

# Knights of Columbus

OFFERING MEMORANDUM

4760 S. GARFIELD ROAD, AUBURN, MI, 48611 | PARTY/UNION HALL FOR SALE



COMMERCIAL & INDUSTRIAL  
REAL ESTATE  
SINCE 1964



# Knights of Columbus

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*Exclusively Marketed by:*

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OF SAGINAW INC.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE MILLER GROUP FOR MORE DETAILS.





01 Executive Summary  
Offering Summary  
Location Summary

## OFFERING SUMMARY

|                |  |
|----------------|--|
| ADDRESS        | 4760 S. Garfield Road Auburn MI<br>48611 |
| COUNTY         | Bay                                      |
| MARKET         | Tri-Cities                               |
| SUBMARKET      | Auburn                                   |
| GLA (SF)       | 8,325                                    |
| LAND SF        | 52,800 SF                                |
| YEAR BUILT     | 1960                                     |
| YEAR RENOVATED | 1995                                     |
| APN            | 140G0500000300                           |
| MAJOR TENANT/S | Owner                                    |
| OWNERSHIP TYPE | Fee Simple                               |

## FINANCIAL SUMMARY

|                |           |
|----------------|-----------|
| OFFERING PRICE | \$495,000 |
| PRICE PSF      | \$59.46   |

## DEMOGRAPHICS

|                        | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2017 Population        | 2,215    | 5,726    | 14,735   |
| 2017 Median HH Income  | \$63,142 | \$61,590 | \$56,108 |
| 2017 Average HH Income | \$76,895 | \$74,905 | \$71,612 |





This Property is located in the center of town on the corner across from a large retail shopping center. Being located one quarter of a mile from the US-10 interchange offer quick access from surrounding communities. For years this has been a historical location for weekly fish fries know by many.

Regional Map



Locator Map





02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

## Site Description

|                          |            |
|--------------------------|------------|
| NUMBER OF TENANTS        | 1          |
| GLA (SF)                 | 8,325      |
| LAND SF                  | 52,800     |
| LAND ACRES               | 1.21       |
| YEAR BUILT               | 1960       |
| YEAR RENOVATED           | 1995       |
| # OF PARCELS             | 1          |
| ZONING TYPE              | Commercial |
| BUILDING CLASS           | Party Hall |
| TOPOGRAPHY               | Level      |
| LOCATION CLASS           | A          |
| NUMBER OF STORIES        | 1          |
| NUMBER OF BUILDINGS      | 1          |
| LOT DIMENSION            | 160 X 330  |
| NUMBER OF PARKING SPACES | 125        |
| MIXED USE                | Possible   |
| NUMBER OF PADS           | 0          |
| STREET FRONTAGE          | 160        |
| CORNER LOCATION          | Yes        |
| NUMBER OF INGRESSES      | 3          |
| NUMBER OF EGRESSES       | 3          |

## NEIGHBORING PROPERTIES

|       |             |
|-------|-------------|
| NORTH | Commercial  |
| SOUTH | Commercial  |
| EAST  | Commercial  |
| WEST  | Residential |

## MECHANICAL

|                    |                      |
|--------------------|----------------------|
| HVAC               | Gas Forced Air       |
| FIRE SPRINKLERS    | Ansil                |
| ELECTRICAL / POWER | 600 Amps/220/440 3PH |
| LIGHTING           | Fluorescent          |

## CONSTRUCTION

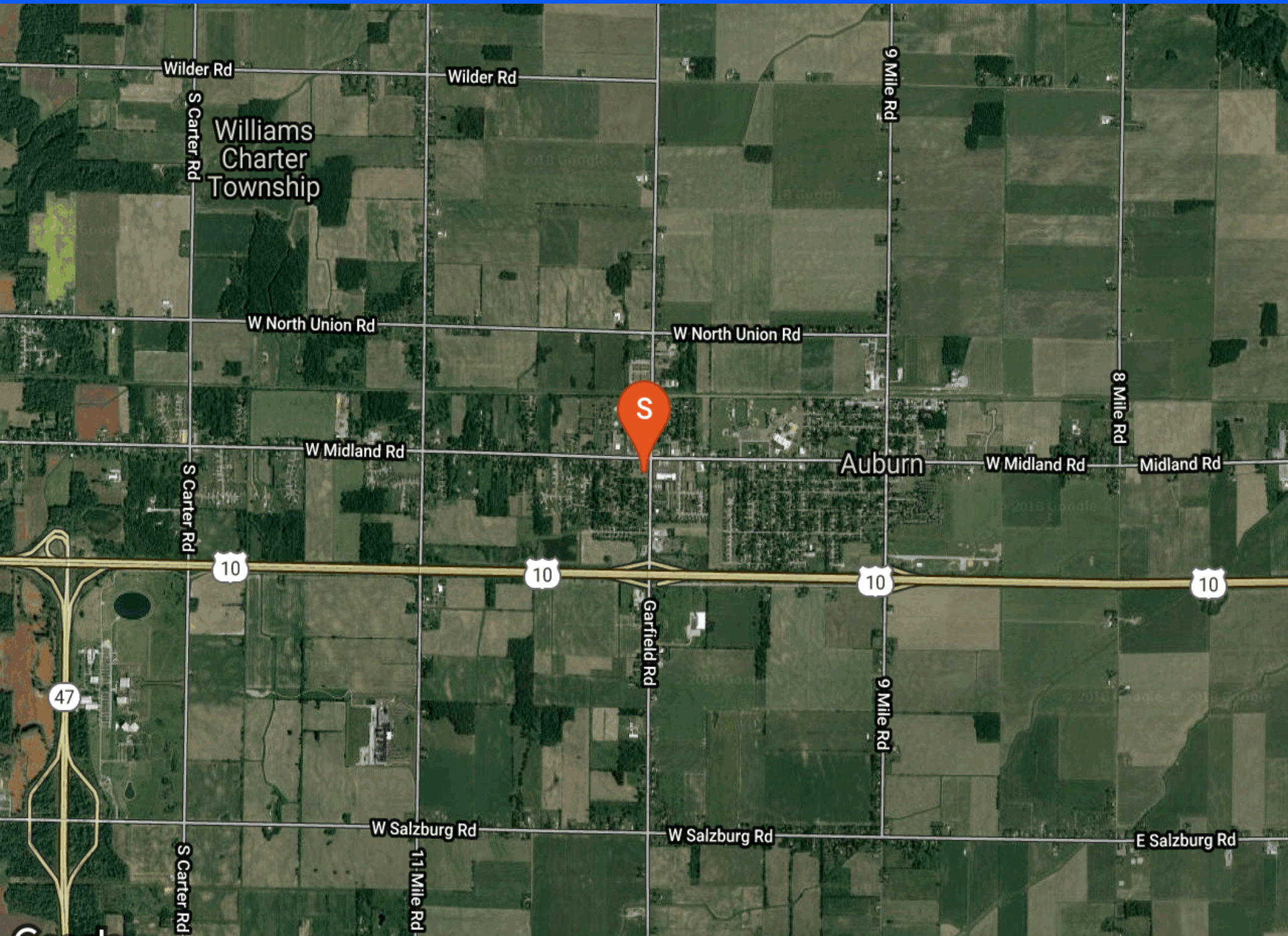
|                 |          |
|-----------------|----------|
| FOUNDATION      | Slab     |
| FRAMING         | Wood     |
| EXTERIOR        | Vinyl    |
| PARKING SURFACE | Asphalt  |
| ROOF            | Asphalt  |
| LANDSCAPING     | Complete |

## TENANT INFORMATION

|                |       |
|----------------|-------|
| MAJOR TENANT/S | Owner |
| SHADOW ANCHOR  | None  |
| LEASE TYPE     | N/A   |







Wilder Rd

Wilder Rd

Williams  
Charter  
Township

S Carter Rd

9 Mile Rd

W North Union Rd

W North Union Rd

8 Mile Rd

W Midland Rd

Auburn

W Midland Rd

Midland Rd

S Carter Rd

10

10

10

10

47

Garfield Rd

9 Mile Rd

W Salzburg Rd

W Salzburg Rd

E Salzburg Rd

S Carter Rd

11 Mile Rd





W Midland Rd

W Midland Rd

Monica Dr

Franklin St

Florence St

S Garfield Rd

Monica Dr

Franklin St





03

### Demographics

Demographic Details

Demographic Charts

| POPULATION                         | 1 MILE  | 3 MILE  | 5 MILE  |
|------------------------------------|---------|---------|---------|
| 2000 Population                    | 2,080   | 5,451   | 13,288  |
| 2010 Population                    | 2,253   | 5,726   | 14,671  |
| 2017 Population                    | 2,215   | 5,726   | 14,735  |
| 2022 Population                    | 2,170   | 5,637   | 14,561  |
| 2017 African American              | 6       | 21      | 136     |
| 2017 American Indian               | 13      | 32      | 87      |
| 2017 Asian                         | 19      | 42      | 130     |
| 2017 Hispanic                      | 56      | 146     | 467     |
| 2017 White                         | 2,148   | 5,544   | 13,968  |
| 2017 Other Race                    | 7       | 27      | 97      |
| 2017 Multiracial                   | 18      | 57      | 276     |
| 2017-2022: Population: Growth Rate | -2.05 % | -1.55 % | -1.20 % |

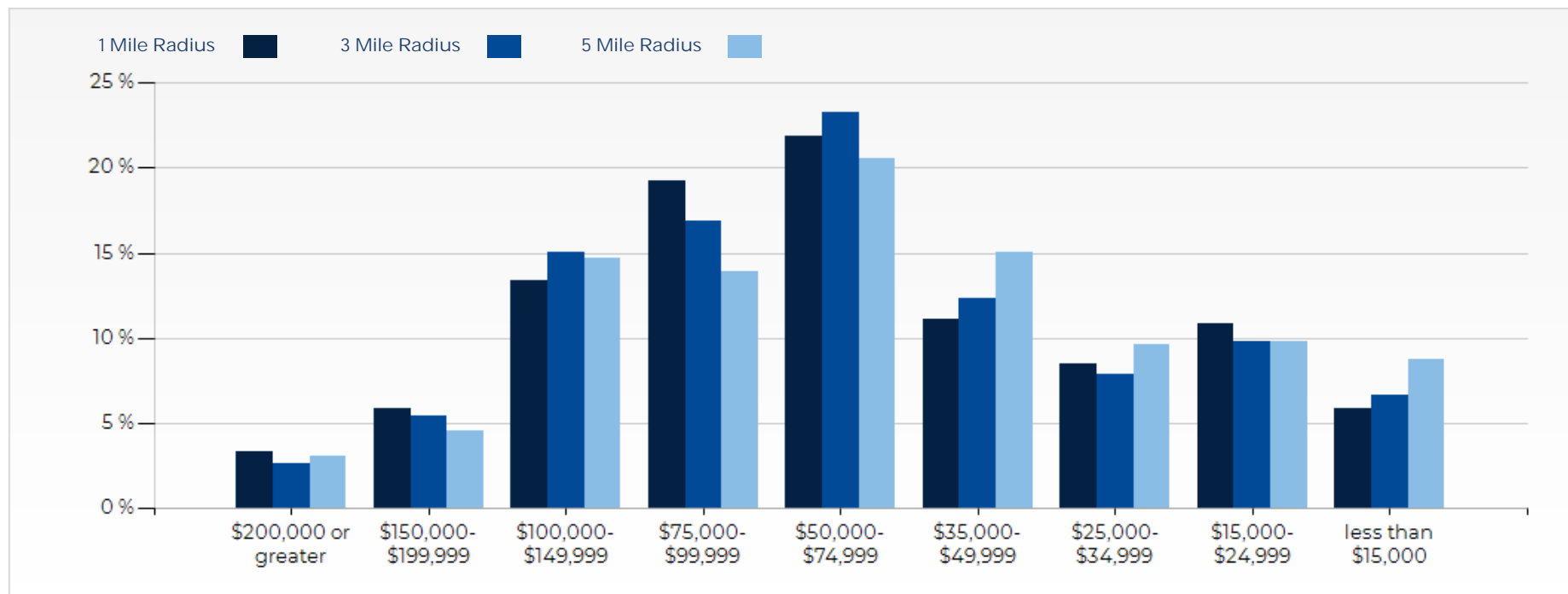
| 2017 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 53       | 153      | 515      |
| \$15,000-\$24,999     | 98       | 224      | 573      |
| \$25,000-\$34,999     | 77       | 180      | 565      |
| \$35,000-\$49,999     | 100      | 283      | 882      |
| \$50,000-\$74,999     | 198      | 534      | 1,210    |
| \$75,000-\$99,999     | 174      | 387      | 818      |
| \$100,000-\$149,999   | 121      | 345      | 862      |
| \$150,000-\$199,999   | 53       | 124      | 268      |
| \$200,000 or greater  | 30       | 60       | 179      |
| Median HH Income      | \$63,142 | \$61,590 | \$56,108 |
| Average HH Income     | \$76,895 | \$74,905 | \$71,612 |

| HOUSEHOLDS                         | 1 MILE  | 3 MILE  | 5 MILE  |
|------------------------------------|---------|---------|---------|
| 2000 Total Housing                 | 822     | 2,158   | 5,461   |
| 2010 Total Households              | 916     | 2,279   | 5,826   |
| 2017 Total Households              | 904     | 2,290   | 5,871   |
| 2022 Total Households              | 887     | 2,258   | 5,814   |
| 2017 Average Household Size        | 2.43    | 2.48    | 2.49    |
| 2000 Owner Occupied Housing        | 656     | 1,785   | 4,065   |
| 2000 Renter Occupied Housing       | 143     | 292     | 1,046   |
| 2017 Owner Occupied Housing        | 740     | 1,990   | 4,652   |
| 2017 Renter Occupied Housing       | 164     | 299     | 1,219   |
| 2017 Vacant Housing                | 37      | 113     | 353     |
| 2017 Total Housing                 | 941     | 2,403   | 6,224   |
| 2022 Owner Occupied Housing        | 730     | 1,974   | 4,637   |
| 2022 Renter Occupied Housing       | 156     | 285     | 1,178   |
| 2022 Vacant Housing                | 56      | 153     | 448     |
| 2022 Total Housing                 | 943     | 2,411   | 6,262   |
| 2017-2022: Households: Growth Rate | -1.90 % | -1.40 % | -0.95 % |

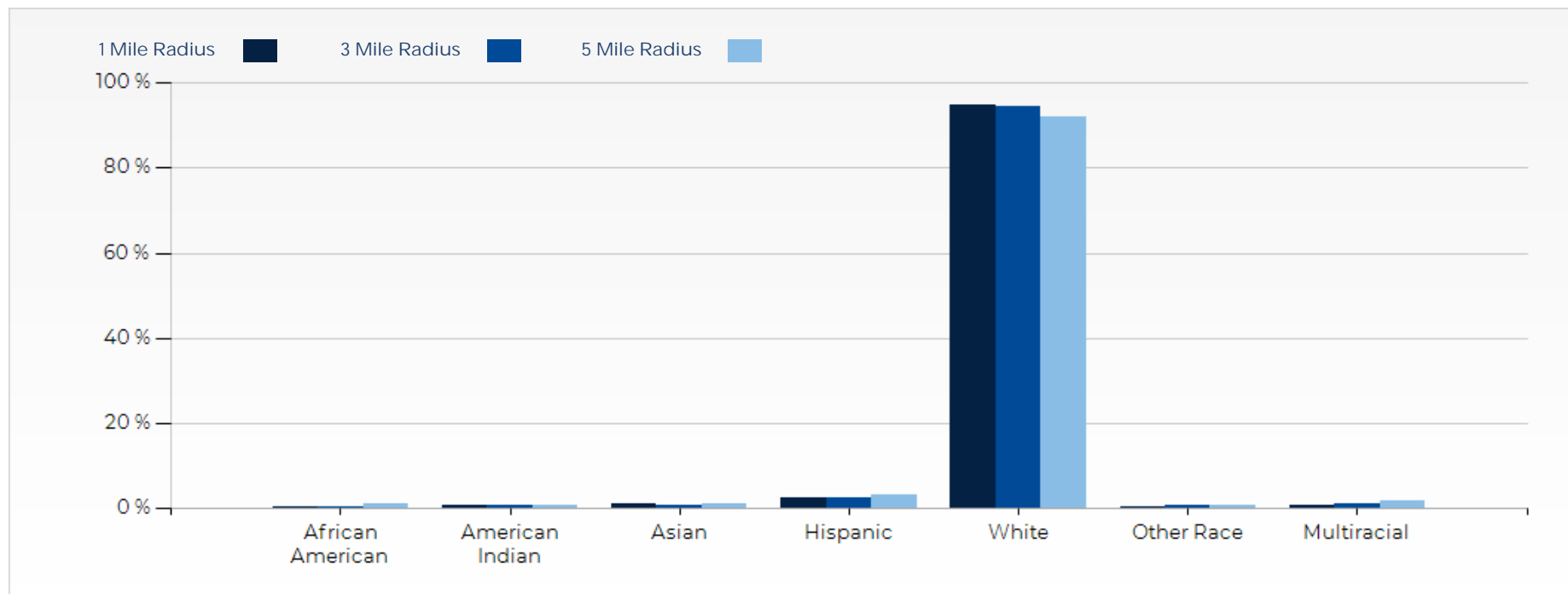




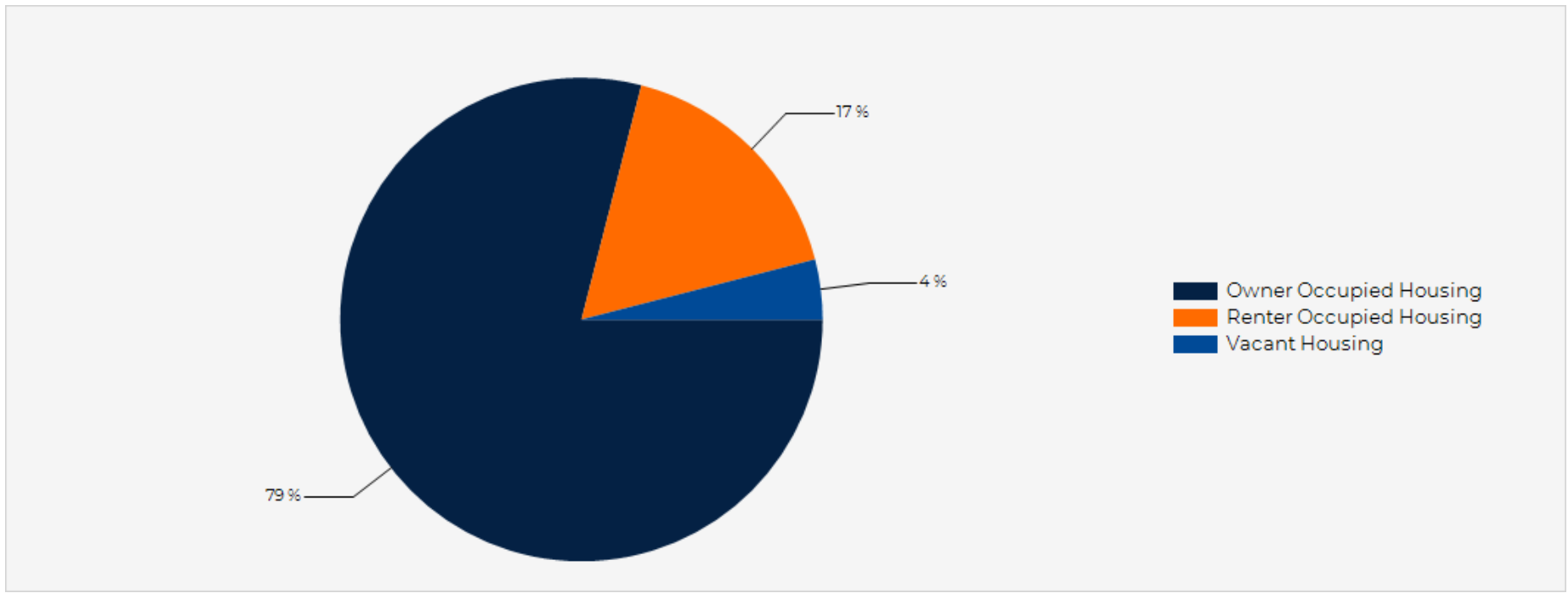
2017 Household Income



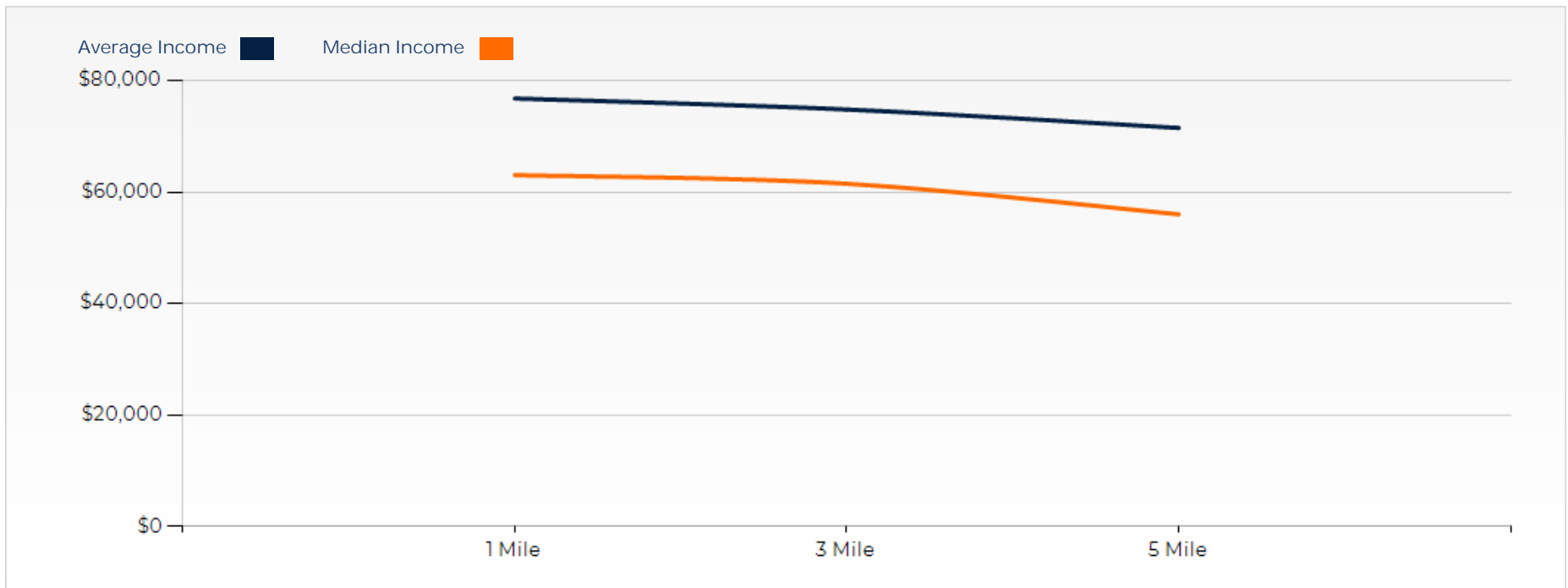
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median







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