



RETAIL PROPERTY FOR SALE

100 Cedar Street

executive summary



100 Cedar Street | Suttons Bay, MI 49682

#### PROPERTY OVERVIEW

Established pizza, sandwich and salad restaurant in great downtown Suttons Bay location on M22 across from Boone's and close to Leelanau Trail bike path. Excellent traffic/visibility, with parking both in front and to the rear. Additional revenue from arcade/party room. Available turnkey with all kitchen equipment (including hood vent) and arcade games included (see personal property list). Outdoor seating area includes partial bay view. Good opportunity to further enhance revenue. Seller will assist with business transition. For business/personal property only, real estate not included, and includes assumption of lease.

#### PROPERTY HIGHLIGHTS

- Turnkey Pizza/Arcade Restaurant
- Downtown Suttons Bay/M22 Location
- Close to Leelanau Trail

SALE PRICE:	\$75,000
BUILDING SIZE:	1,384 SF
YEAR BUILT:	1963
ZONING:	COMMERCIAL

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[www.threewest.com](http://www.threewest.com)

**3W** THREE WEST  
COMMERCIAL





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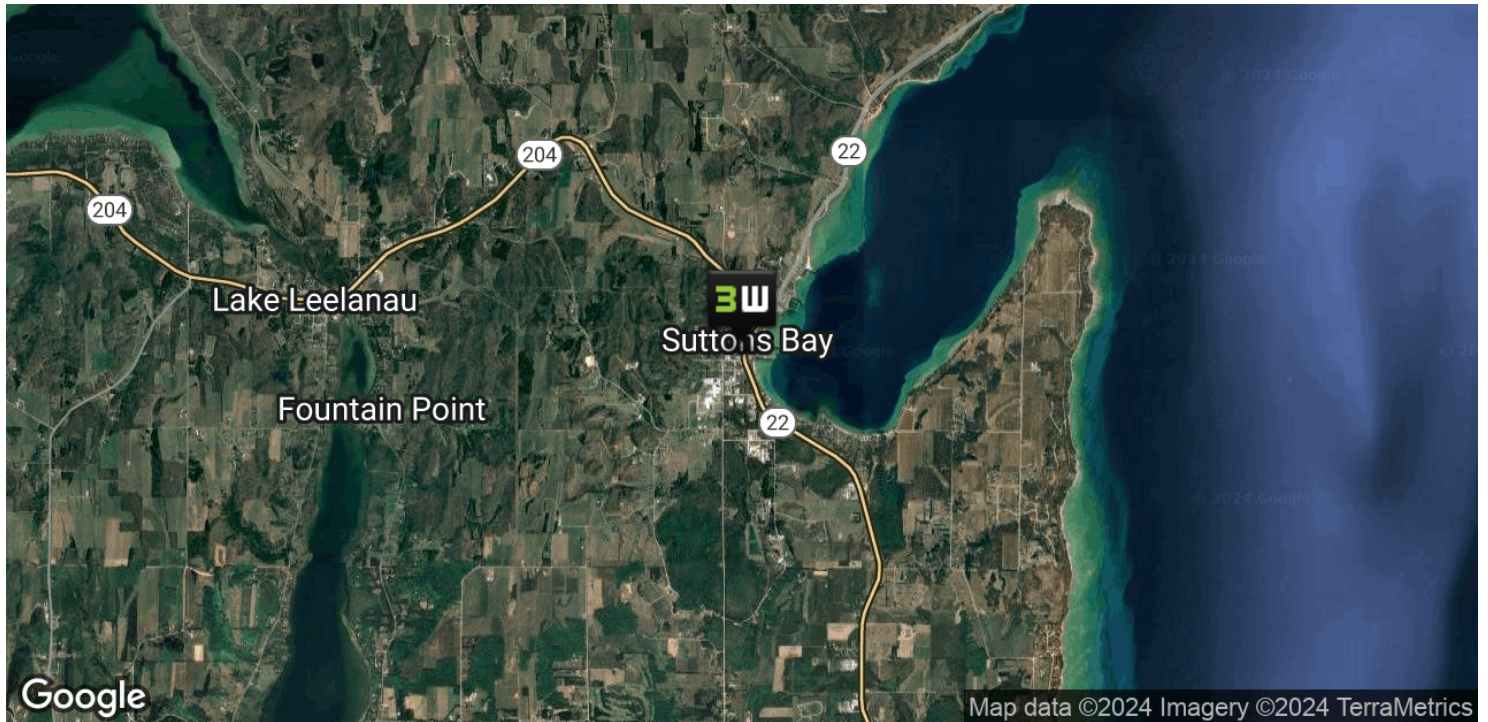
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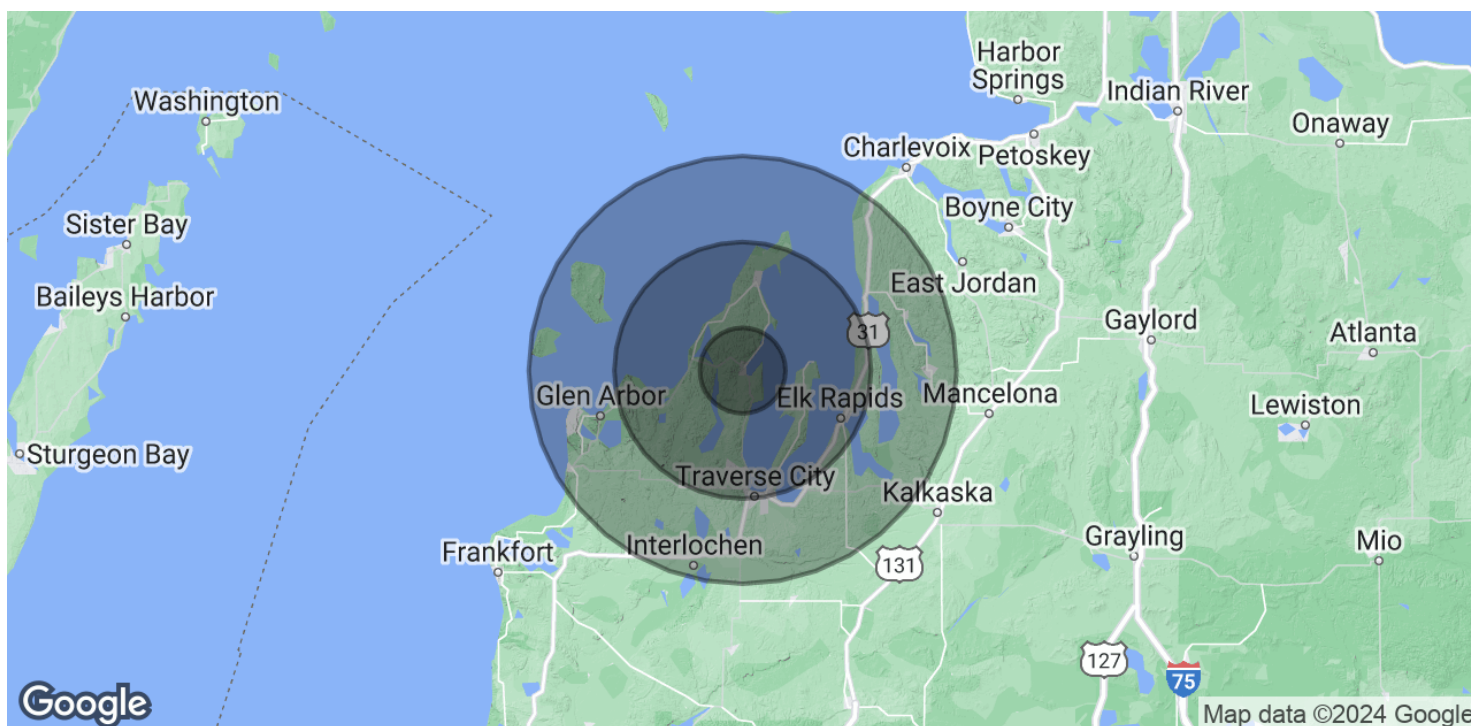


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### POPULATION

#### 5 MILES

#### 15 MILES

#### 25 MILES

Total Population	5,066	37,311	127,487
Average Age	56.1	52.4	46.5
Average Age (Male)	55.2	51.2	45.0
Average Age (Female)	57.1	53.4	48.1

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 15 MILES

#### 25 MILES

Total Households	3,322	23,534	72,577
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$58,451	\$70,176	\$63,245
Average House Value	\$335,777	\$377,816	\$273,047

2020 American Community Survey (ACS)

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