

Pine Lake Market & Deli

FOR SALE

Business Only*



3391 Orchard Lake Rd. Keego Harbor, MI

Elias Herish
Senior Advisor
586.453.5682
Elias@theHerishgroup.com

Tariq Herish
Managing Partner
810459.9217
Terry@theherishgroup.com



Executive Summary

3391-3405 Orchard Lake Rd.
Keego Harbor, MI 48320



OFFERING SUMMARY

Sale price	\$599,900
Gross Income	\$1,352,000
Square Footage	2,976 SF
Lot size	0.33 Acres
Rent	\$4,000 Gross
Parking	14 Spaces
Year built	1960
Year Remodeled	2024
Zoning	B-1
Market	Detroit
Submarket	North Oakland

Lease	Rent
Current Rent 6/7/2024-6/30/2029	\$4,000

*Tenant has ROFR at \$750,000 Months 13-60, and \$825,000 months 60-120.

PROPERTY OVERVIEW

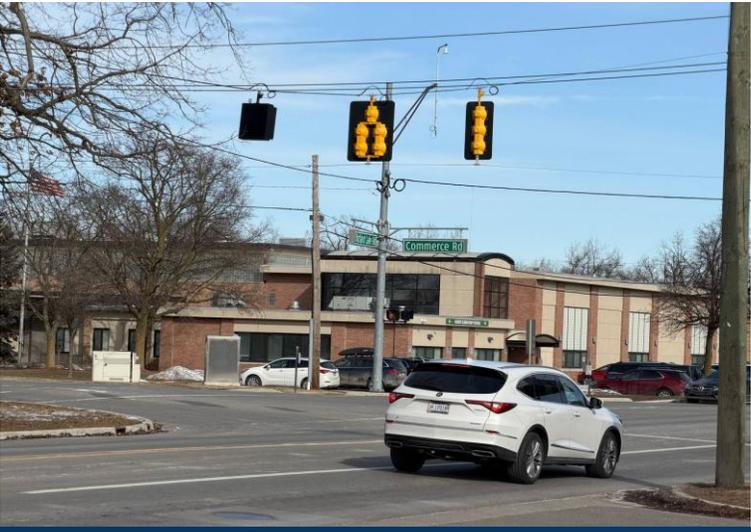
Unprecedented Opportunity to Acquire a Liquor Store/ Deli doing \$25,000 a week in Sales. Fully built out Kitchen* Value- Add Opportunity to add Food Tenant. Liquor License Included in Sales Price. Sale to come with all FF&E. Tenant has ROFR at \$750,000. Located at Orchard Lake Road and Commerce Road.

PROPERTY HIGHLIGHTS

- 145' Feet of Frontage on Orchard Lake road | 30,000 VPD
- Liquor, Beer & Wine, Lottery, ATM/Bitcoin, Tobacco, and Grocery
- Lease Expires 6/7/2029 w (2) Five Year Options
- Adjacent to Pine Lakes Country Club | Signalize
- Surrounded by National Tenants such as Marathon, Salvation Army, Dollar Tree, and Jets.

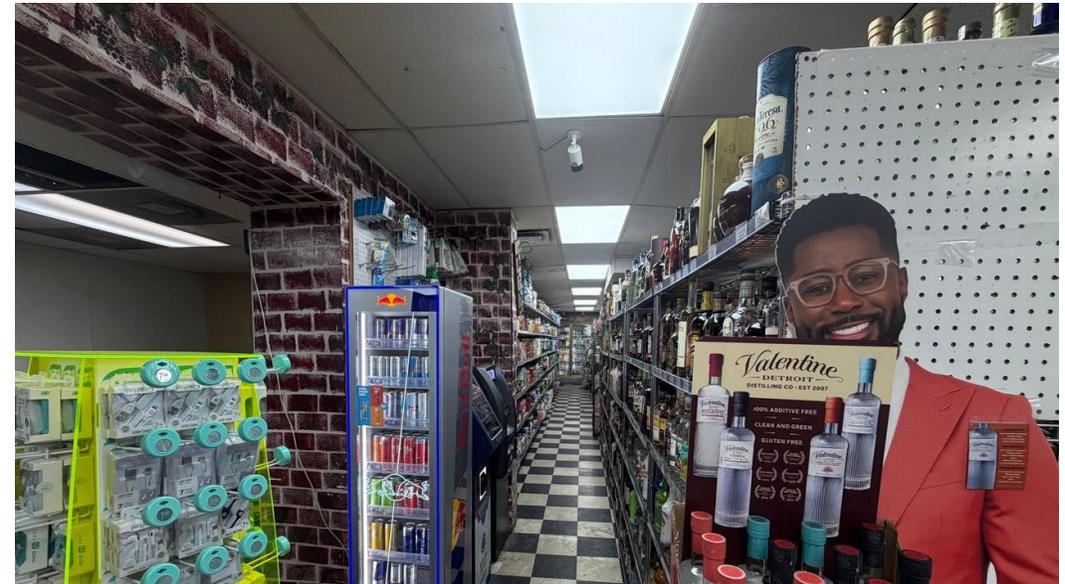
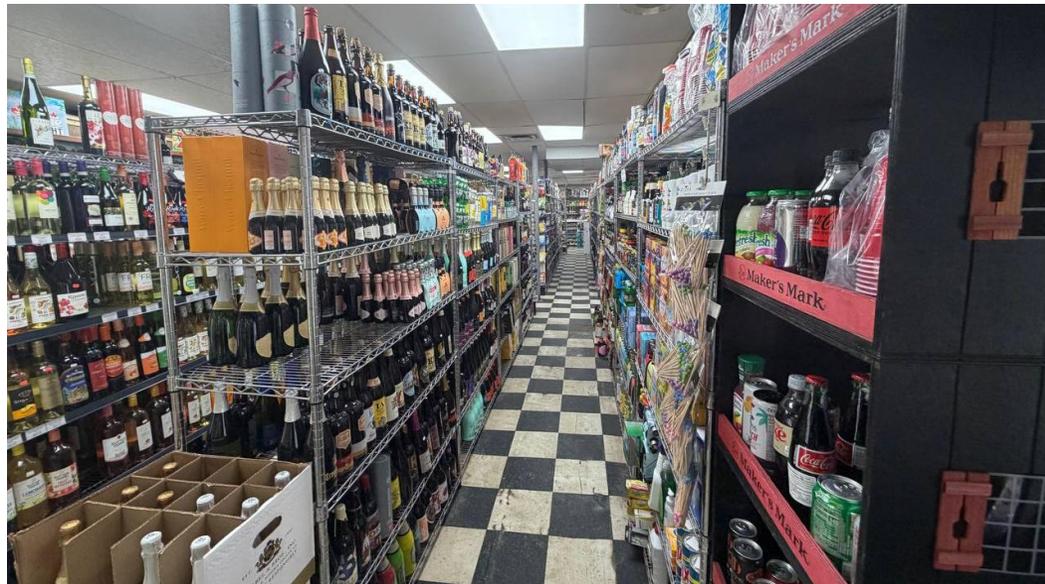
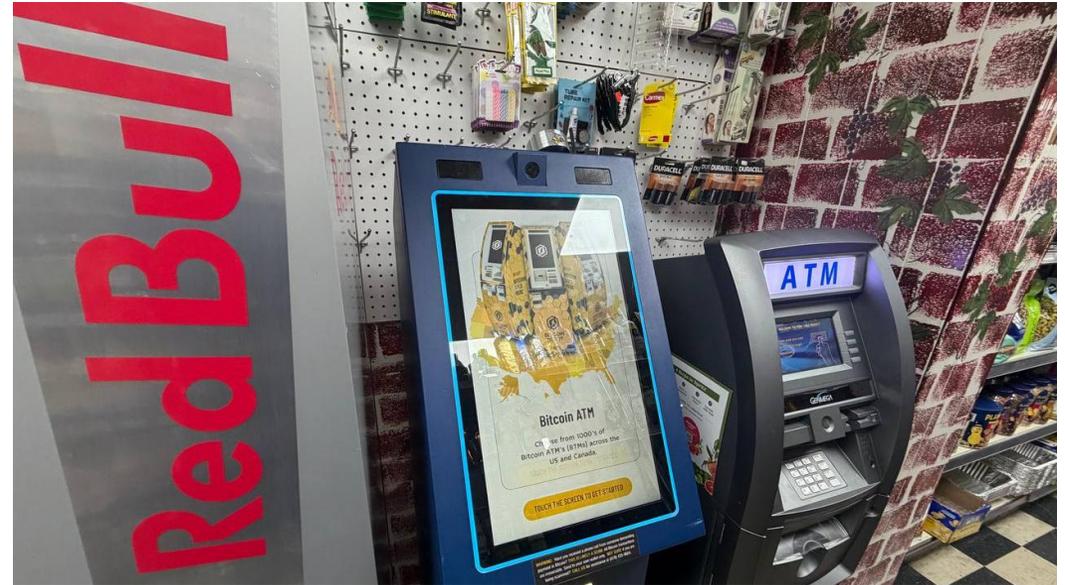
Exterior Photos

3391-3405 Orchard Lake Rd.
Keego Harbor, MI 48320



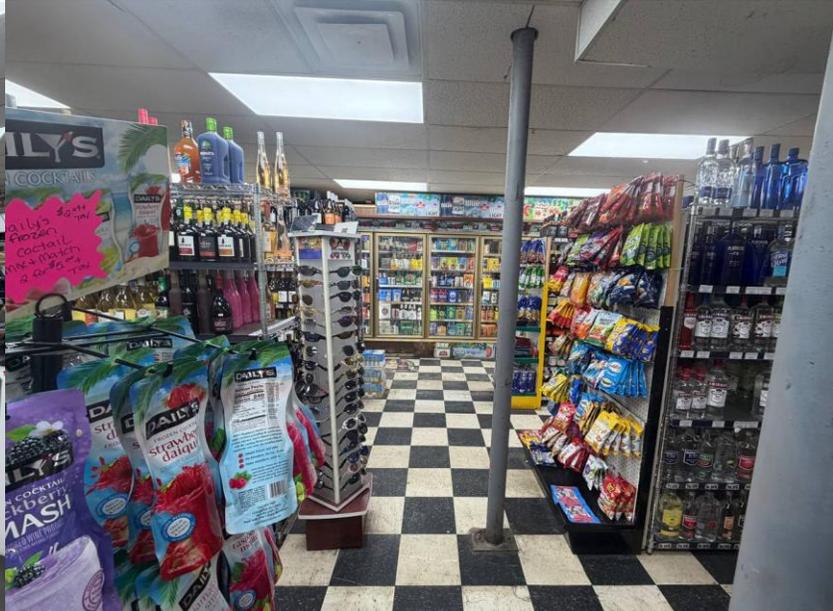
Additional Photos

3391-3405 Orchard Lake Rd.
Keego Harbor, MI 48320



Interior Photos

3391-3405 Orchard Lake Rd.
Keego Harbor, MI 48320





"The Heart of the Lakes" – A Strategic Oakland County Hub

Keego Harbor presents a rare "micro-market" opportunity within Oakland County. Nestled between **Cass Lake** and **Orchard Lake**, this 0.5-square-mile city offers high-barrier-to-entry real estate with a captive, affluent consumer base. For investors, Keego Harbor is a "supply-constrained" market where value is driven by its unique *σενσρανhv* and the spillover demand from neighboring West Bloomfield and

Demographics Report

3391-3405 Orchard Lake Rd.
Keego Harbor, MI 48320

Population	1 mile	2 miles	5 miles
2020 Population	3,978	20,059	159,683
2024 Population	3,977	19,831	161,626
2029 Population Projection	3,950	19,654	160,916
Annual Growth 2020-2024	0%	-0.3%	0.3%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.1%
Median Age	45	46	43.9
Bachelor's Degree or Higher	45%	51%	43%
U.S. Armed Forces	0	0	11

Population By Race	1 mile	2 miles	5 miles
White	3,181	15,715	105,530
Black	239	1,203	27,980
American Indian/Alaskan Native	6	28	282
Asian	169	1,238	9,275
Hawaiian & Pacific Islander	3	9	87
Two or More Races	380	1,637	18,471
Hispanic Origin	221	874	12,376

Housing	1 mile	2 miles	5 miles
Median Home Value	\$372,943	\$431,417	\$316,110
Median Year Built	1969	1973	1972

Households	1 mile	2 miles	5 miles
2020 Households	1,789	8,407	64,673
2024 Households	1,790	8,296	65,590
2029 Household Projection	1,779	8,220	65,320
Annual Growth 2020-2024	0.1%	0%	0.6%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.1%
Owner Occupied Households	1,236	6,412	45,968
Renter Occupied Households	543	1,808	19,351
Avg Household Size	2.2	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$62.6M	\$325.4M	\$2.3B

Income	1 mile	2 miles	5 miles
Avg Household Income	\$125,880	\$142,937	\$114,670
Median Household Income	\$84,098	\$104,464	\$79,713
< \$25,000	211	801	10,404
\$25,000 - 50,000	293	1,129	11,892
\$50,000 - 75,000	284	1,161	9,199
\$75,000 - 100,000	294	895	6,898
\$100,000 - 125,000	130	910	5,726
\$125,000 - 150,000	84	474	4,351
\$150,000 - 200,000	83	699	5,824
\$200,000+	411	2,228	11,297