

FOR SALE

CUSTARD CORNER
3005 PONTIAC LAKE ROAD
WATERFORD TOWNSHIP, MI 48328



PRICE REDUCED

PROPERTY FEATURES:

- Waterford Icon Custard Corner business and real estate for sale
- Over 40 years of servicing the Waterford area, business continues to thrive
- Great location at the hard intersection of Scott Lake and Pontiac Lake Roads
- Complete financials available upon request
- Staff and ownership will stay to transition business to a buyer
- Recently renovated outdoor seating area
- Sale price reduced from \$449,000.00 to \$399,000.00
- Traditionally seasonal, you may expand the menu and provide year round offerings
- Close to Oakland County seat and all Oakland County government entities



FOR MORE INFORMATION PLEASE CONTACT:

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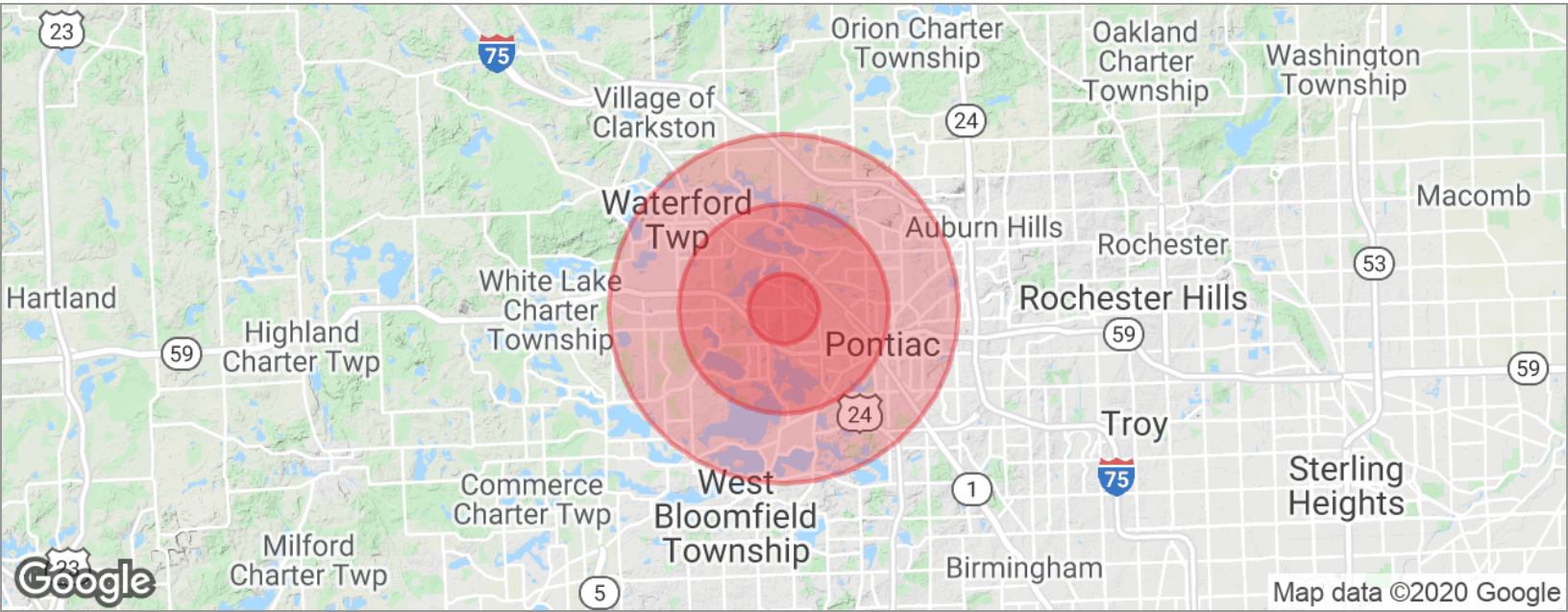
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eCODE 378

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,606	73,232	166,283
Median age	35.8	36.4	36.6
Median age (male)	35.8	35.2	35.2
Median age (Female)	35.4	37.9	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,746	29,317	66,625
# of persons per HH	2.3	2.5	2.5
Average HH income	\$50,733	\$60,730	\$65,634
Average house value	\$120,352	\$178,190	\$183,105

** Demographic data derived from 2010 US Census*

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