



NICK SHABA
ASSOCIATE

JORDAN JABBORI
SENIOR DIRECTOR

nshaba@cmprealestategroup.com

jjabbori@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	1856 W Houghton Lake Dr
City/Township	Houghton Lake
Building Size	4,780 SF
Land Size	0.86 AC
Sales Price	\$475,000
Vacuums on site	Yes
Gross Sales (YTD 2024)	\$85,644.45
Expenses (YTD 2024)	\$59,680.22
Cash Flow (YTD 2024)	\$25,964.23

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 8,661 PEOPLE	 MEDIAN AGE 55.6 YEARS OLD
 HOUSEHOLDS 4,050	 CONSUMER SPENDING \$96.7 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$52,669/ANNUALLY	 DAYTIME EMPLOYEES 3,065 EMPLOYEES

AREA TENANTS & EMPLOYERS

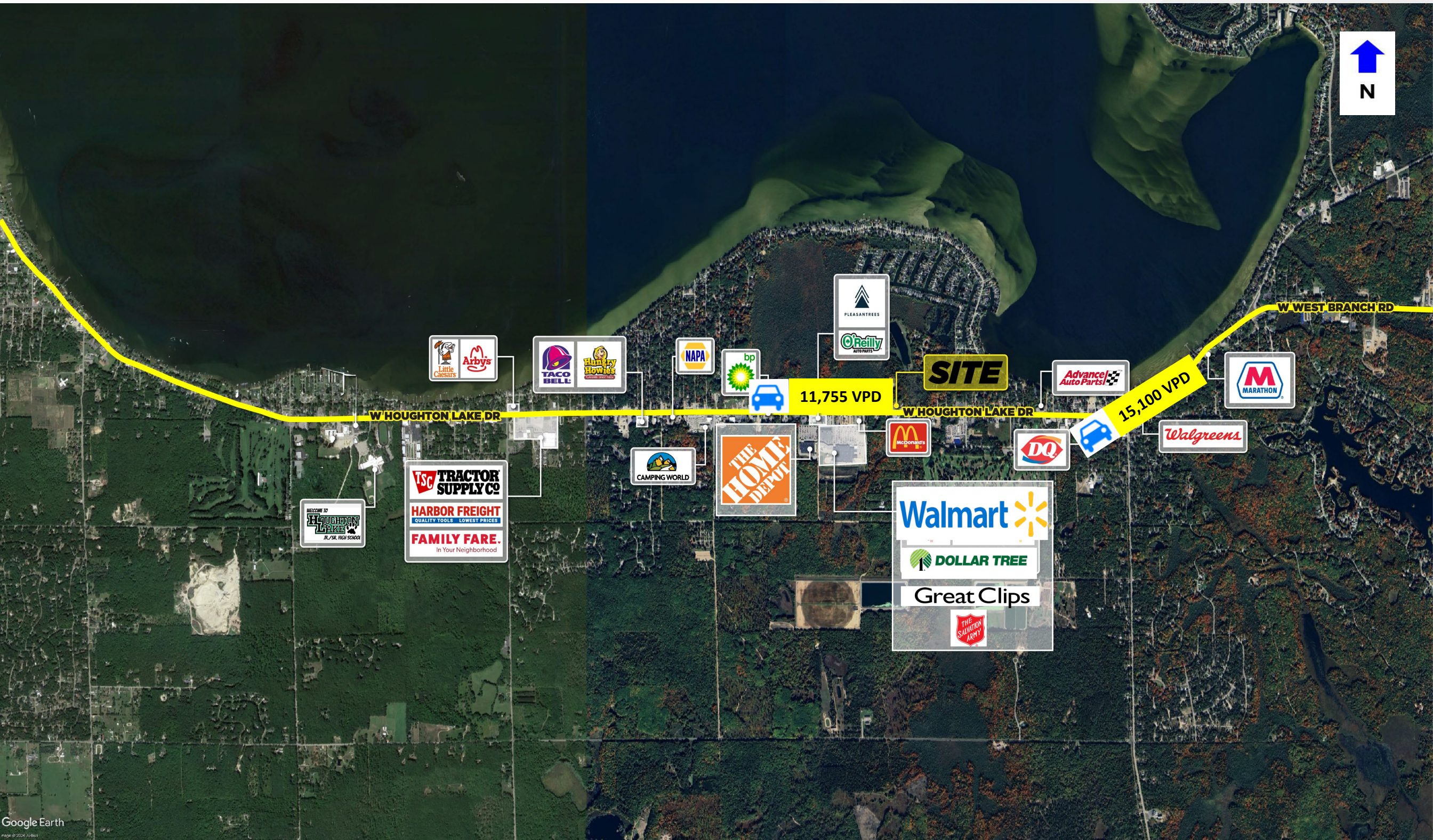


PROPERTY HIGHLIGHTS

- Car wash is located near many national retailers such as Walmart, Home Depot, Dunham's, Taco Bell and McDonalds.
- An addition of fourteen self storage units near the rear of the property with a high retention rate.
- One of the very few washes in towns which service both locals and visitors boats, PWC, and other vehicles.
- Located on the main corridor of Houghton Lake which gives this car wash exposure of up to 18k VPD.
- All Businesses, Equipment & Real Estate Included in Sale | Turn Key Offering.
- This property qualifies for bonus depreciation.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,213	5,756	9,993
2023 Population	1,090	5,207	8,661
2028 Population Projection	1,069	5,113	8,422
Annual Growth 2010-2022	-0.80%	-0.70%	-1.00%
Annual Growth 2022-2027	-0.40%	-0.40%	-0.60%
Median Age	60.4	56.9	55.6
Bachelor's Degree or Higher	21%	13%	13%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,036	4,980	8,324
Black	7	46	61
American Indian/Alaskan Native	9	54	89
Asian	27	58	73
Hawaiian & Pacific Islander	0	0	2
Two or More Races	10	69	112
Hispanic Origin	17	135	205

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	603	2,783	4,689
2023 Households	538	2,504	4,050
2028 Household Projection	526	2,454	3,933
Owner Occupied Households	423	1,936	3,143
Renter Occupied Households	103	518	790
Avg Household Income	\$71,921	\$54,478	\$52,669
Median Household Income	\$49,999	\$34,466	\$37,022

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	187	908	1,404
\$50,000 - 75,000	97	317	650
\$75,000 - 100,000	56	150	313
\$100,000 - 125,000	19	118	200
\$125,000 - 150,000	61	105	127
\$150,000 - 200,000	14	47	64
\$200,000+	23	79	89

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	388	74	5	2,068	260	8	2,902	404	7
Trade Transportation & Utilities	85	13	7	499	62	8	746	101	7
Information	5	1	5	36	7	5	41	8	5
Financial Activities	58	12	5	149	37	4	200	52	4
Professional & Business Services	28	5	6	111	23	5	170	38	4
Education & Health Services	96	24	4	691	54	13	796	66	12
Leisure & Hospitality	78	9	9	382	38	10	501	58	9
Other Services	38	10	4	115	33	3	221	67	3
Public Administration	0	0	-	85	6	14	227	14	16
Goods-Producing Industries	17	3	6	96	16	6	163	33	5
Natural Resources & Mining	0	0	-	0	0	-	2	1	2
Construction	17	3	6	93	15	6	151	29	5
Manufacturing	0	0	-	3	1	3	10	3	3
Total	405	77	5	2,164	276	8	3,065	437	7

EXCLUSIVELY LISTED BY:

NICK SHABA

ASSOCIATE

nshaba@cmprealestategroup.com

JORDAN JABBORI

SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.



RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*