



PROPERTY HIGHLIGHTS

- Former Ice Cream Shop with Some Equipment
- 700 Sq. Ft. Situated on 0.19 Acres
- Located on the South Side of Orchard Lake Road, East of Cass Lake Road
- Zoned Business Improved
- Roof, HVAC and Electrical in Excellent Condition
- Building has Great Visibility, Signage and Ample Parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,195	22,897	63,768
Total Population	7,233	55,533	164,997
Average HH Income	\$89,816	\$96,541	\$93,229



BRUCE GOODWIN

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7001 ORCHARD LAKE ROAD | WEST BLOOMFIELD TOWNSHIP | MI 48322

248.855.1221 | ARMADAREALESTATE.COM



LEGAL DESCRIPTION

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Land in the City of Keego Harbor, Oakland County, Michigan, described as:

The northwesterly 120 feet of Lots 1 and 2, except that part taken for widening M-218, also except part of Lots 1 and 2 in parcel described as beginning at a point distant north 01 degrees 06 minutes 48 seconds east 1489.54 feet and north 65 degrees 02 minutes 34 seconds east 197.77 feet and north 65 degrees 36 minutes 59 seconds east 328.61 feet and south 24 degrees 23 minutes 01 seconds east 28.65 feet from the southwest corner of section 1, town 2 north, range 9 east; thence north 65 degrees 43 minutes 00 seconds east 70 feet; thence south 24 degrees 06 minutes 21 seconds east 14.22 feet; thence south 65 degrees 36 minutes 59 seconds west 62 feet; thence south 24 degrees 06 minutes 21 seconds east 19 feet; thence south 65 degrees 36 minutes 59 seconds west 8 feet; thence north 24 degrees 06 minutes 21 seconds west 33.35 feet to the point of beginning, Primrose Hurst Subdivision, as recorded in liber 28, page 2 of Plats, Oakland County Records.

Commonly known as: 2897 ORCHARD LAKE ROAD, KEEGO HARBOR, MI, 48320
Parcel Identification No. 18-01-355-070

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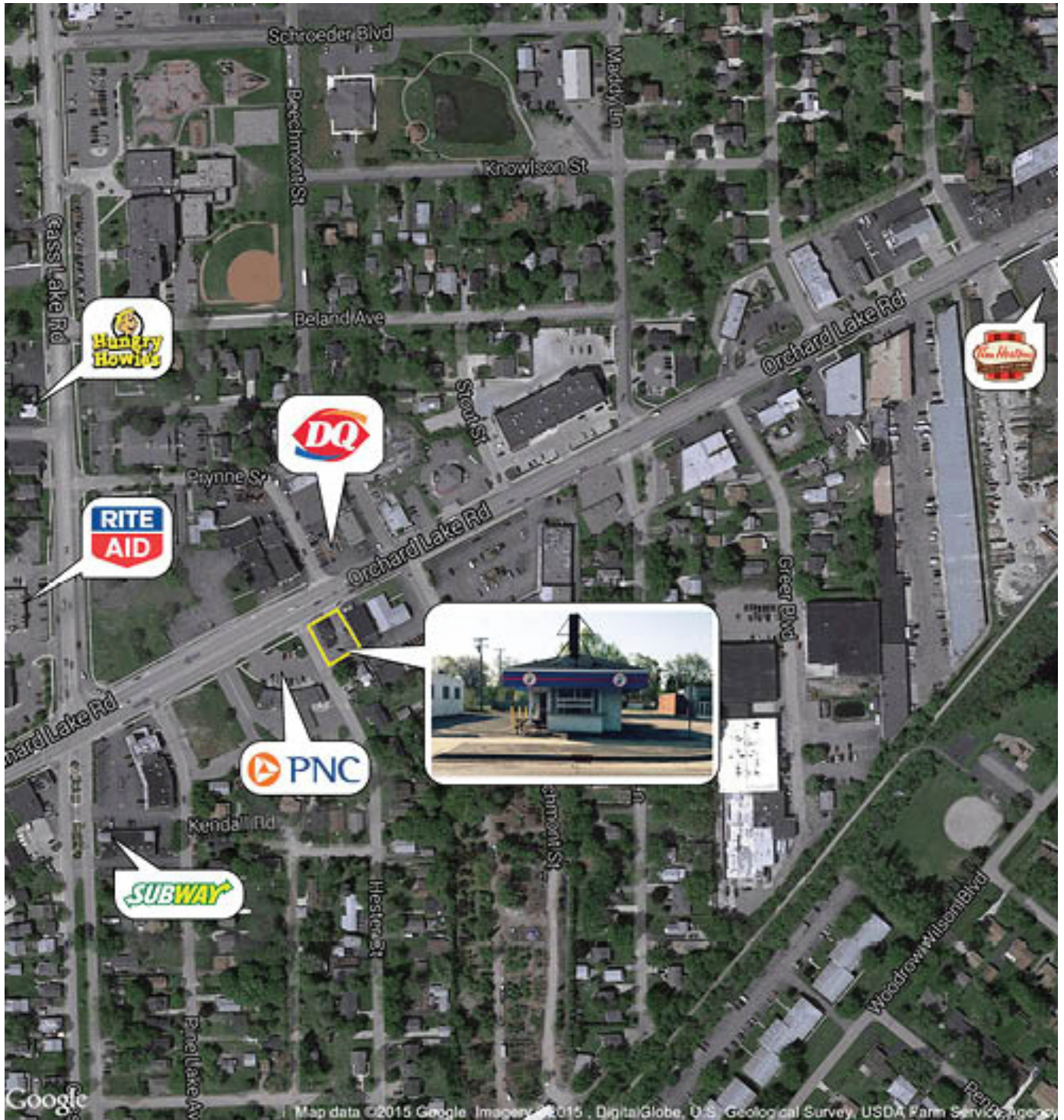
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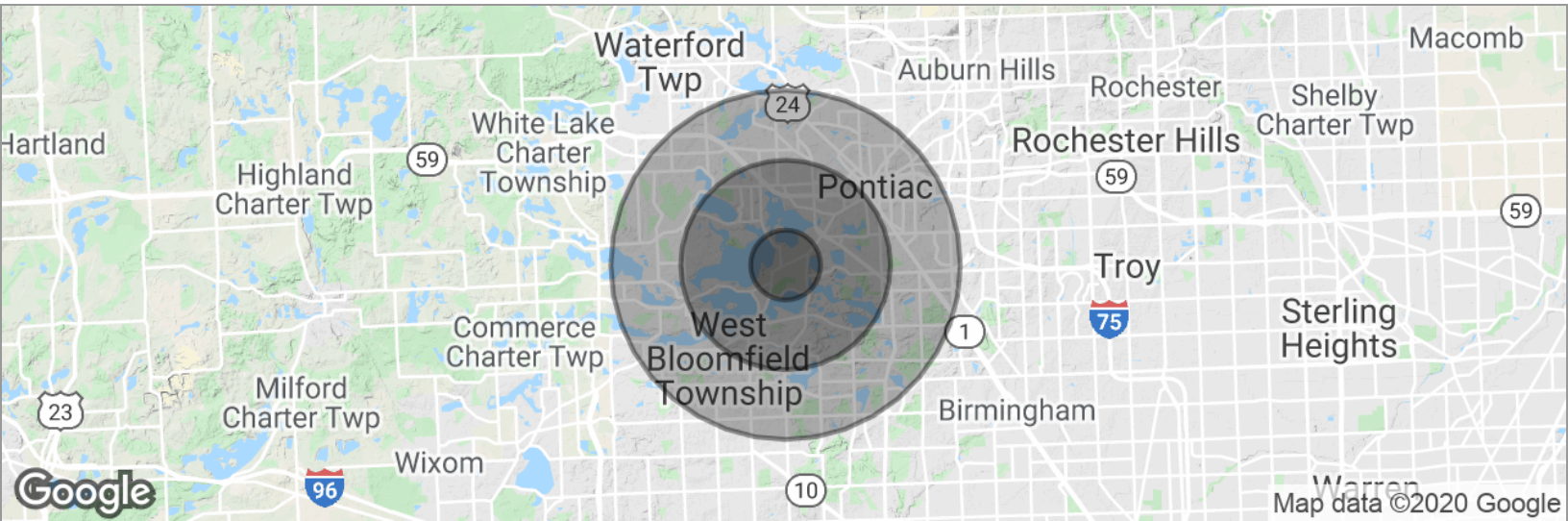
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,233	55,533	164,997
Median age	39.0	39.8	39.2
Median age (male)	38.4	39.0	38.2
Median age (Female)	39.3	40.6	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,195	22,897	63,768
# of persons per HH	2.3	2.4	2.6
Average HH income	\$89,816	\$96,541	\$93,229
Average house value	\$310,576	\$288,696	\$265,503

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