

FOR SALE

OPERATING RESTAURANT
4,336 SF – Bad Axe

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



Peppermill Steak & Seafood
685 N. Port Crescent St.
Bad Axe, MI 48413

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PROPERTY INFORMATION

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LOCATION INFORMATION

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PROPERTY OVERVIEW

Well-known restaurant for sale with ample frontage on Bad Axe's main retail corridor (M-53). Staple in Michigan's thumb region for 30+ years. Business and Real Estate included, with an active Class C Liquor License and Beer & Wine (off premises) retail license. Well-maintained site with numerous capital improvements recently completed. Business is properly managed and organized using the latest in POS software, ensuring smooth and efficient operations and an easy transition for new ownership. Strong financials available for qualified buyers' review

OFFERING SUMMARY

Sale Price:	\$775,000.00
Building Size:	4,336 SF
Lot Size:	1.02 AC
Zoning:	B-2
Additional Info:	<u>The Peppermill Website</u>

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 5,061 people
- **Households:** 2,166 homes
- **Avg. HH Income:** \$77,219 USD
- **Traffic Counts:** 12,045 VPD

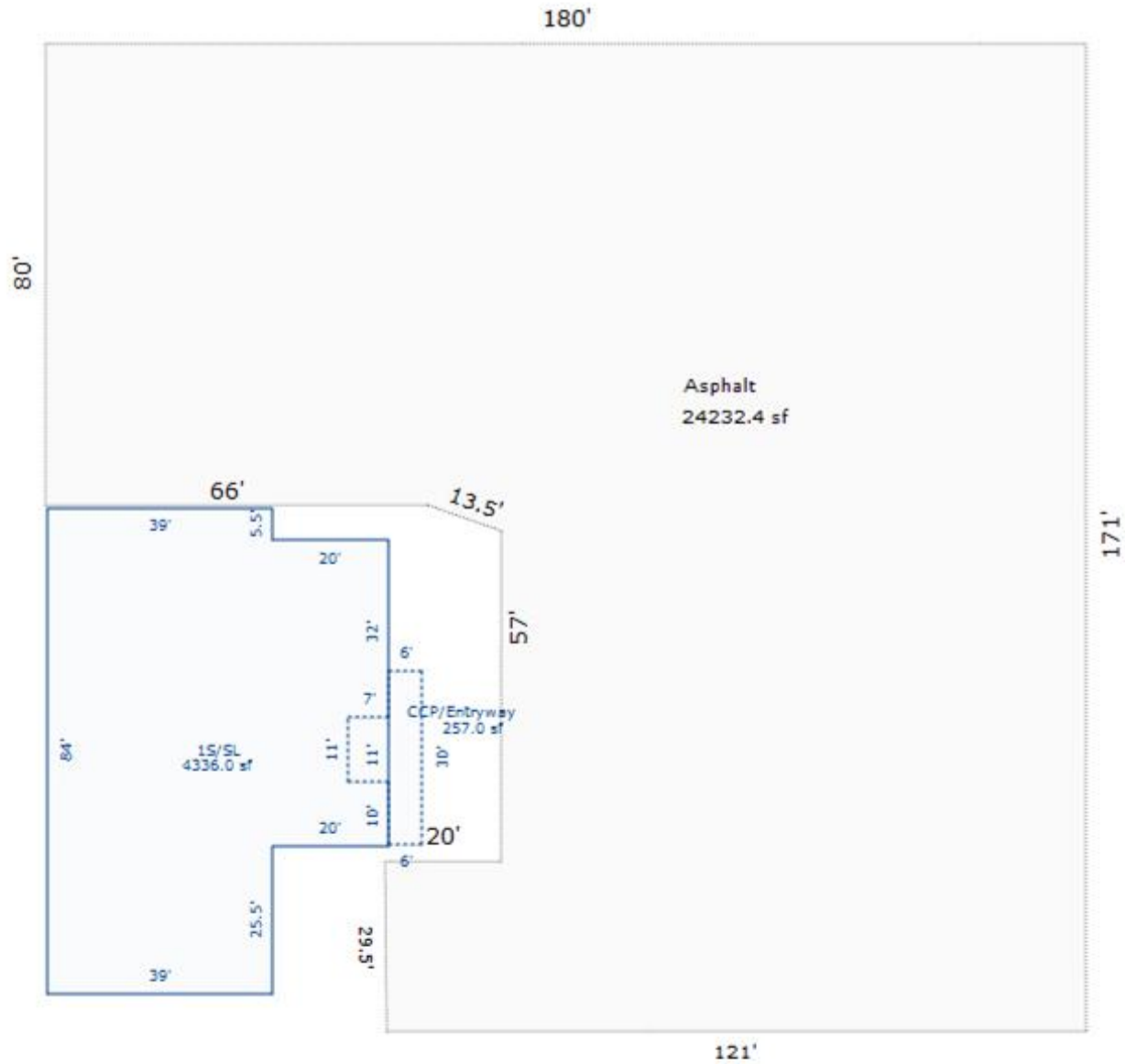






PROPERTY INFORMATION

Property Dimensions



LOCATION INFORMATION

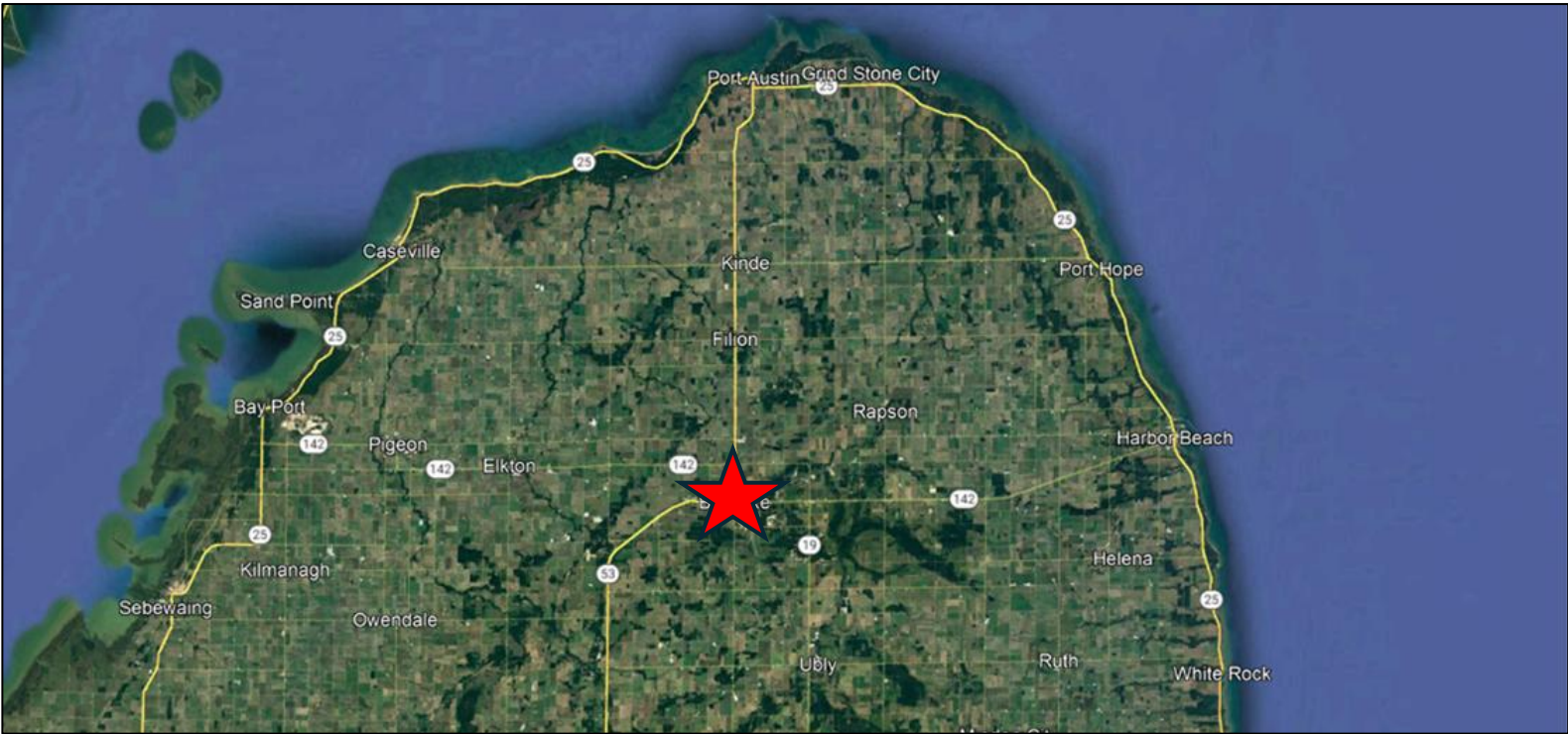
Retailer Map



LOCAL



REGIONAL



685 N Port Crescent St Bad Axe, MI 48413	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,456	3,917	5,061
2030 Projected Population	2,268	3,624	4,718
2020 Census Population	2,932	4,700	6,144
2010 Census Population	3,018	4,832	6,348
Projected Annual Growth 2025 to 2030	-1.5%	-1.5%	-1.4%
Historical Annual Growth 2010 to 2025	-1.2%	-1.3%	-1.4%
Households			
2025 Estimated Households	1,106	1,707	2,166
2030 Projected Households	1,019	1,579	2,016
2020 Census Households	1,349	2,068	2,631
2010 Census Households	1,339	2,051	2,622
Projected Annual Growth 2025 to 2030	-1.6%	-1.5%	-1.4%
Historical Annual Growth 2010 to 2025	-1.2%	-1.1%	-1.2%
Age			
2025 Est. Population Under 10 Years	10.7%	10.2%	9.9%
2025 Est. Population 10 to 19 Years	10.6%	10.7%	10.8%
2025 Est. Population 20 to 29 Years	11.9%	11.0%	10.7%
2025 Est. Population 30 to 44 Years	19.5%	18.0%	17.4%
2025 Est. Population 45 to 59 Years	17.4%	17.9%	18.6%
2025 Est. Population 60 to 74 Years	20.0%	21.1%	21.7%
2025 Est. Population 75 Years or Over	10.0%	11.1%	10.9%
2025 Est. Median Age	42.6	44.9	45.7
Marital Status & Gender			
2025 Est. Male Population	49.5%	51.2%	52.0%
2025 Est. Female Population	50.5%	48.8%	48.0%
2025 Est. Never Married	36.2%	34.7%	32.6%
2025 Est. Now Married	33.7%	37.0%	41.1%
2025 Est. Separated or Divorced	22.0%	20.3%	18.6%
2025 Est. Widowed	8.2%	8.0%	7.7%
Income			
2025 Est. HH Income \$200,000 or More	1.6%	2.3%	3.1%
2025 Est. HH Income \$150,000 to \$199,999	5.4%	5.0%	5.1%
2025 Est. HH Income \$100,000 to \$149,999	10.2%	11.6%	12.7%
2025 Est. HH Income \$75,000 to \$99,999	14.6%	14.3%	14.4%
2025 Est. HH Income \$50,000 to \$74,999	19.6%	21.7%	22.8%
2025 Est. HH Income \$35,000 to \$49,999	13.7%	13.0%	12.7%
2025 Est. HH Income \$25,000 to \$34,999	4.3%	5.4%	5.6%
2025 Est. HH Income \$15,000 to \$24,999	17.5%	15.3%	13.6%
2025 Est. HH Income Under \$15,000	13.0%	11.4%	10.2%
2025 Est. Average Household Income	\$68,633	\$72,950	\$77,219
2025 Est. Median Household Income	\$52,030	\$54,271	\$56,897
2025 Est. Per Capita Income	\$31,147	\$32,191	\$33,454
2025 Est. Total Businesses	177	377	396
2025 Est. Total Employees	1,898	4,342	4,460

685 N Port Crescent St Bad Axe, MI 48413	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	93.7%	94.0%	94.4%
2025 Est. Black	1.3%	1.2%	1.1%
2025 Est. Asian or Pacific Islander	1.5%	1.2%	1.1%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2025 Est. Other Races	3.3%	3.3%	3.1%
Hispanic			
2025 Est. Hispanic Population	95	141	168
2025 Est. Hispanic Population	3.9%	3.6%	3.3%
2030 Proj. Hispanic Population	3.9%	3.6%	3.3%
2020 Hispanic Population	3.0%	2.9%	2.7%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	1,809	2,913	3,768
2025 Est. Elementary (Grade Level 0 to 8)	3.2%	3.4%	3.2%
2025 Est. Some High School (Grade Level 9 to 11)	8.0%	7.7%	7.1%
2025 Est. High School Graduate	34.3%	38.1%	39.7%
2025 Est. Some College	22.1%	21.1%	20.8%
2025 Est. Associate Degree Only	10.7%	10.7%	11.0%
2025 Est. Bachelor Degree Only	15.3%	13.5%	13.1%
2025 Est. Graduate Degree	6.5%	5.5%	5.1%
Housing			
2025 Est. Total Housing Units	1,495	2,276	2,881
2025 Est. Owner-Occupied	47.3%	51.3%	54.4%
2025 Est. Renter-Occupied	26.7%	23.7%	20.8%
2025 Est. Vacant Housing	26.0%	25.0%	24.8%
Homes Built by Year			
2025 Homes Built 2010 or later	0.4%	1.0%	1.3%
2025 Homes Built 2000 to 2009	3.7%	5.0%	5.9%
2025 Homes Built 1990 to 1999	5.4%	7.1%	7.9%
2025 Homes Built 1980 to 1989	3.4%	4.9%	5.3%
2025 Homes Built 1970 to 1979	14.2%	14.2%	14.1%
2025 Homes Built 1960 to 1969	10.5%	10.3%	9.3%
2025 Homes Built 1950 to 1959	12.9%	12.1%	11.3%
2025 Homes Built Before 1949	23.6%	20.5%	20.1%
Home Values			
2025 Home Value \$1,000,000 or More	-	0.3%	0.4%
2025 Home Value \$500,000 to \$999,999	0.8%	1.3%	1.8%
2025 Home Value \$400,000 to \$499,999	0.7%	1.5%	2.2%
2025 Home Value \$300,000 to \$399,999	1.0%	3.2%	4.9%
2025 Home Value \$200,000 to \$299,999	12.7%	16.5%	19.1%
2025 Home Value \$150,000 to \$199,999	16.4%	16.4%	15.4%
2025 Home Value \$100,000 to \$149,999	21.7%	21.1%	21.1%
2025 Home Value \$50,000 to \$99,999	39.1%	32.9%	28.5%
2025 Home Value \$25,000 to \$49,999	4.1%	3.5%	3.6%
2025 Home Value Under \$25,000	3.5%	3.3%	3.1%
2025 Median Home Value	\$106,925	\$126,731	\$140,841
2025 Median Rent	\$595	\$586	\$588

685 N Port Crescent St Bad Axe, MI 48413	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	2,047	3,288	4,254
2025 Est. Civilian Employed	55.3%	55.4%	55.8%
2025 Est. Civilian Unemployed	4.6%	3.4%	3.3%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	40.1%	41.2%	40.9%
2025 Labor Force Males	49.5%	51.4%	52.4%
2025 Labor Force Females	50.5%	48.6%	47.6%
Occupation			
2025 Occupation: Population Age 16 Years or Over	1,131	1,821	2,374
2025 Mgmt, Business, & Financial Operations	8.1%	8.6%	9.8%
2025 Professional, Related	16.7%	15.0%	14.9%
2025 Service	17.7%	16.8%	16.0%
2025 Sales, Office	32.9%	29.6%	26.7%
2025 Farming, Fishing, Forestry	0.7%	1.0%	1.4%
2025 Construction, Extraction, Maintenance	6.6%	8.9%	10.0%
2025 Production, Transport, Material Moving	17.3%	20.1%	21.2%
2025 White Collar Workers	57.7%	53.2%	51.4%
2025 Blue Collar Workers	42.3%	46.8%	48.6%
Transportation to Work			
2025 Drive to Work Alone	75.8%	77.4%	79.7%
2025 Drive to Work in Carpool	8.4%	8.1%	7.6%
2025 Travel to Work by Public Transportation	1.1%	1.1%	0.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	4.4%	3.9%	3.3%
2025 Other Means	-	0.2%	0.4%
2025 Work at Home	10.2%	9.2%	8.1%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	56.9%	51.2%	48.0%
2025 Travel to Work in 15 to 29 Minutes	26.0%	30.1%	32.8%
2025 Travel to Work in 30 to 59 Minutes	12.3%	11.9%	12.1%
2025 Travel to Work in 60 Minutes or More	4.8%	6.8%	7.2%
2025 Average Travel Time to Work	11.5	13.1	13.9
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$82.02 M	\$131.51 M	\$173.75 M
2025 Est. Apparel	\$1.55 M	\$2.47 M	\$3.25 M
2025 Est. Contributions, Tax and Retirement	\$17.52 M	\$28.77 M	\$39.12 M
2025 Est. Education	\$1.77 M	\$2.85 M	\$3.79 M
2025 Est. Entertainment	\$4.83 M	\$7.67 M	\$10.09 M
2025 Est. Food, Beverages, Tobacco	\$10.95 M	\$17.25 M	\$22.49 M
2025 Est. Health Care	\$7.28 M	\$11.36 M	\$14.53 M
2025 Est. Household Furnishings and Equipment	\$2.19 M	\$3.49 M	\$4.61 M
2025 Est. Household Operations, Shelter, Utilities	\$19.96 M	\$31.23 M	\$40.47 M
2025 Est. Miscellaneous Expenses	\$1.42 M	\$2.27 M	\$2.99 M
2025 Est. Personal Care	\$1.19 M	\$1.86 M	\$2.43 M
2025 Est. Transportation	\$13.36 M	\$22.29 M	\$29.98 M

LOCATION INFORMATION

Traffic Counts

