

FOR SALE > RESTAURANT

SWEET LORRAINE'S LAKE TAVERN

6565-6585 COOLEY LAKE ROAD | WATERFORD, MICHIGAN



EXCELLENT TURNKEY OPPORTUNITY

> PROPERTY HIGHLIGHTS

- +/- 7,000 Square Foot Restaurant on 2 Acres in Oakland County's Lakes Area
- Includes All Furniture, Fixtures and Equipment, Liquor License and Adjacent Land with Car Wash
- Traffic Counts: 17,840 on Cooley Lake Road
- Completely Remodeled in 2016
- **Confidential Sale:** Please Do Not Disturb Ongoing Business - Contact Brokers With All Questions or to Schedule a Showing

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

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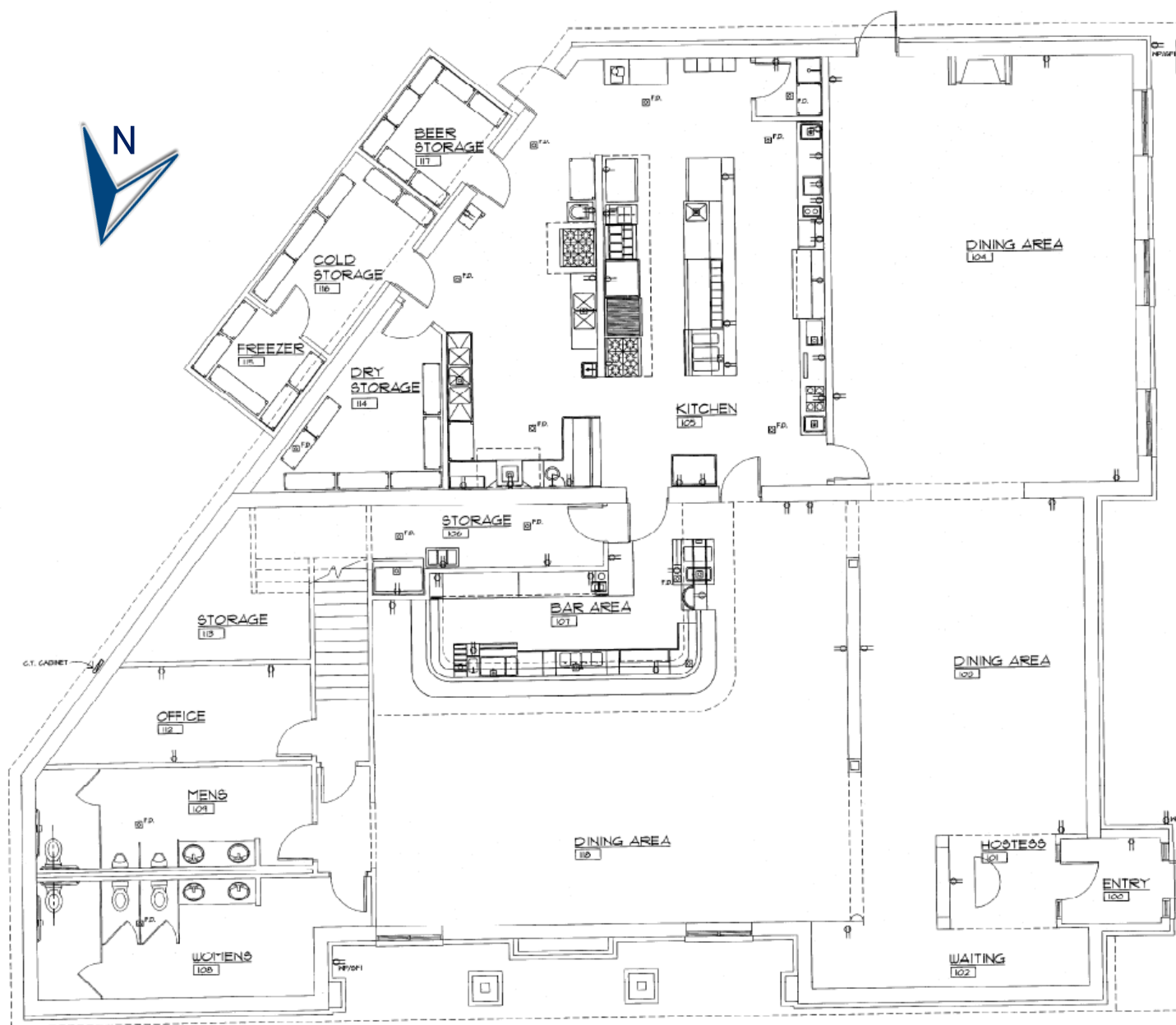
> SITE AERIAL



SWEET LORRAINE'S LAKE TAVERN



MAIN LEVEL FLOOR PLAN



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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> BIRD'S EYE VIEW & DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION	7,047	54,967	142,919
AVG. INCOME	\$87,355	\$100,017	\$100,239
HOUSEHOLDS	2,942	22,051	57,842

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> PROPERTY PHOTOS



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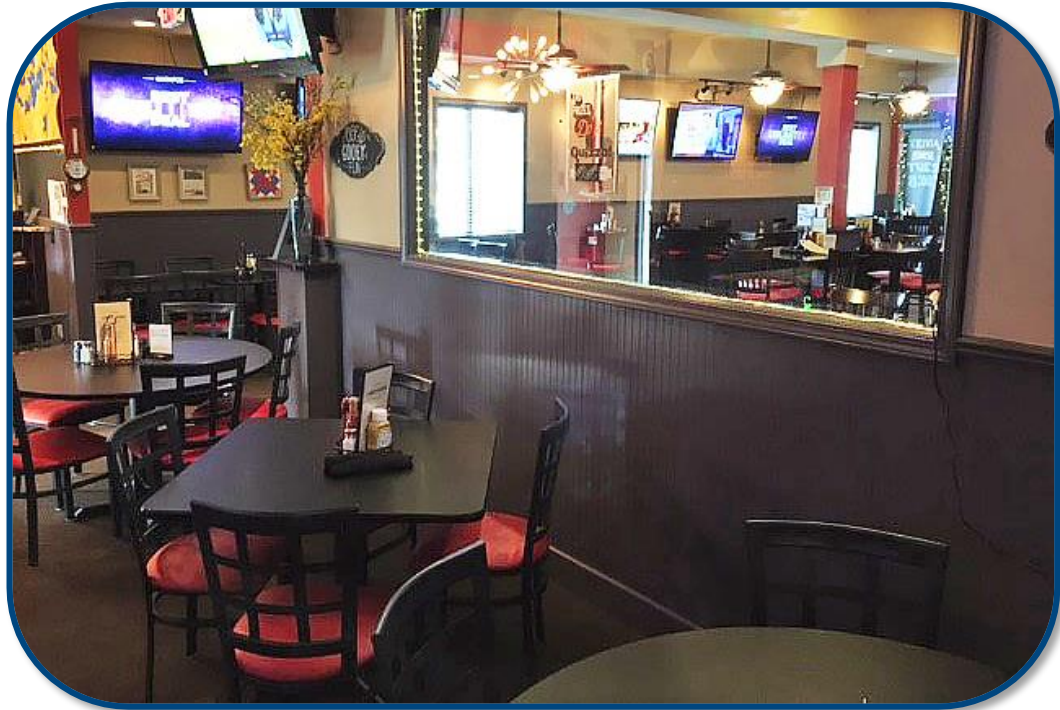
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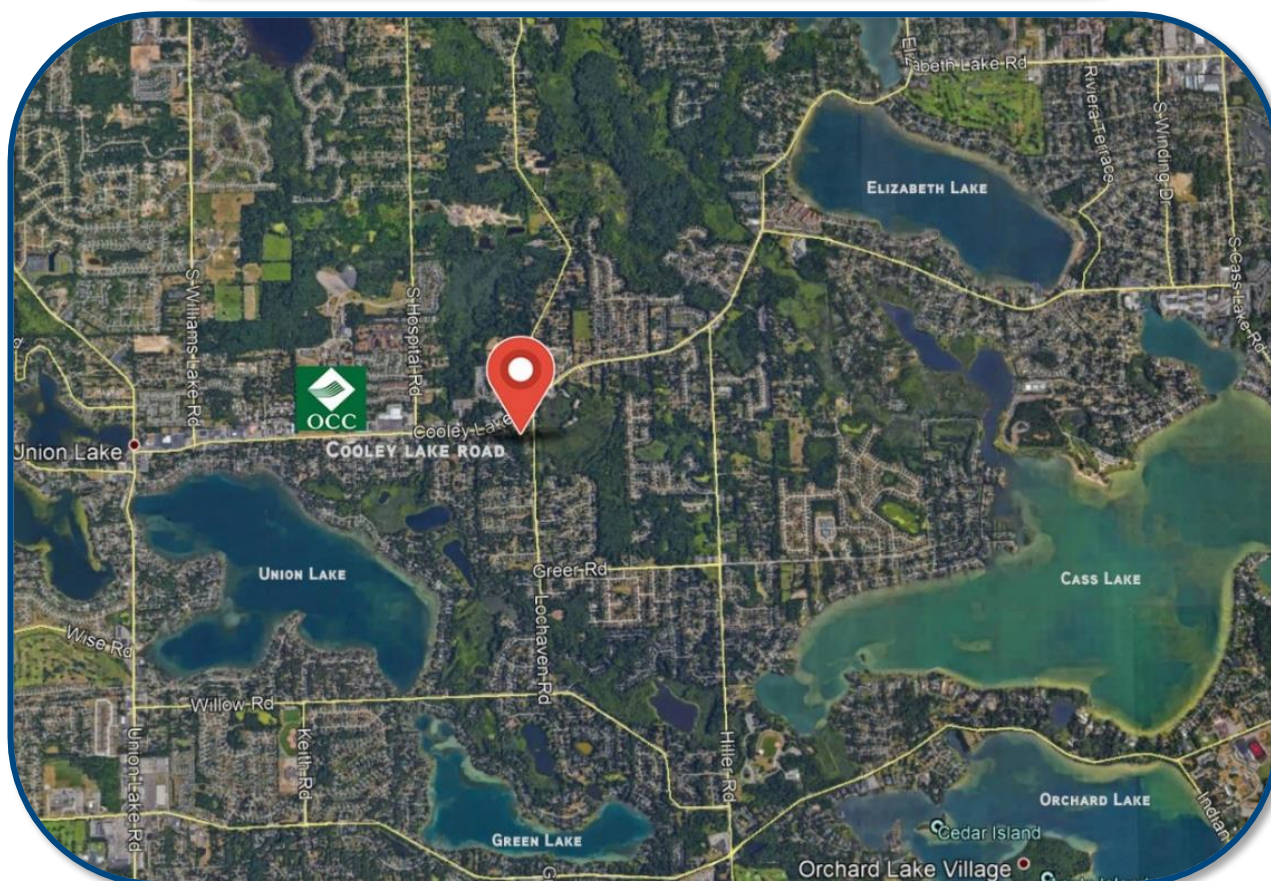
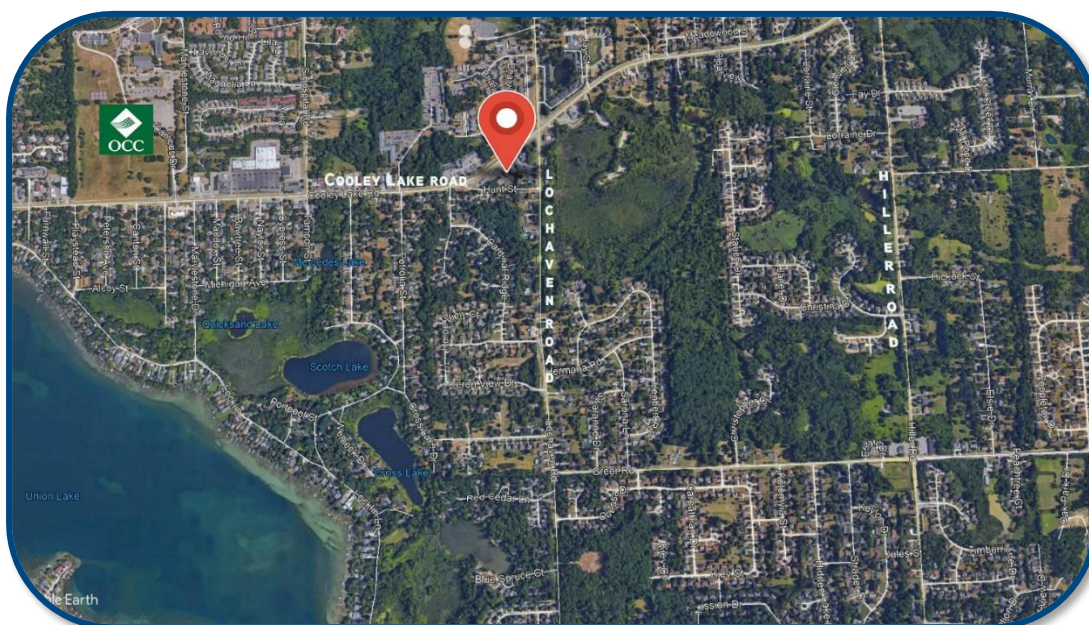
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› AERIAL MAPS



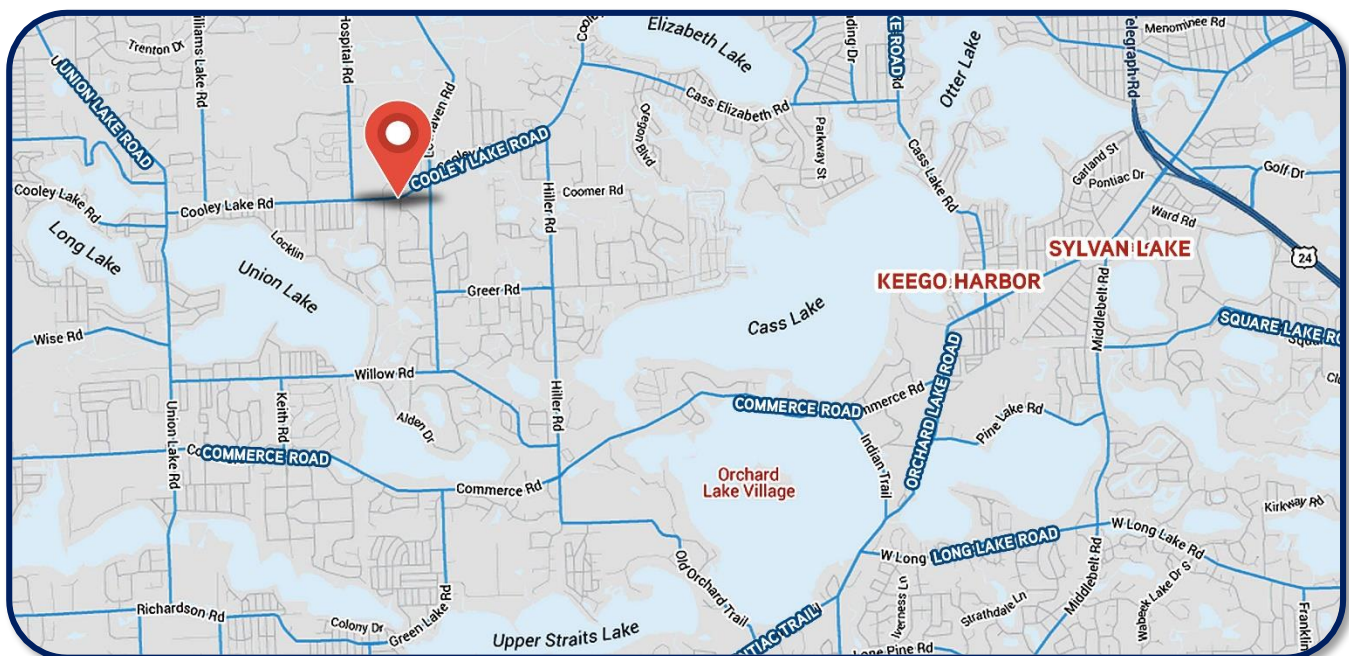
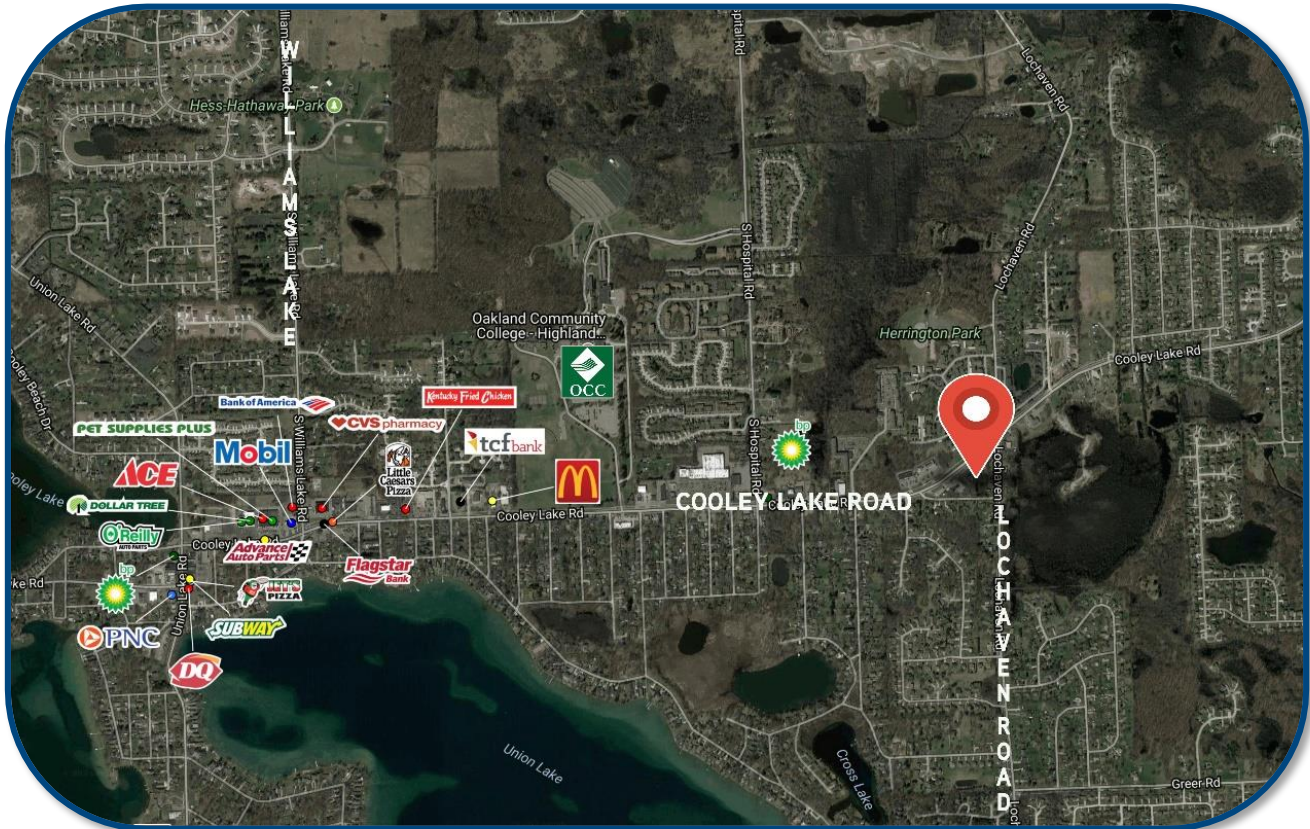
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> AREA MERCHANTS & LOCATION MAP



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6164/-83.4149

RS1

6565-6585 Cooley Lake Rd

Waterford Twp, MI 48327

1 mi radius

3 mi radius

5 mi radius

POPULATION	2017 Estimated Population	7,047	54,967	142,919
	2022 Projected Population	7,066	55,322	144,076
	2010 Census Population	6,983	53,452	138,250
	2000 Census Population	6,805	51,934	136,755
	Projected Annual Growth 2017 to 2022	0.1%	0.1%	0.2%
	Historical Annual Growth 2000 to 2017	0.2%	0.3%	0.3%
	2017 Median Age	37.9	39.3	40.8
HOUSEHOLDS	2017 Estimated Households	2,942	22,051	57,842
	2022 Projected Households	3,027	22,789	59,871
	2010 Census Households	2,837	20,848	54,493
	2000 Census Households	2,607	19,875	52,497
	Projected Annual Growth 2017 to 2022	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2017	0.8%	0.6%	0.6%
RACE AND ETHNICITY	2017 Estimated White	84.5%	87.1%	84.6%
	2017 Estimated Black or African American	7.3%	5.7%	7.2%
	2017 Estimated Asian or Pacific Islander	4.4%	3.8%	4.3%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2017 Estimated Other Races	3.5%	3.1%	3.5%
	2017 Estimated Hispanic	4.7%	4.4%	4.9%
INCOME	2017 Estimated Average Household Income	\$87,355	\$100,017	\$100,239
	2017 Estimated Median Household Income	\$68,176	\$81,452	\$80,558
	2017 Estimated Per Capita Income	\$36,483	\$40,185	\$40,648
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	2.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.2%	4.8%
	2017 Estimated High School Graduate	23.2%	23.7%	22.7%
	2017 Estimated Some College	26.5%	23.3%	23.0%
	2017 Estimated Associates Degree Only	8.2%	9.1%	8.4%
	2017 Estimated Bachelors Degree Only	21.5%	23.0%	22.9%
	2017 Estimated Graduate Degree	15.1%	15.3%	16.3%
BUSINESS	2017 Estimated Total Businesses	139	1,261	4,894
	2017 Estimated Total Employees	879	8,043	45,738
	2017 Estimated Employee Population per Business	6.3	6.4	9.3
	2017 Estimated Residential Population per Business	50.6	43.6	29.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.