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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)	\$55,633.45
Expenses (YTD 2024)	\$36,640.23
Cash Flow (YTD 2024)	\$18,993.22

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

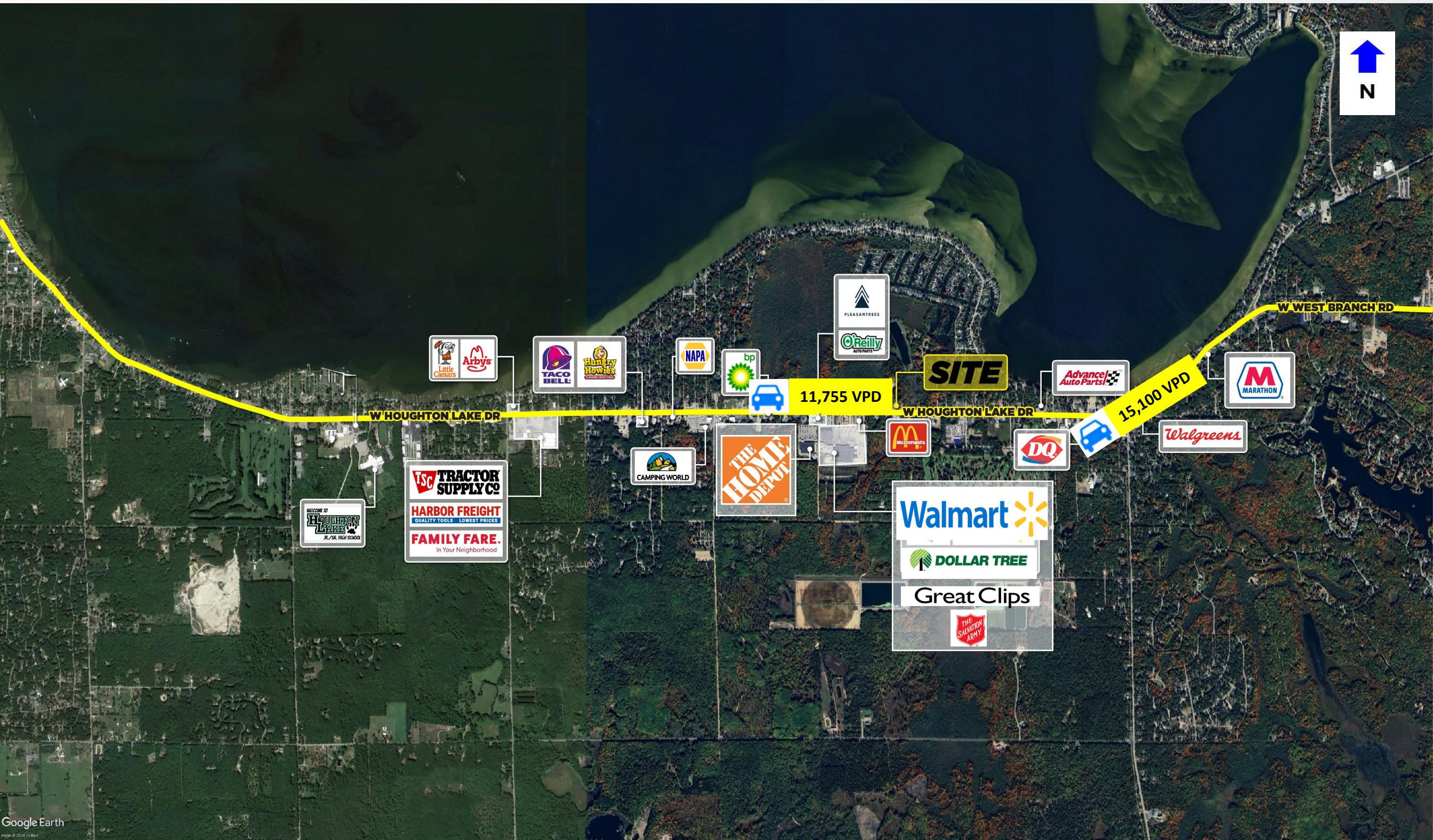
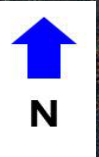


PROPERTY HIGHLIGHTS

- 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:

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Transactions*



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& Site Evaluations*



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TEAMWORK

*Innovative
Solutions*



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across the U.S.*