

## GENERAL INFORMATION

**Property:** Zeiler's Farm Market  
**Location:** 6925 Lewis Ave  
**Closest Intersection:** Smith Rd  
**City, State:** Temperance, MI  
**County:** Monroe  
**Zip:** 48182  
**Parcel No:** Real Estate -5802-034-055-00  
 Business - 5802-800-205-00

## PROPERTY INFORMATION

**Building SF\*:** 5,438 SF\*  
**Available Area:** 5,438 SF  
**Building Dimensions\*\*:** 60' Lewis x 90' Deep Approx.  
 (Irregular)  
**Land Size:** 2.50 Acres  
**Land Dimensions:** 328' Lewis x 309' Deep  
**Parking:** 30+ spaces (Ample room to expand)  
**Zoning:** C-1  
**Current Use:** Market & Carryout  
**Traffic Counts:** 12,200 VPD

\*Does not include adjacent greenhouse  
 \*\*See also Exhibit A

## COMMENTS/FEATURES

### ICONIC BEDFORD BUSINESS!

- ◆ \$1,800,000 Average Sales (4 Years)
- ◆ Prominent Lewis Avenue Location
- ◆ Large 2.50 Acre site with Ample Room for Expansion or Renovation
- ◆ Perfect for Convenience Store Operators looking to locate in Bedford

## BUILDING DETAILS

**Year Built:** 1977 - 1978  
**Type Construction:** Metal skin building  
**Heat Fuel/Type:** Gas Forced Air  
**Ceiling Height:** 10' - 12' clear  
**Air Conditioning:** Yes

**REDUCED!**

**Sale Price: \$ 490,000\***

**\*Includes Equipment and Licenses listed in Exhibit B. Inventory Extra**



**Roof:** Metal Roof  
**Floor:** Concrete Slab  
**Lighting:** Fluorescent  
**Restrooms:** 1  
**Delivery Doors:** Double doors northeast corner  
**No. of Floors:** 1  
**Sprinklers:** No  
**Security System:** Yes (11 cameras & motion sensors)

For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

3407 W Sterns Rd. Suite A, ♦ P.O. Box 292 ♦ Lambertville, MI ♦ 48144 ♦ p: 734.856.6464 ♦ f: 419.517.5042  
 www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

# Commercial Building & Business for Sale

6925 Lewis Avenue

## UTILITIES

<b>Gas:</b>	Michigan Gas Utilites
<b>Water:</b>	South County Water
<b>Sanitary Sewer:</b>	Bedford Township
<b>Electric:</b>	Consumers Energy
<b>Storm Sewer:</b>	Bedford Township

## REAL ESTATE TAX INFORMATION

<b>Real Estate Tax Year:</b>	2013
<b>Summer Taxes:</b>	\$1,271.30
<b>Winter Taxes:</b>	<u>\$3,718.59</u>
<b>Total Annual Taxes:</b>	\$4,989.89



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GREENHOUSE ADJACENT TO BUILDING SOUTH SIDE



DOUBLE DOORS ON NE CORNER OF BUILDING



WELL-STOCKED LIQUOR AISLES



WELL-STOCKED COOLERS



DELI COUNTER



CHECK OUT COUNTER

For more information contact:

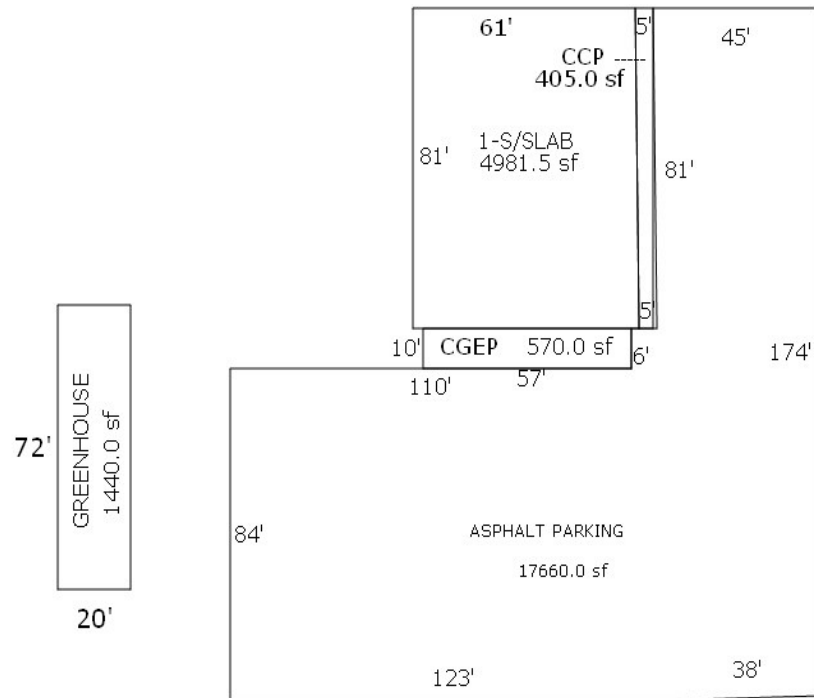
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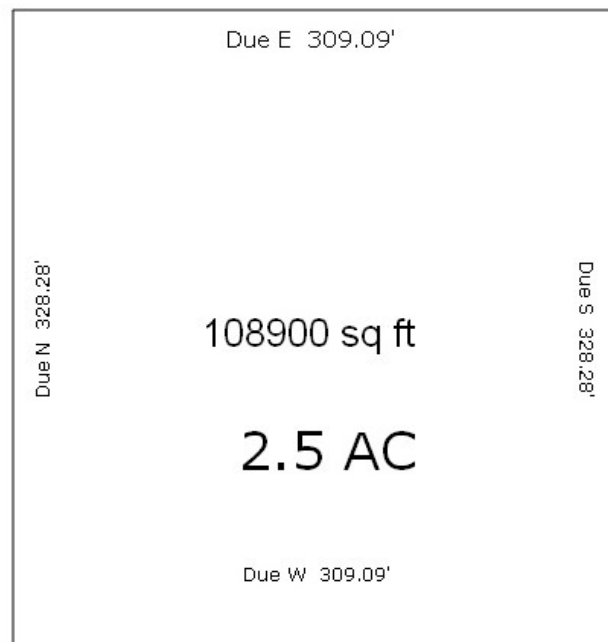
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**EXHIBIT A  
BUILDING & SITE DIAGRAMS**



LEWIS AVE



LEWIS AVE

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**EXHIBIT B  
EQUIPMENT AND LICENSES INCLUDED  
IN SALE OF ZEILER'S FARM MARKET**

**EQUIPMENT**

4 - 8 ft. Stainless Steel Prep Tables  
1 - 4 ft. Stainless Steel Prep Table  
1 - 3 Section Stainless Steel Sink  
1 - 2 Section Stainless Steel Sink  
1 - Refrigerated Sandwich Prep Table  
2 - Convection Ovens  
1 - Range/Oven  
2 - 1800 Broasters  
1 - Upright Warming Cabinet  
1 - Table Display Warmer  
1 - Hobart Slicer Model 1712E  
1 - 3 ft. Stainless Steel Table on Wheels  
1 - 12 ft. McGray Deli Case  
2 - Table Warmers  
2 - Digital Scales  
1 - 10 ft. x 48 ft. Walk-in Cooler with 10 glass doors plus shelves  
1 - 8 ft. x 8 ft. Freezer

**EQUIPMENT**

4 - Warmer Carriers  
3 - Utility Carts 30" x 16"  
2 - Utility Carts 36" x 24"  
3 - Hand Carts  
6 - Shopping Carts  
2 - 28 ft. Island shelving with 3 shelves  
2 - 28 ft. Island shelving with 4 shelves  
7 - 4 ft. Sections Storage Racks  
1 - Drop Safe with 2 Compartments  
2 - Electronic Computerized Registers  
2 - Floor Scrubbers  
1 - Refrigerator in Deli  
2 - POS Register Computers  
2 - Server Computers  
1 - ATM w/contract  
- Beer Taps  
1 - Bill Pay Terminal

**LICENSES**

1 SDD Liquor License (includes Sunday Sales)  
1 SDM Beer & Wine License (includes tasting)  
1 Lottery License (Michigan)  
1 Food License (includes all food & deli)  
1 Plant License

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## DEMOGRAPHICS

	1.0 Miles:		3.0 Miles:		5.0 Miles:	
<b>Population</b>						
2010 Total Population	5,347		49,543		141,421	
2013 Total Population	5,400		49,338		139,699	
2018 Total Population	5,434		49,028		137,919	
2013-2018 Annual Rate	0.13%		-0.13%		-0.26%	
<b>Households</b>						
2010	2,187		20,115		57,807	
2013	2,217		20,099		57,382	
2018	2,244		20,045		56,873	
2013-2018 Annual Rate	0.24%		-0.05%		-0.18%	
<b>Income- 2013</b>						
Median Household Income	\$45,389		\$45,464		\$43,135	
Average Household Income	\$59,034		\$57,745		\$55,484	
Per Capita Income	\$24,370		\$23,631		\$22,856	
2013 Median HH Income	\$45,389		\$45,464		\$43,135	
2018 Median HH Income	\$56,246		\$55,001		\$52,741	
2013-2018 Annual Rate	4.38%		3.88%		4.10%	
<b>Households by Income - 2013</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
< \$15,000	254	11.5%	2,385	11.9%	7,802	13.6%
\$15,000 - \$24,999	346	15.6%	3,128	15.6%	8,508	14.8%
\$25,000 - \$34,999	269	12.1%	2,304	11.5%	7,439	13.0%
\$35,000 - \$49,999	318	14.3%	2,940	14.6%	7,990	13.9%
\$50,000 - \$74,999	422	19.0%	4,152	20.7%	12,204	21.3%
\$75,000 - \$99,999	244	11.0%	2,506	12.5%	6,635	11.6%
\$100,000 - \$149,999	293	13.2%	2,077	10.3%	5,206	9.1%
\$150,000 - \$199,999	53	2.4%	380	1.9%	921	1.6%
\$200,000+	19	0.9%	228	1.1%	677	1.2%
<b>Race and Ethnicity - 2013</b>						
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
White Alone	5,078	94.0%	44,597	90.4%	111,172	79.6%
Black Alone	100	1.9%	2,344	4.8%	20,314	14.5%
American Indian Alone	17	0.3%	143	0.3%	436	0.3%
Asian Alone	48	0.9%	311	0.6%	933	0.7%
Pacific Islander Alone	0	0.0%	8	0.0%	31	0.0%
Some Other Race Alone	47	0.9%	652	1.3%	2,450	1.8%
Two or More Races	110	2.0%	1,282	2.6%	4,363	3.1%
Hispanic Origin (Any Race)	177	3.3%	2,375	4.8%	7,625	5.5%

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