



FORMER BURGER KING INVESTMENT OPPORTUNITY

3863 W. JEFFERSON AVE. ECORSE, MI 48229

 **PREPARED BY AQRE ADVISORS**

JON KOUZA | jkouza@AQREadvisors.com | 248.776.5040

AQRE
ADVISORS

812 S. MAIN ST. STE 200 ROYAL OAK, MI | 248-776-6001 | AQREADVISORS.COM

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INVESTMENT OVERVIEW

FORMER BURGER KING INVESTMENT OPPORTUNITY 3863 W. JEFFERSON AVE. ECORSE, MI 48229

AQRE Advisors is pleased to present the opportunity to acquire the subject property located at 3863 W. Jefferson Ave, Ecorse, MI 48229 ("Property"). The former Burger King is a 2,562 SF single-story building that is situated on 0.93 acres of land making it a perfect opportunity for an owner user, retail developer, or value-add investor. The Property is located near the signalized, hard corner intersection of West Jefferson Avenue and Visger Road and is located as an out parcel to a Family Dollar anchored retail strip center. The site is located within a dense manufacturing corridor and boasts a larger employee base. The reported 5-mile population is 185,000 and the Average Household Income is \$64,316.

INVESTMENT HIGHLIGHT

- ☞ Opportunity to own and occupy 2,562 SF single story, former Burger King quick-service restaurant
- ☞ Property is equipped with One (1) drive-thru window, full kitchen, and plenty of parking (30 Spaces)
- ☞ 98 FT of Frontage on W. Jefferson Ave
- ☞ Has existing Signage
- ☞ Densely Populated Area with Over 184,871 People in 5-Mile Radius



PRICE
Contact Broker



PROPERTY INFORMATION



OCCUPANCY
Vacant



**YEAR BUILT/
RENOVATED**
1997/2017



BUILDING SIZE
±2,562 SF



LAND SIZE
±0.93 AC

| | |
|-------------------------|-------------|
| Drive-Through | Yes |
| W Jefferson Ave Traffic | VPD: 18,279 |
| Type of Ownership | Fee Simple |
| Free Standing | Yes |
| Number of Buildings | 1 |
| Parking | 30 Spaces |

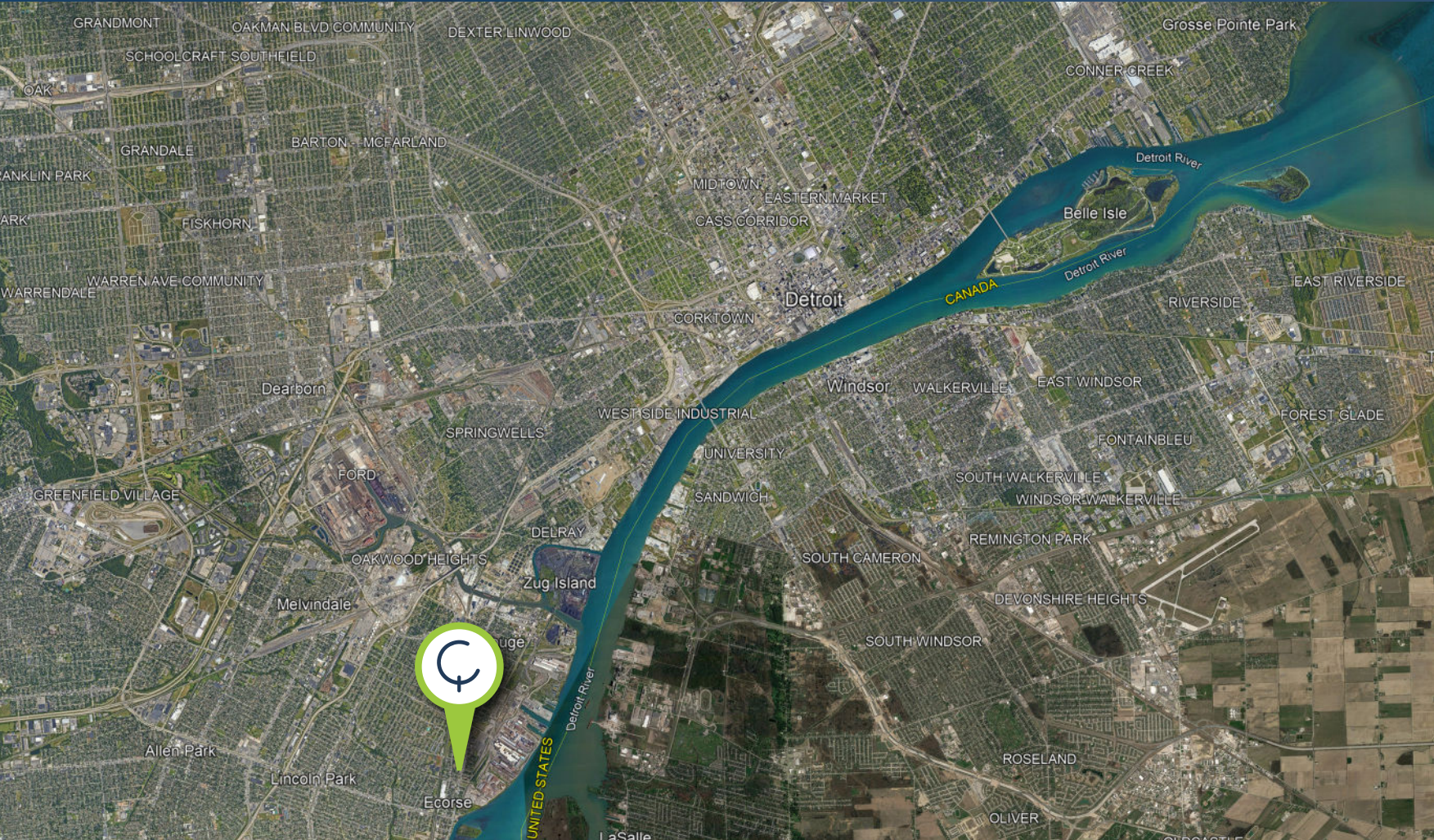
AERIAL OVERVIEW

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AERIAL OVERVIEW

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MARKET OVERVIEW

ECORSE, MI 48229



Ecorse is a small city located in Wayne County, Michigan, United States. Situated along the Detroit River, it is part of the Downriver area and is approximately 10 miles southwest of downtown Detroit. With a rich history and a population of around 9,000 people, Ecorse offers a unique blend of industrial heritage and natural beauty.

Ecorse, Michigan, has been witnessing ongoing economic development efforts aimed at revitalizing the city and attracting new businesses. The city's strategic location near the Detroit metropolitan area has been a driving force behind these initiatives. Ecorse has been actively working to diversify its economy beyond its traditional industrial base. Efforts are underway to attract new industries, such as technology, healthcare, and retail, to create a more balanced economic landscape. The city has been investing in infrastructure improvements, including transportation and utility upgrades, to enhance its business-friendly environment. Additionally, Ecorse has been collaborating with regional economic development organizations to promote investment and attract new ventures. These collective endeavors are aimed at fostering sustainable economic growth, expanding employment opportunities, and improving the overall quality of life for the residents of Ecorse.

SITE PLAN

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3863 W. JEFFERSON AVE. ECORSE, MI 48229



DEMOGRAPHICS

3863 W. JEFFERSON AVE. ECORSE, MI 48229

*Data provided by CoStar 2023

| | 2 mile radius | 5 mile radius | 10 mile radius |
|-----------------------|---------------|---------------|----------------|
| Population | 35,064 | 184,871 | 704,485 |
| Average HH Income | \$45,840 | \$64,316 | \$61,315 |
| Population Median Age | 37.4 | 37.9 | 37.6 |
| Households | 13,540 | 71,111 | 275,371 |
| Total Businesses | 638 | 6,155 | 30,133 |

KEY FACTS



184.8K
POPULATION

6.1K

TOTAL
BUSINESSES

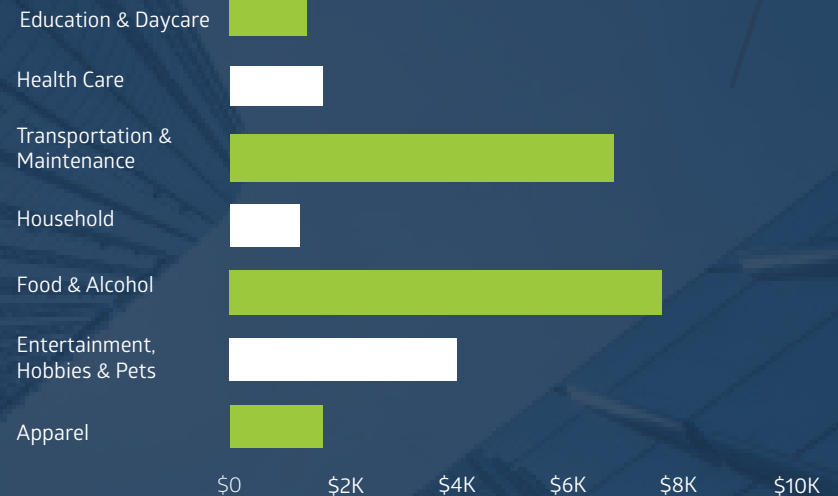


71,111
NUMBER OF
HOUSEHOLDS

\$64.3K
AVERAGE
INCOME

*BASED ON 5 MILE RADIUS

Avg. Household Spending - 5 Mile Radius 2022



JON KOUZA

ASSOCIATE VICE PRESIDENT

248-776-5040

jkouza@AQREADVISORS.COM



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