

AVAILABLE

VIRTUAL GOLF | OXFORD, MICHIGAN



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ASSOCIATE

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PROPERTY INFORMATION

Property Address	N Lapeer Road
City/Township	Oxford
Building Size	12,742 SF
Land Size	1.92 AC
Size	5,100 SF +/-

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 40,507 PEOPLE	 MEDIAN AGE 41.5 YEARS OLD
 HOUSEHOLDS 14,853	 CONSUMER SPENDING \$583.1 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$119,556/ANNUALLY	 DAYTIME EMPLOYEES 10,404 EMPLOYEES

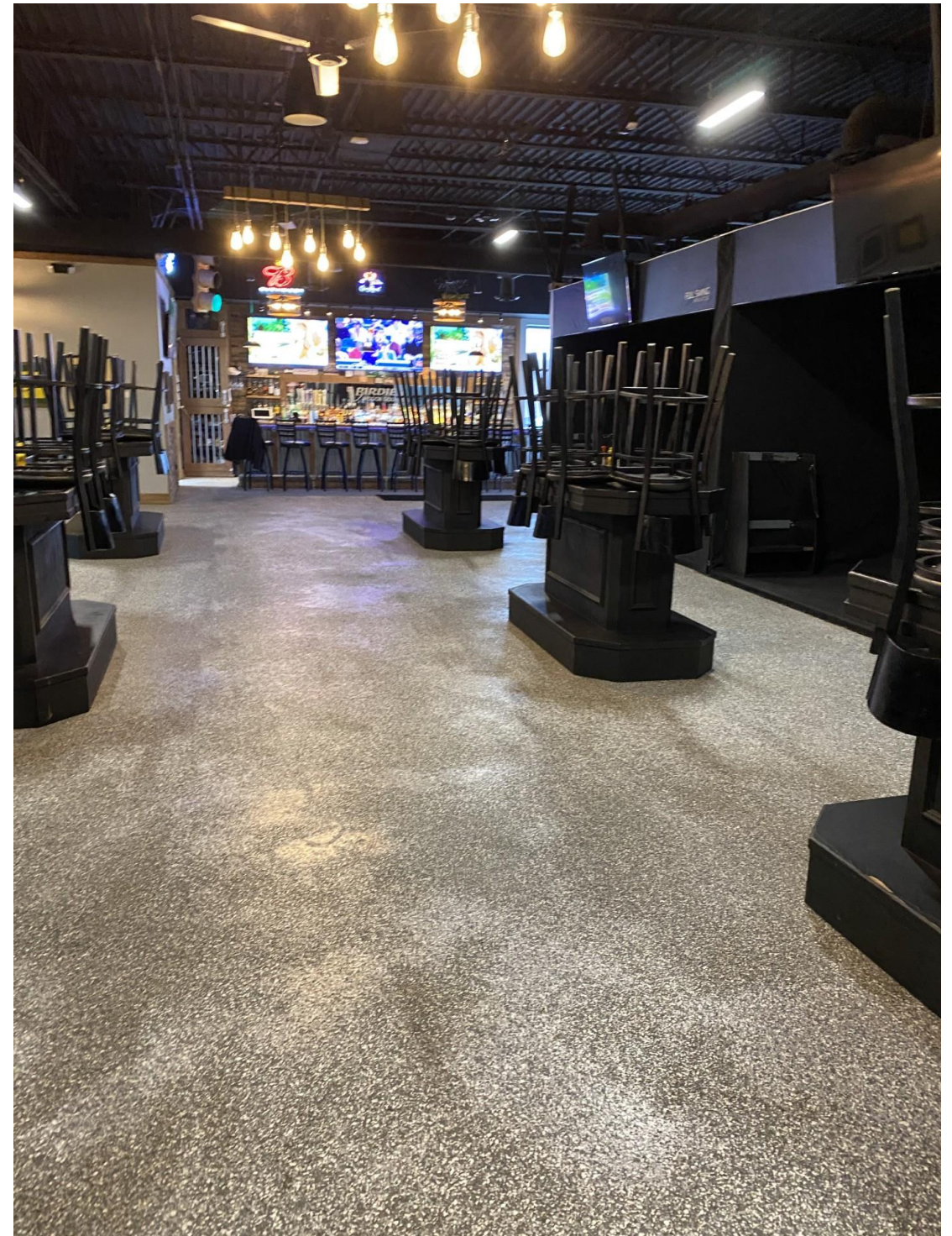
AREA BUSINESSES

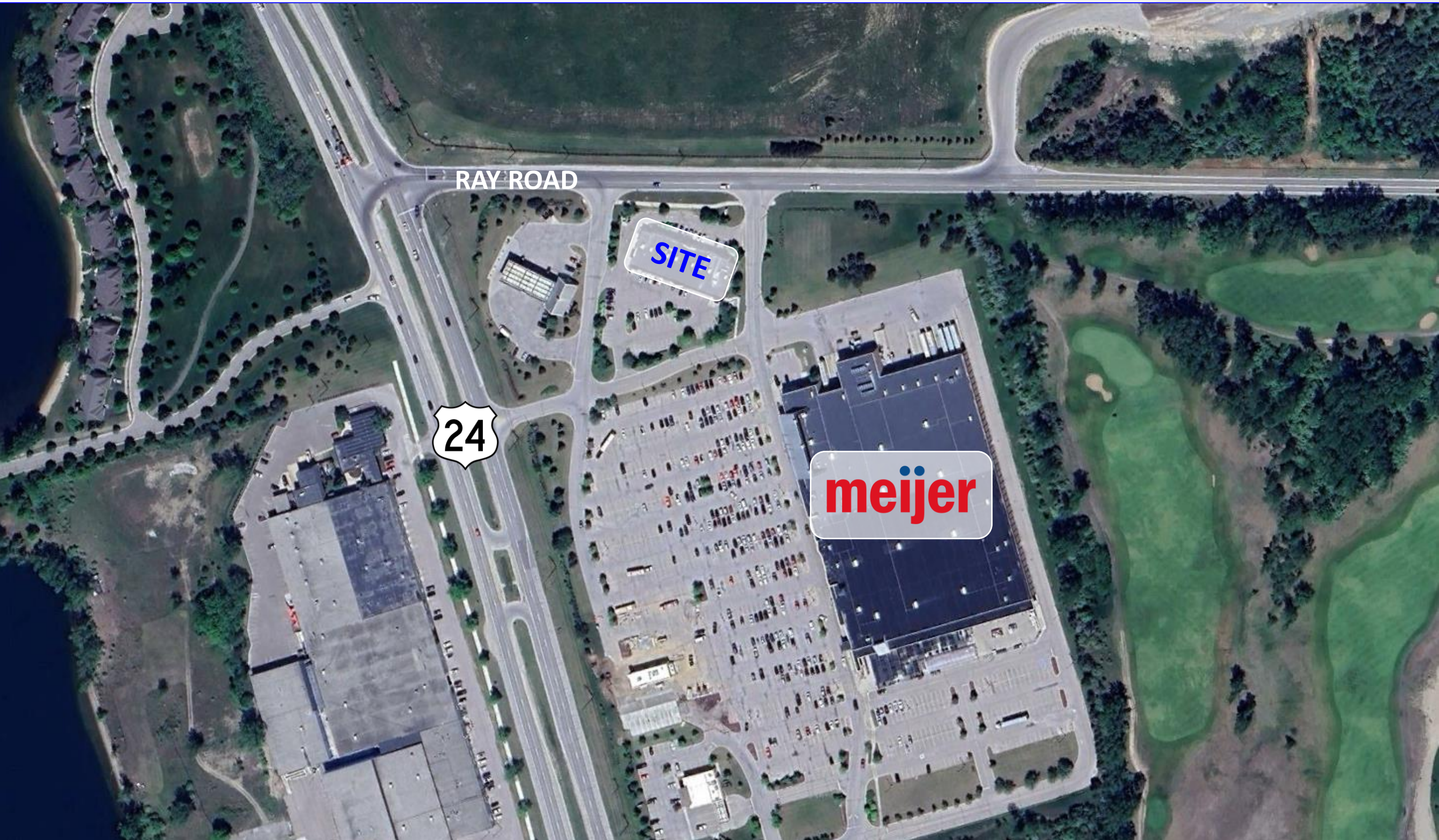


PROPERTY HIGHLIGHTS

- Across the street from Waterstone, the Legacy Center, and McDonalds.
- Oxford is growing with over 1,200 homes in Waterstone alone and more new construction.
- This business is in Northern Oakland County on M-24, (Lapeer Road) just south of Metamora Michigan. The overall aesthetics are unreal, décor is modern and well maintained, you will feel very comfortable inside this business, like being at home.
- This is the private sale of a virtual golf simulator and bar established that has been open for the past five years and is very successful. This location has 6 Full Swing simulators which are the officially licensed simulators of the PGA tour that also have the capability to play soccer, hockey, basketball, bocce ball, rugby, zombie dodge ball, baseball and an array of carnival games. All simulators have been upgraded to laser projectors in 2020.
- All simulators are equipped with both E6 software and Full Swings own software, which includes all major golf courses. This business was built with a "GREASLESS" kitchen so that the simulators have no grease related issue, with this said it does have the capability to have a standard kitchen if wanted. This location also has a Class C Michigan State liquor license with Sunday sale along with a semi-large bar and bar area.
- Even though the location has been open for 5 years we still maintain another 10 years to go rent is at a below market rental rate for this area.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,184	17,663	38,341
2023 Population	2,605	19,319	40,507
2028 Population Projection	2,678	19,592	40,849
Annual Growth 2010-2022	1.50%	0.70%	0.40%
Annual Growth 2022-2027	0.60%	0.30%	0.20%
Median Age	39.5	40.4	41.5
Bachelor's Degree or Higher	44%	37%	37%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,391	18,186	38,339
Black	53	311	565
American Indian/Alaskan Native	15	82	155
Asian	87	373	752
Hawaiian & Pacific Islander	1	16	19
Two or More Races	58	352	677
Hispanic Origin	103	833	1,592

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	769	6,400	14,001
2023 Households	922	7,037	14,853
2028 Household Projection	948	7,144	14,991
Owner Occupied Households	774	5,900	12,557
Renter Occupied Households	174	1,244	2,434
Avg Household Income	146,095	118,516	119,556
Median Household Income	121,261	104,321	101,683

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	47	882	1,775
\$50,000 - 75,000	82	927	2,114
\$75,000 - 100,000	92	729	1,861
\$100,000 - 125,000	214	969	1,998
\$125,000 - 150,000	99	694	1,438
\$150,000 - 200,000	155	1,207	2,278
\$200,000+	176	815	1,847

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	1,357	109	12	4,998	617	8	8,640	1,088	8
Trade Transportation & Utilities	391	14	28	928	96	10	1,612	185	9
Information	3	1	3	123	12	10	274	27	10
Financial Activities	60	15	4	821	81	10	1,058	138	8
Professional & Business Services	64	14	5	445	79	6	1,049	170	6
Education & Health Services	367	34	11	1,264	204	6	2,014	303	7
Leisure & Hospitality	258	14	18	722	54	13	1,426	104	14
Other Services	170	16	11	568	81	7	988	145	7
Public Administration	44	1	44	127	10	13	219	16	14
Goods-Producing Industries	214	10	21	1,453	97	15	1,764	158	11
Natural Resources & Mining	0	0	-	3	1	3	20	7	3
Construction	12	3	4	270	54	5	397	97	4
Manufacturing	202	7	29	1,180	42	28	1,347	54	25
Total	1,571	119	13	6,451	714	9	10,404	1,246	8

EXCLUSIVELY LISTED BY:

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