



JOIN



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AREA  
TENANTS



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## PROPERTY INFORMATION

Shopping Center Size	18,975 SF
Space Available	3,500 SF
Asking Price	Contact Broker
Asking Rate	Contact Broker
NNN Charge's	Contact Broker
Parking	Ample Spaces

## DEMOGRAPHICS (5 MILE RADIUS)

Population	199,113 people
Households	74,862 homes
Average Household Income	\$99,403/annually
Employees	71,692 employees

## ADDRESS

**50985 HAYES ROAD  
SHELBY TOWNSHIP, MICHIGAN 48315**

## PROPERTY HIGHLIGHTS

100% turn-key restaurant formerly known as Pour House/Buc'eez for sale on the hard corner of 23 mile and Hayes Roads in Shelby Township, Michigan.

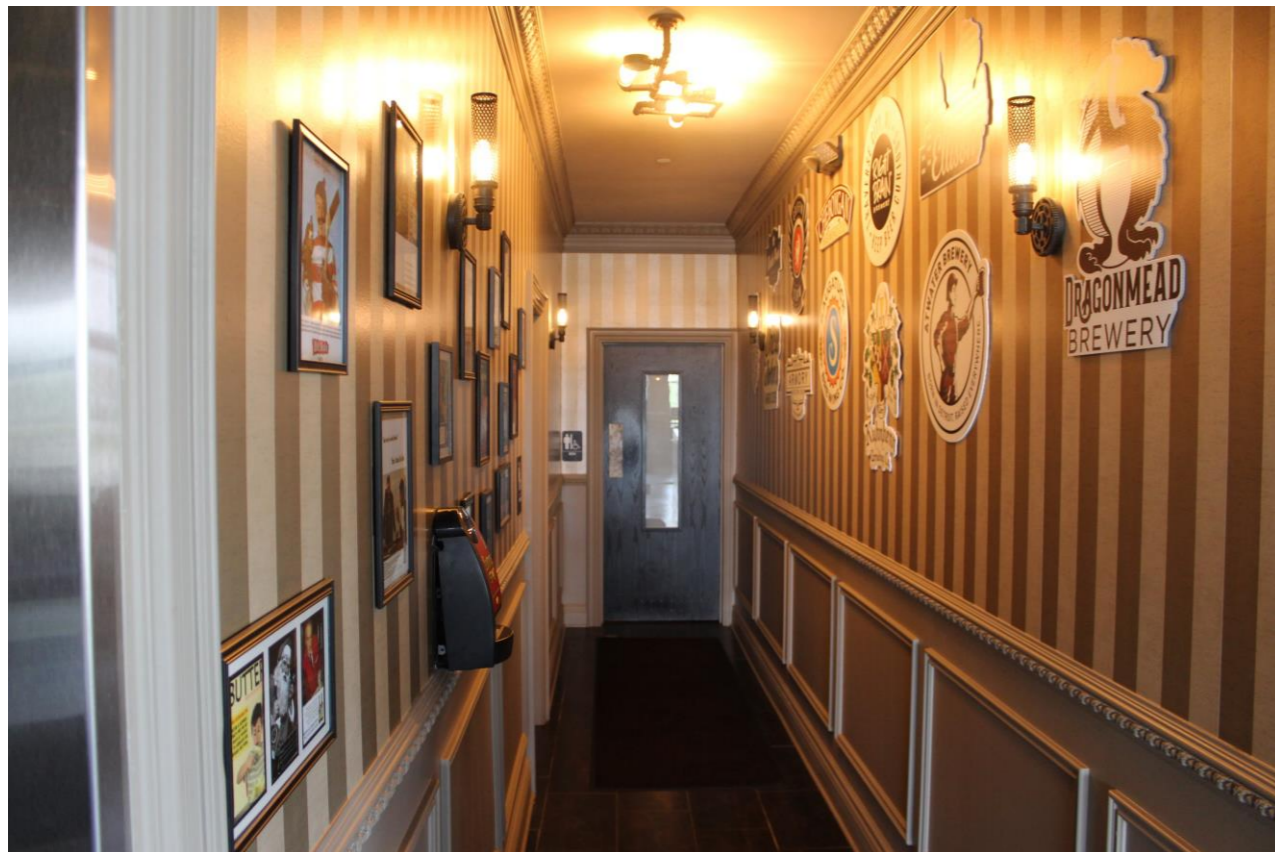
The restaurant underwent a \$1.3 million stunning and state-of-the-art renovation which was completed in 2019.

The sale includes all FF&E and liquor license.

More than 75,000 households and well over 70,000 employees within a 5 mile radius making this an extraordinary site for any breakfast, lunch and/or dinner concept.

The lighted-intersection frequents well over 50,000 vehicles per day and has an average household income is over \$90,000 within a 5 mile radius.

















This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

22872A01 T & A Restaurant, Inc.  
82-4207608  
FYE: 12/31/2019

**Tax Asset Detail 1/01/19 - 12/31/19**

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Asset	id	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
<b>Group: Computer</b>												
17		POS System	10/01/19	10,000.00	0.00c	10,000.00	0.00	10,000.00	10,000.00	0.00	200DB	5.0
18		Office computer	10/01/19	328.60	0.00c	328.60	0.00	328.60	328.60	0.00	200DB	5.0
19		Office Scanner	10/01/19	296.79	0.00c	296.79	0.00	296.79	296.79	0.00	200DB	5.0
20		Printer	10/01/19	291.09	0.00c	291.09	0.00	291.09	291.09	0.00	200DB	5.0
21		Computer Software	10/01/19	1,047.78	0.00c	1,047.78	0.00	1,047.78	1,047.78	0.00	Amort	3.00
		<b>Computer</b>		<b>11,964.26</b>	<b>0.00c</b>	<b>11,964.26</b>	<b>0.00</b>	<b>11,964.26</b>	<b>11,964.26</b>	<b>0.00</b>		
<b>Group: Furniture</b>												
15		Furniture	10/01/19	104,523.03	0.00c	104,523.03	0.00	104,523.03	104,523.03	0.00	200DB	7.0
27		Sign	10/01/19	6,420.00	0.00c	6,420.00	0.00	6,420.00	6,420.00	0.00	200DB	7.0
		<b>Furniture</b>		<b>110,943.03</b>	<b>0.00c</b>	<b>110,943.03</b>	<b>0.00</b>	<b>110,943.03</b>	<b>110,943.03</b>	<b>0.00</b>		
<b>Group: Goodwill</b>												
22		Goodwill	10/01/19	160,000.00	0.00c	0.00	0.00	2,666.67	2,666.67	157,333.33	Amort	15.00
23		Goodwill	10/01/19	150,000.00	0.00c	0.00	0.00	2,500.00	2,500.00	147,500.00	Amort	15.00
		<b>Goodwill</b>		<b>310,000.00</b>	<b>0.00c</b>	<b>0.00</b>	<b>0.00</b>	<b>5,166.67</b>	<b>5,166.67</b>	<b>304,833.33</b>		
<b>Group: Kitchen/Bar Equipment</b>												
2		Beer Box	10/01/19	4,000.00	0.00c	4,000.00	0.00	4,000.00	4,000.00	0.00	200DB	5.0
3		Beer Keg Rack	10/01/19	700.00	0.00c	700.00	0.00	700.00	700.00	0.00	200DB	7.0
4		Beer Keg Taps	10/01/19	621.16	0.00c	621.16	0.00	621.16	621.16	0.00	200DB	5.0
5		Beer Tapping System	10/01/19	16,490.00	0.00c	16,490.00	0.00	16,490.00	16,490.00	0.00	200DB	5.0
6		Beer Tap Box Drainer Tray	10/01/19	8,714.70	0.00c	8,714.70	0.00	8,714.70	8,714.70	0.00	200DB	5.0
7		Cooler Shelving	10/01/19	500.00	0.00c	500.00	0.00	500.00	500.00	0.00	200DB	7.0
8		Shelf Casters	10/01/19	564.62	0.00c	564.62	0.00	564.62	564.62	0.00	200DB	5.0
9		Hood Filters and misc	10/01/19	317.52	0.00c	317.52	0.00	317.52	317.52	0.00	200DB	5.0
10		Kitchen equipment	10/01/19	43,774.73	0.00c	43,774.73	0.00	43,774.73	43,774.73	0.00	200DB	5.0
11		Kitchen equipment	10/01/19	1,640.60	0.00c	1,640.60	0.00	1,640.60	1,640.60	0.00	200DB	5.0
12		Kitchen Shelving	10/01/19	581.19	0.00c	581.19	0.00	581.19	581.19	0.00	200DB	7.0
13		Kitchenware	10/01/19	16,286.38	0.00c	16,286.38	0.00	16,286.38	16,286.38	0.00	200DB	7.0
14		Kitchen Equipment	10/01/19	261.01	0.00c	261.01	0.00	261.01	261.01	0.00	200DB	5.0
		<b>Kitchen/Bar Equipment</b>		<b>94,451.91</b>	<b>0.00c</b>	<b>94,451.91</b>	<b>0.00</b>	<b>94,451.91</b>	<b>94,451.91</b>	<b>0.00</b>		
<b>Group: Leasehold</b>												
1		Air vent diffusers	10/01/19	214.24	0.00c	214.24	0.00	214.24	214.24	0.00	150DB	20.0
25		Leasehold Improvements	10/01/19	347,180.08	0.00c	347,180.08	0.00	347,180.08	347,180.08	0.00	150DB	20.0
26		Leasehold Improvements	10/01/19	343,923.45	0.00c	343,923.45	0.00	343,923.45	343,923.45	0.00	150DB	20.0
		<b>Leasehold</b>		<b>691,317.77</b>	<b>0.00c</b>	<b>691,317.77</b>	<b>0.00</b>	<b>691,317.77</b>	<b>691,317.77</b>	<b>0.00</b>		

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<b>Group: Office Equipment</b>												
16		Office Equipment	10/01/19	2,753.17	0.00c	2,753.17	0.00	2,753.17	2,753.17	0.00	200DB	7.0
		<b>Office Equipment</b>		<u>2,753.17</u>	<u>0.00c</u>	<u>2,753.17</u>	<u>0.00</u>	<u>2,753.17</u>	<u>2,753.17</u>	<u>0.00</u>		
<b>Group: Startup Costs</b>												
24		Startup Costs	10/01/19	162,771.16	0.00c	0.00	0.00	2,712.85	2,712.85	160,058.31	Amort	15.00
		<b>Startup Costs</b>		<u>162,771.16</u>	<u>0.00c</u>	<u>0.00</u>	<u>0.00</u>	<u>2,712.85</u>	<u>2,712.85</u>	<u>160,058.31</u>		
		<b>Grand Total</b>		<u>1,384,201.30</u>	<u>0.00c</u>	<u>911,430.14</u>	<u>0.00</u>	<u>919,309.66</u>	<u>919,309.66</u>	<u>464,891.64</u>		
		<b>Intangible Assets</b>		<u>472,771.16</u>	<u>0.00c</u>	<u>0.00</u>	<u>0.00</u>	<u>7,879.52</u>	<u>7,879.52</u>	<u>464,891.64</u>		
		<b>Other Assets</b>		<u>911,430.14</u>	<u>0.00c</u>	<u>911,430.14</u>	<u>0.00</u>	<u>911,430.14</u>	<u>911,430.14</u>	<u>0.00</u>		

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Projection	6,359	82,228	203,462
2020 Estimate	6,338	80,489	199,113
2010 Census	6,474	74,338	183,633
Growth 2020-2025	0.33%	2.16%	2.18%
Growth 2010-2020	-2.10%	8.27%	8.43%
2020 Population Hispanic Origin	128	1,769	5,640

**2020 Population by Race:**

White	5,739	72,059	173,945
Black	225	3,276	12,537
Am. Indian & Alaskan	19	184	524
Asian	231	3,565	8,212
Hawaiian & Pacific Island	3	36	75
Other	121	1,370	3,820
U.S. Armed Forces:	3	37	142

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Projection	2,461	28,591	76,449
2020 Estimate	2,459	28,033	74,862
2010 Census	2,546	26,160	69,348
Growth 2020 - 2025	0.08%	1.99%	2.12%
Growth 2010 - 2020	-3.42%	7.16%	7.95%
Owner Occupied	2,323	25,826	60,113
Renter Occupied	136	2,207	14,750
<b>2020 Avg Household Income</b>	<b>\$111,895</b>	<b>\$113,333</b>	<b>\$99,403</b>
<b>2020 Med Household Income</b>	<b>\$87,562</b>	<b>\$95,808</b>	<b>\$83,195</b>

**2020 Households by Household Inc:**

<\$25,000	311	2,159	8,486
\$25,000 - \$50,000	384	4,050	13,394
\$50,000 - \$75,000	435	4,463	11,861
\$75,000 - \$100,000	199	4,017	11,254
\$100,000 - \$125,000	300	3,827	9,689
\$125,000 - \$150,000	251	3,353	7,100
\$150,000 - \$200,000	254	3,233	7,637
\$200,000+	326	2,929	5,439

# DAYTIME EMPLOYMENT

## NUMBER OF BUSINESSES

## NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>Total Businesses</b>	<b>579</b>	<b>2,576</b>	<b>7,395</b>	<b>6,430</b>	<b>26,514</b>	<b>71,692</b>
Retail	71	303	941	594	5,749	15,733
Wholesale	32	73	137	319	853	1,337
Hospitality & Food Service	33	139	457	525	2,341	8,954
Real Estate, Renting, Leasing	15	76	254	99	941	1,999
Finance & Insurance	30	170	596	156	850	2,956
Information	5	28	91	23	144	736
Scientific & Technology Services	47	194	583	263	1,117	3,249
Management of Companies	1	2	10	3	6	29
Health Care & Social Assistance	70	755	2,259	324	3,722	13,583
Education Services	3	42	141	16	1,117	4,431
Public Administration & Sales	1	10	47	5	209	1,126
Arts, Entertainment, Recreation	13	50	111	76	566	1,214
Utilities	0	1	3	0	4	52
Admin Support & Waste Management	16	77	239	67	398	1,273
Construction	82	256	562	948	2,016	3,869
Manufacturing	102	175	300	2,605	4,548	6,836
Agriculture, Mining, Fishing	0	3	10	0	9	37
Other Services	58	222	654	407	1,924	4,278



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

## CONTACT

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