

INVESTMENT OPPORTUNITY

2630 OAKWOOD BLVD, MELVINDALE, MI 48122

SAVVY SLIDERS & HAPPY'S PIZZA CO BRAND STORE | 2,985 SF FREESTANDING BUILDING

FOR SALE



GREG NEWMAN

248.406.7113

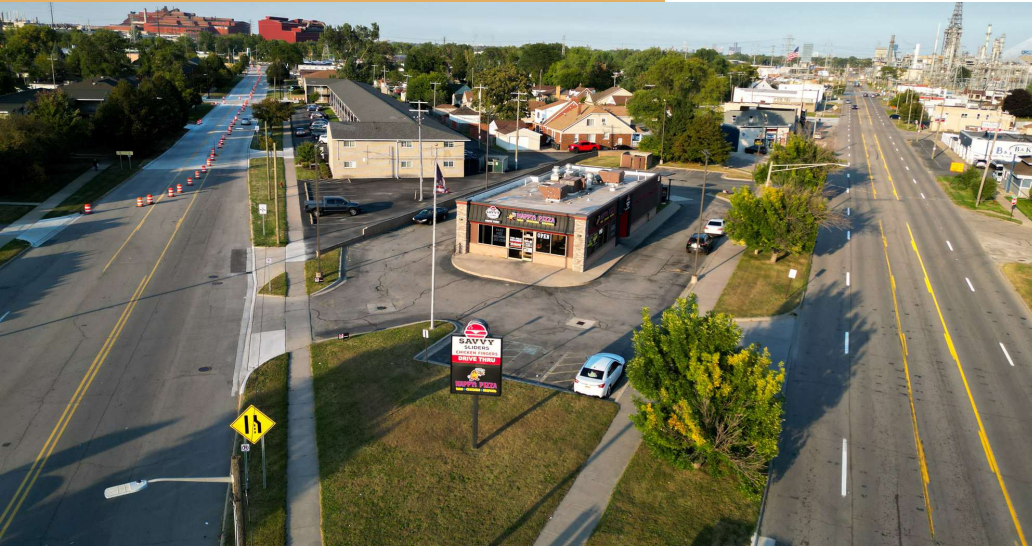
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SAVVY SLIDERS

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EXECUTIVE SUMMARY



Sale Price

\$824,999

OFFERING SUMMARY

Building Size:	2,985 SF
Lot Size:	0.69 Acres
Cap Rate:	7.2%
Lease Rate:	\$54,000/yr NNN
Rent Increase 12-01-2025:	\$59,400
2025 Property Taxes	\$10,254.56

PROPERTY OVERVIEW

Presenting a prime retail investment opportunity in Melvindale, MI. This property features a 2,985 SF building, meticulously renovated in 2020 and boasting 100% occupancy. Built in 2002 and zoned R11 FA, this modern and well-maintained space offers a lucrative investment option for retail investors seeking an entry level asset. With strategic positioning, this property promises a strong return and long-term value. Don't miss out on the chance to add this exceptional retail opportunity to your portfolio.

INVESTMENT HIGHLIGHTS

- Lease expires 11-31-2030 with 2 - 5 year options
- Renovated in 2020
- Pylon signage
- Savvy Sliders has over 50 franchise restaurants in the United States

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SITE PLAN



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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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TRADE AERIAL



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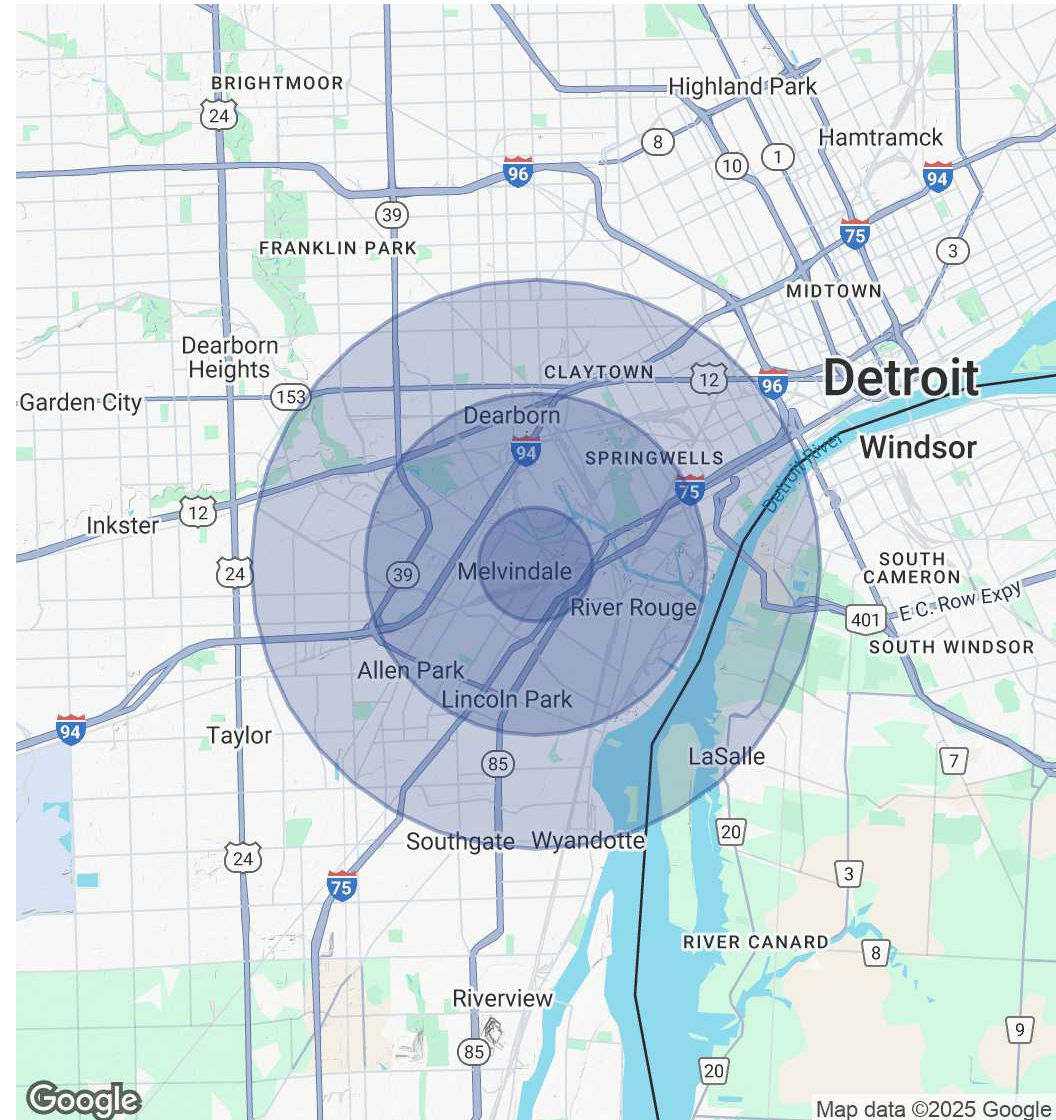
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,156	105,753	300,168
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,873	38,001	108,014
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$55,498	\$63,420	\$68,794
Average House Value	\$132,152	\$149,795	\$168,659
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,220	58,385	184,994
Total Population - Black	976	18,998	43,380
Total Population - Asian	75	1,648	4,017
Total Population - Hawaiian	1	37	82
Total Population - American Indian	85	1,044	2,555
Total Population - Other	856	14,292	34,970

Demographics data derived from AlphaMap



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B R O K E R



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