

FOR SALE

5 STAR CONEY ISLAND | WARREN, MICHIGAN



KENNY KENAYA
ASSOCIATE

LANCE NUMAN
ASSOCIATE

kkenaya@cmprealestategroup.com

lnuman@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	11549 E 9 Mile Road
City/Township	Warren, Michigan
Building Size	3,000 SF
Land Size	0.81 Acre
Sale Price	\$550,000

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 378,616 PEOPLE	 MEDIAN AGE 37.9 YEARS OLD
 HOUSEHOLDS 142,578	 CONSUMER SPENDING \$3.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$57,627 ANNUALLY	 DAYTIME POPULATION 135,993 PEOPLE

AREA TENANTS & EMPLOYERS

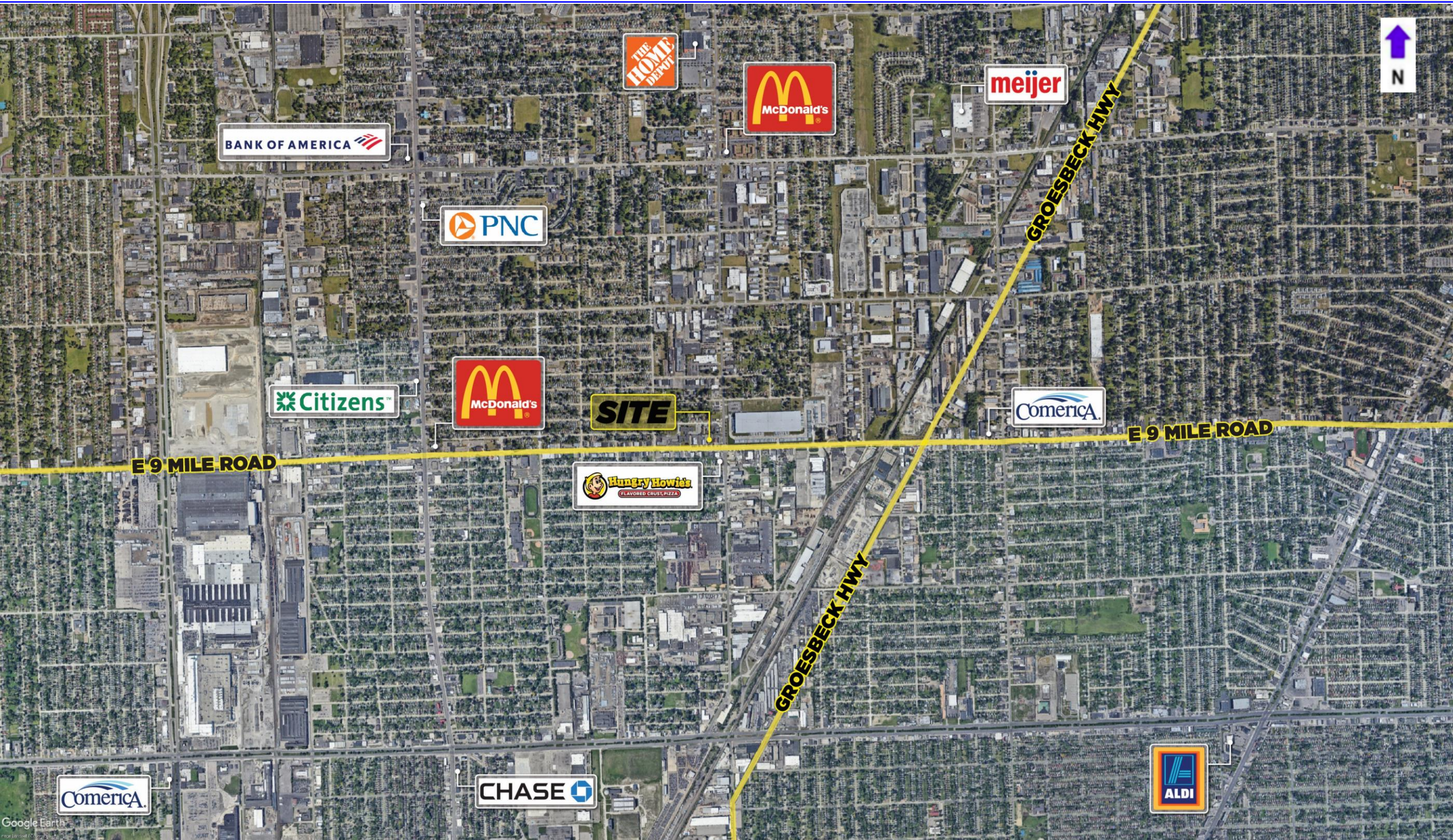


PROPERTY HIGHLIGHTS

- Former Coney Island with drive-thru available for sale. Turn key ready for any coffee/restaurant user to take advantage of
- Site provides multiple curb cuts off 9 Mile road.
- Building and pylon signage is available.
- Dense residential population of 13,000 within 1 Mile and 132,000 within 3 Miles.
- Owner is willing to finance the property with the right terms.







POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	58,297	383,805	1,203,166
2023 Population	58,192	378,616	1,174,143
2028 Population Projection	58,217	379,134	1,173,884
Annual Growth 2010-2022	0%	-0.1%	-0.2%
Annual Growth 2023-2028	0%	0%	0%
Median Age	36.6	37.9	39.7
Bachelor's Degree or Higher	8%	12%	23%

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	28,970	172,198	594,255
Black	24,646	175,333	487,051
American Indian/Alaskan Native	294	1,456	4,100
Asian	2,127	18,382	56,172
Hawaiian & Pacific Islander	9	74	266
Two or More Races	2,147	11,172	32,298
Hispanic Origin	1,551	8,362	27,845

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	21,586	144,469	485,505
2023 Households	21,501	142,578	474,004
2028 Household Projection	21,489	142,679	473,823
Owner Occupied Households	12,949	96,150	300,354
Renter Occupied Households	8,540	46,529	173,469
Avg Household Income	\$50,942	\$57,627	\$70,551
Median Household Income	\$40,440	\$44,383	\$51,962

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	6,913	40,740	114,130
\$50,000 - 75,000	3,719	27,428	82,665
\$75,000 - 100,000	2,189	16,411	56,528
\$100,000 - 125,000	1,031	9,645	38,519
\$125,000 - 150,000	544	4,751	24,269
\$150,000 - 200,000	455	3,987	22,617
\$200,000+	180	2,048	19,497

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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	13,272	1,461	9	84,195	10,401	8	426,256	47,795	9
Trade Transportation & Utilities	4,549	417	11	2,559	326	8	10,180	895	11
Information	219	33	7	3,107	211	15	16,287	982	17
Financial Activities	639	154	4	5,235	942	6	33,885	4,364	8
Professional & Business Services	2,088	189	11	10,208	1,173	9	66,780	5,997	11
Education & Health Services	2,824	308	9	23,719	3,503	7	121,092	18,778	6
Leisure & Hospitality	1,714	121	14	11,710	860	14	62,036	3,887	16
Other Services	977	217	5	6,536	1,451	5	31,720	5,530	6
Public Administration	262	22	12	3,056	167	18	23,157	834	28
Goods-Producing Industries	3,801	280	14	33,529	1,218	28	83,570	4,207	20
Natural Resources & Mining	51	4	13	84	16	5	328	56	6
Construction	749	105	7	4,621	568	8	16,239	2,153	8
Manufacturing	3,001	171	18	28,824	634	45	67,003	1,998	34
Total	17,073	1,741	10	117,724	11,619	10	509,826	52,002	10

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(F): 248.538.9905



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Solutions*



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