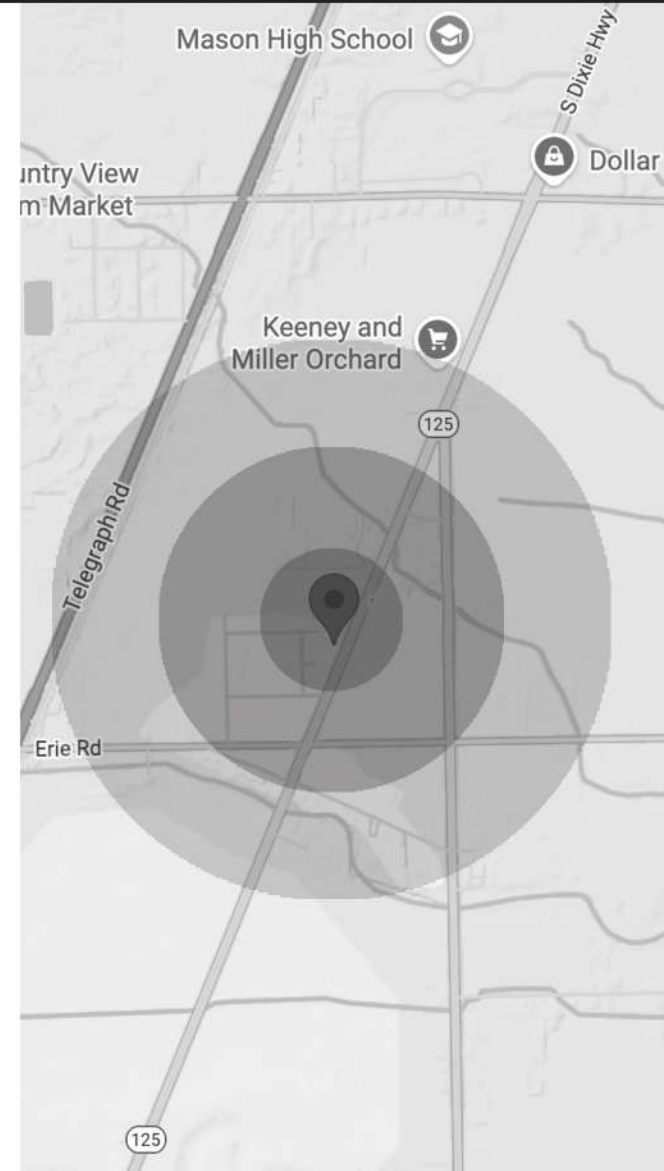
	1 Mile	3 Mile	5 Mile
Median Home Value	\$173,557	\$209,711	\$190,404
Median Year Built	1959	1964	1970

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2020 household	343	1,808	9,341
2024 Household	340	1,781	9,472
2029 Household Projection	344	1,796	9,580
Annual Growth 2020-2024	-0.5%	-0.4%	1.0%
Annual Growth 2024-2029	0.2%	0.2%	0.2%
Owner Occupied Households	278	1,570	7,730
Renter Occupied Households	66	227	1,850
Avg Household Size	2.4	2.5	2.4
Avg Household Vehicles	2	2	2

INCOME

	1 Mile	3 Mile	5 Mile
Ave Household Income	\$78,058	\$86,135	\$81,948
Median Household Income	\$61,106	\$72,079	\$67,780
<\$25,000	56	253	1,572
<\$25,000 - 50,000	63	292	1,782
<\$50,000 - 75,000	109	393	2,039
<\$75,000 - 100,000	28	294	1,392
<\$100,000 - 125,000	18	189	1,036
<\$125,000 - 150,000	15	89	565
<\$150,000 - 200,000	49	220	714
<\$200,000	5	51	373



Raghd Michael

REAL ESTATE AGENT / REALTOR

Call: (586) 707-0990

E-mail: raghd.michael@gmail.com



EXTRA PICTURES

6



Raghid Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghid.michael@gmail.com


COMMUNITY CHOICE
Realty

EXTRA PICTURES

7



Raghd Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghd.michael@gmail.com


COMMUNITY CHOICE
Realty

EXTRA PICTURES

8

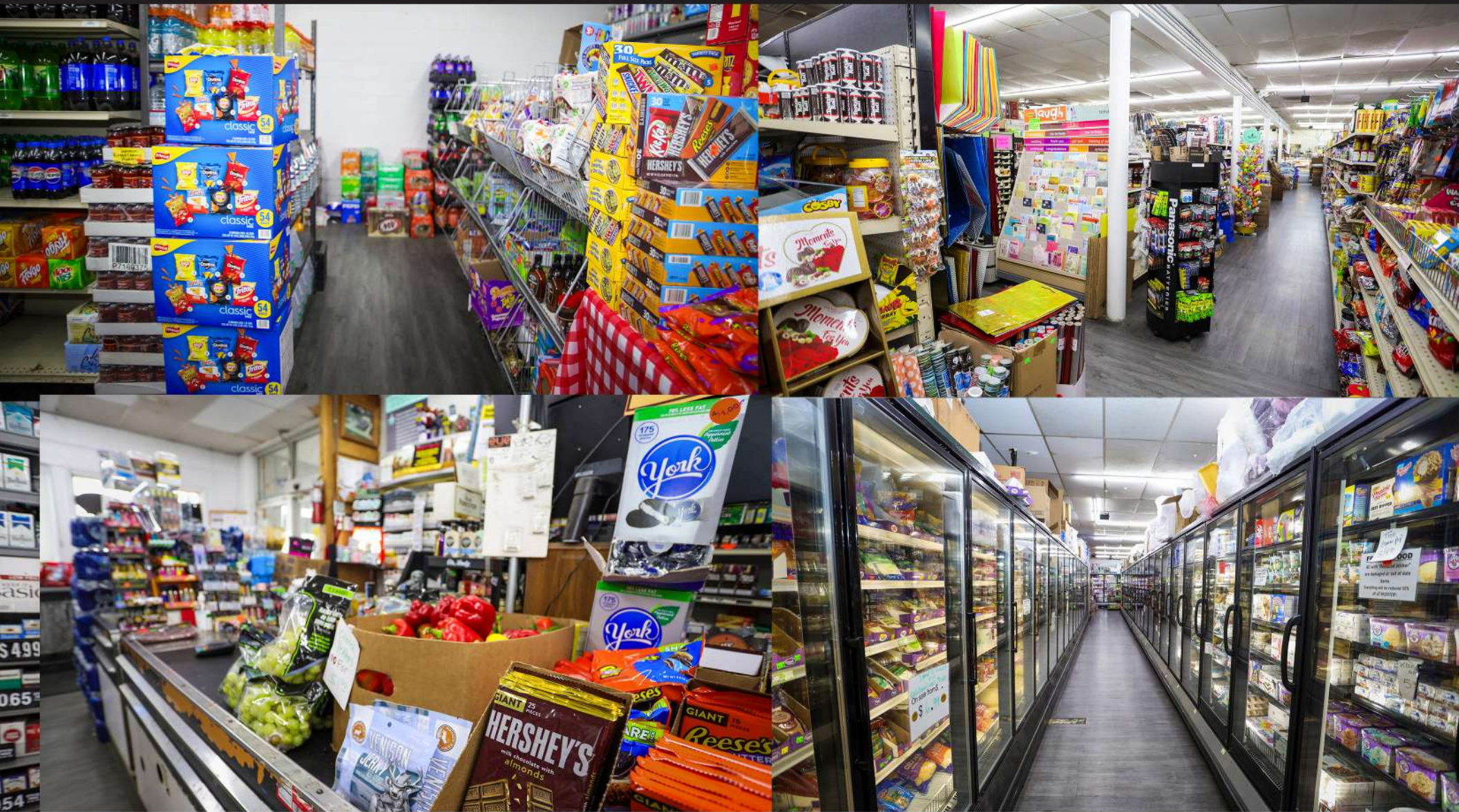


Raghid Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghid.michael@gmail.com


COMMUNITY CHOICE
Realty

EXTRA PICTURES

9



Raghid Michael
REAL ESTATE AGENT / REALTOR
Call: (586) 707-0990
E-mail: raghid.michael@gmail.com


COMMUNITY CHOICE
Realty



Raghid Michael

REAL ESTATE AGENT / REALTOR

B.Sc. Civil Engineering, MI Certified Builder

Community Choice Realty, 631 E Big Beaver Rd, Suite 207 Troy MI 48083

Call: (586) 707-0990

E-mail: raghid.michael@gmail.com

PROFESSIONAL BACKGROUND

Raghid is an expert real estate agent with Community Choice Realty in MI. Providing help to buyers and sellers with professional, responsive and attentive real estate services. Want an agent who'll really listen to what you want in a home? Need an agent who knows how to effectively market your property, so it sells? Give me a call! I'm eager to help and would love to talk to you. Since 2012, Raghid's area of expertise including but not limited to property maintenance and management, general labor problem solving, property remodeling, landscape, construction and civil engineering work.

Raghid Michael

REAL ESTATE AGENT / REALTOR

Call: (586) 707-0990

E-mail: raghid.michael@gmail.com

