

For Lease

Vitale's Italian Restaurant & Pizzeria
8905 Macomb Street | Grosse Ile | Michigan



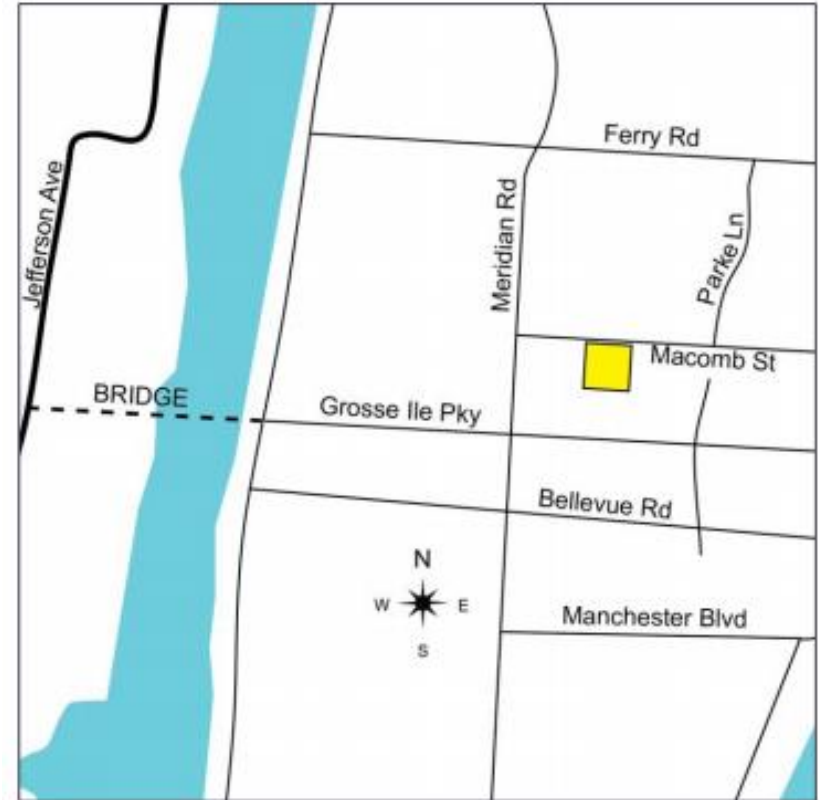
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Howard Schwartz Commercial Real Estate, LLC.
30054 Orchard Lake Rd.
Farmington Hills, MI 48334
Phone: (248)538-4800 Fax: (248)538-8530

Property Highlights

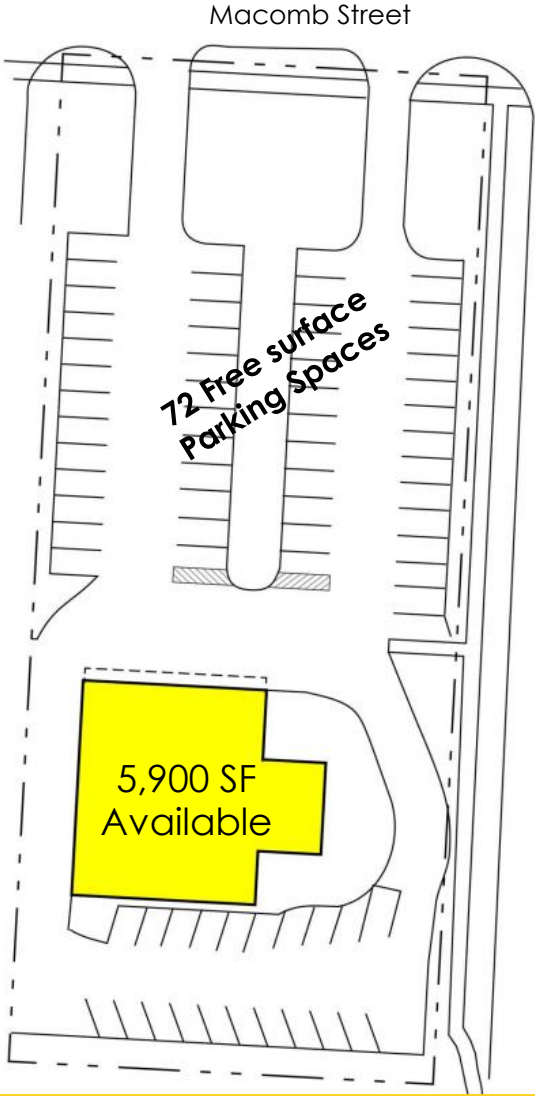
PROPERTY HIGHLIGHTS

- 5,900 SF restaurant available for lease on 1.2 Acres
- Dimensions: 150' x 327' (land) ; 71' x 83' (building)
- Built in 1982
- 72 parking spaces
- 177' of frontage on Macomb Street with 2 curb cuts



Former Vitale's Restaurant & Pizzeria is now for lease. This property is in a well located area, off of Macomb Street & Meridian Road.

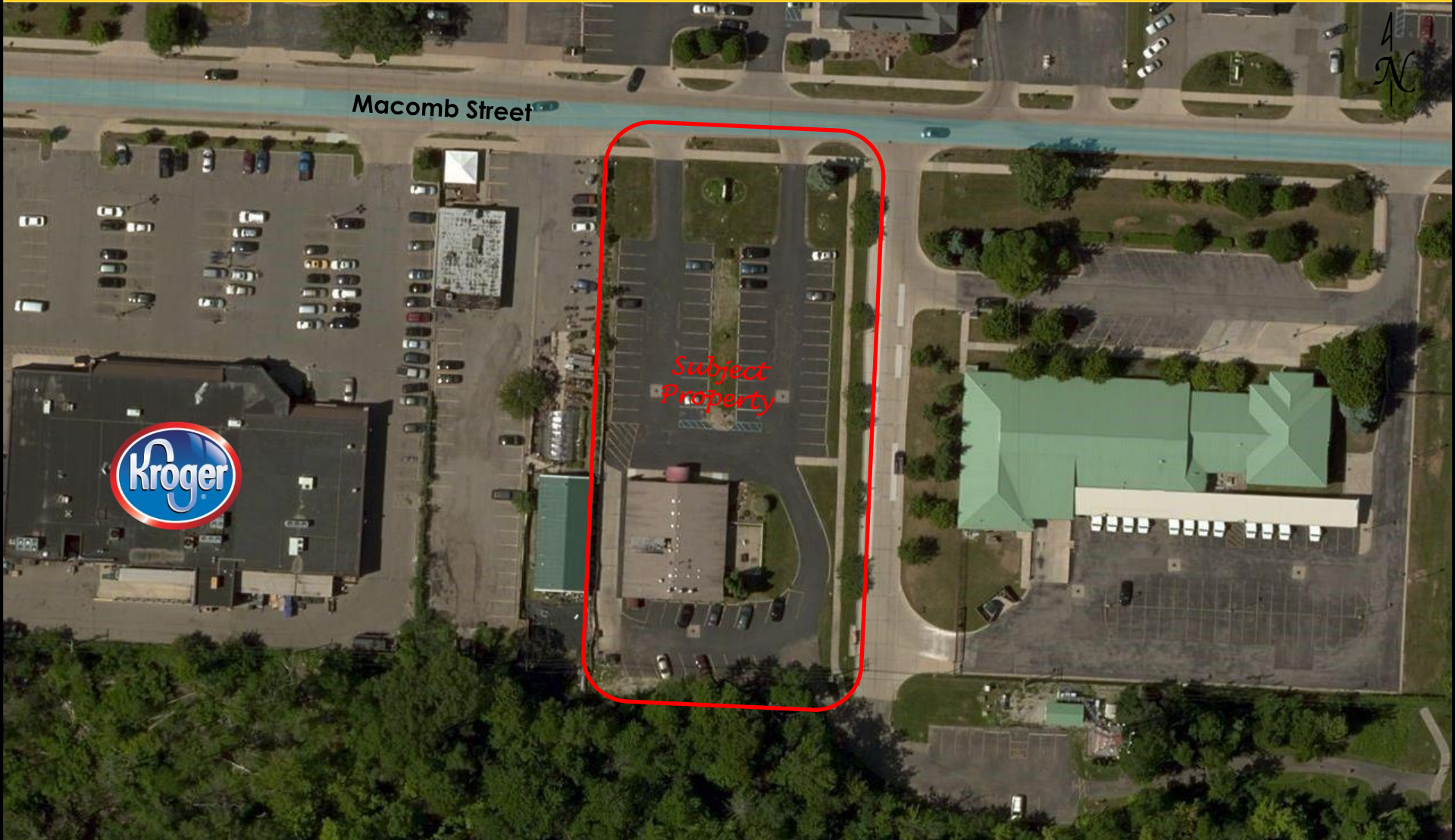
Site Plan



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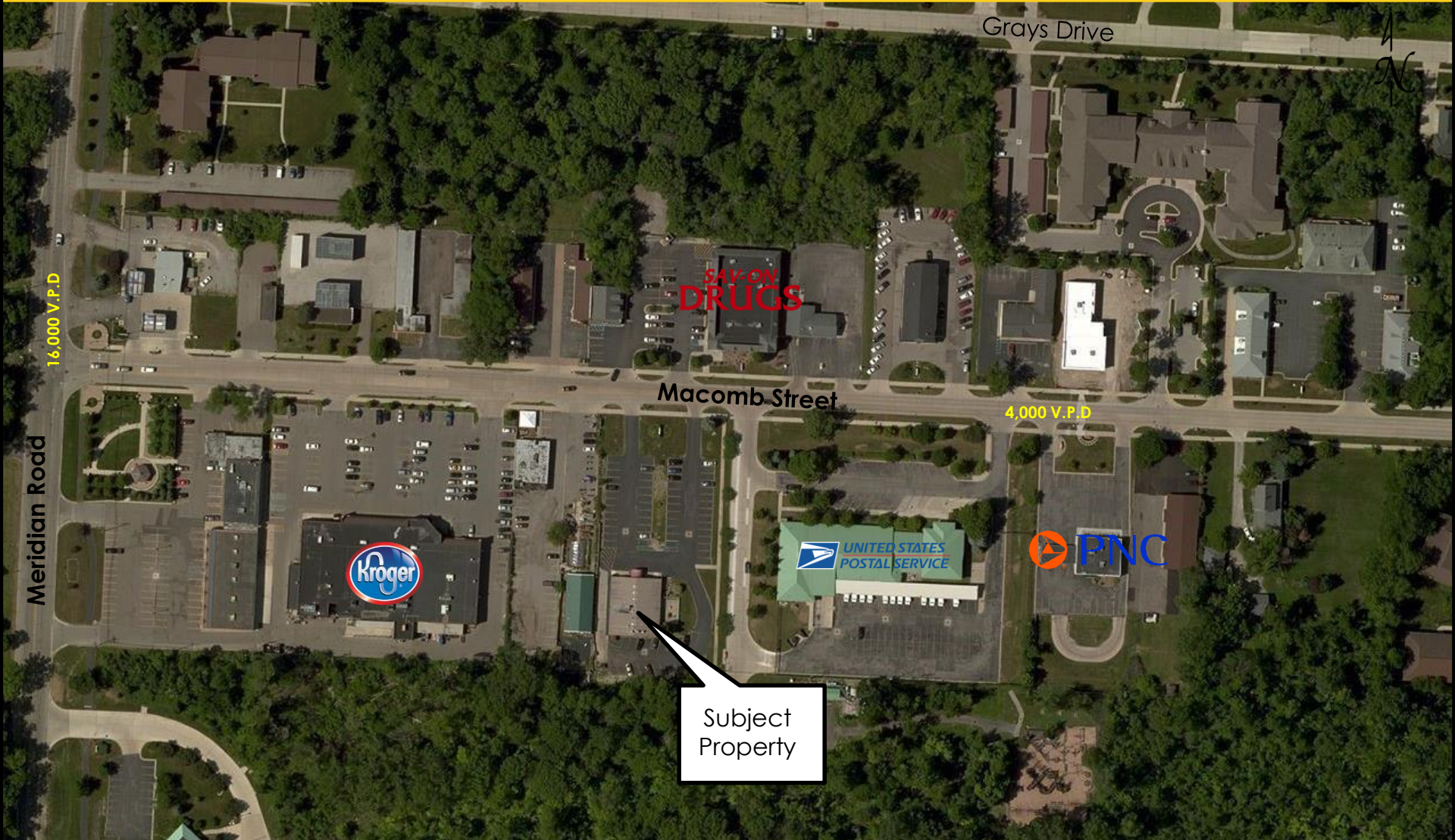
Property Aerial



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Aerial Photograph



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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
2016 Estimated Population	3,791	26,856	74,439
2021 Projected Population	3,642	25,848	71,252
2010 Census Population	3,874	27,474	76,355
2000 Census Population	4,116	28,632	76,676
Projected Annual Growth 2016 to 2021	-0.8%	-0.8%	-0.9%
Historical Annual Growth 2000 to 2016	-0.4%	-0.3%	-0.2%
2016 Median Age	48.7	45.2	42.1
2016 Estimated Households	1,633	11,809	32,248
2021 Projected Households	1,595	11,547	31,334
2010 Census Households	1,590	11,511	31,527
2000 Census Households	1,548	11,630	30,738
Projected Annual Growth 2016 to 2021	-0.5%	-0.4%	-0.6%
Historical Annual Growth 2000 to 2016	0.3%	0.1%	0.3%
2016 Estimated White	87.7%	88.8%	86.2%
2016 Estimated Black or African American	6.7%	6.6%	8.3%
2016 Estimated Asian or Pacific Islander	3.9%	2.0%	2.4%
2016 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2016 Estimated Other Races	1.4%	2.1%	2.7%
2016 Estimated Hispanic	3.0%	4.1%	5.0%
2016 Estimated Average Household Income	\$133,545	\$99,957	\$87,290
2016 Estimated Median Household Income	\$82,022	\$73,438	\$66,129
2016 Estimated Per Capita Income	\$57,553	\$44,013	\$37,914
2016 Estimated Elementary (Grade Level 0 to 8)	0.2%	1.6%	2.0%
2016 Estimated Some High School (Grade Level 9 to 11)	3.4%	4.6%	5.8%
2016 Estimated High School Graduate	18.6%	25.4%	30.0%
2016 Estimated Some College	23.3%	23.2%	26.0%
2016 Estimated Associates Degree Only	10.9%	11.0%	10.3%
2016 Estimated Bachelors Degree Only	25.9%	20.0%	16.0%
2016 Estimated Graduate Degree	17.8%	14.1%	9.8%
2016 Estimated Total Businesses	135	800	2,530
2016 Estimated Total Employees	1,490	8,461	31,377

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