

GAUCHO

39550 Seven Mile Road, Northville, MI 48167



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Partner

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OFFERING SUMMARY: 39550 Seven Mile Road | Northville, MI 48167



PROPERTY OVERVIEW

Highly successful restaurant and bar property in the heart of Northville—currently home to the renowned Gaucha Steakhouse. This freestanding, 7,406 SF building offers exceptional visibility and access at the northwest corner of 7 Mile and Haggerty Roads, one of the area's most active retail and restaurant corridors.

OFFERING SUMMARY

Sale Price:	\$4,600,000
Lease Rate:	Negotiable
Building Size:	7,406 SF
Available SF:	
Year Built:	1998
Zoning:	PUD
Seating Capacity:	256

PROPERTY HIGHLIGHTS

- Outstanding Northville location at the signalized corner of 7 Mile & Haggerty Roads
- All furniture, fixtures, and equipment (FF&E) included in sale
- 2,488 SF lower level for storage or private event space
- Ample parking and excellent visibility in a high-traffic retail area
- Available for sale or lease
- Five new HVAC units installed within the past 2 years



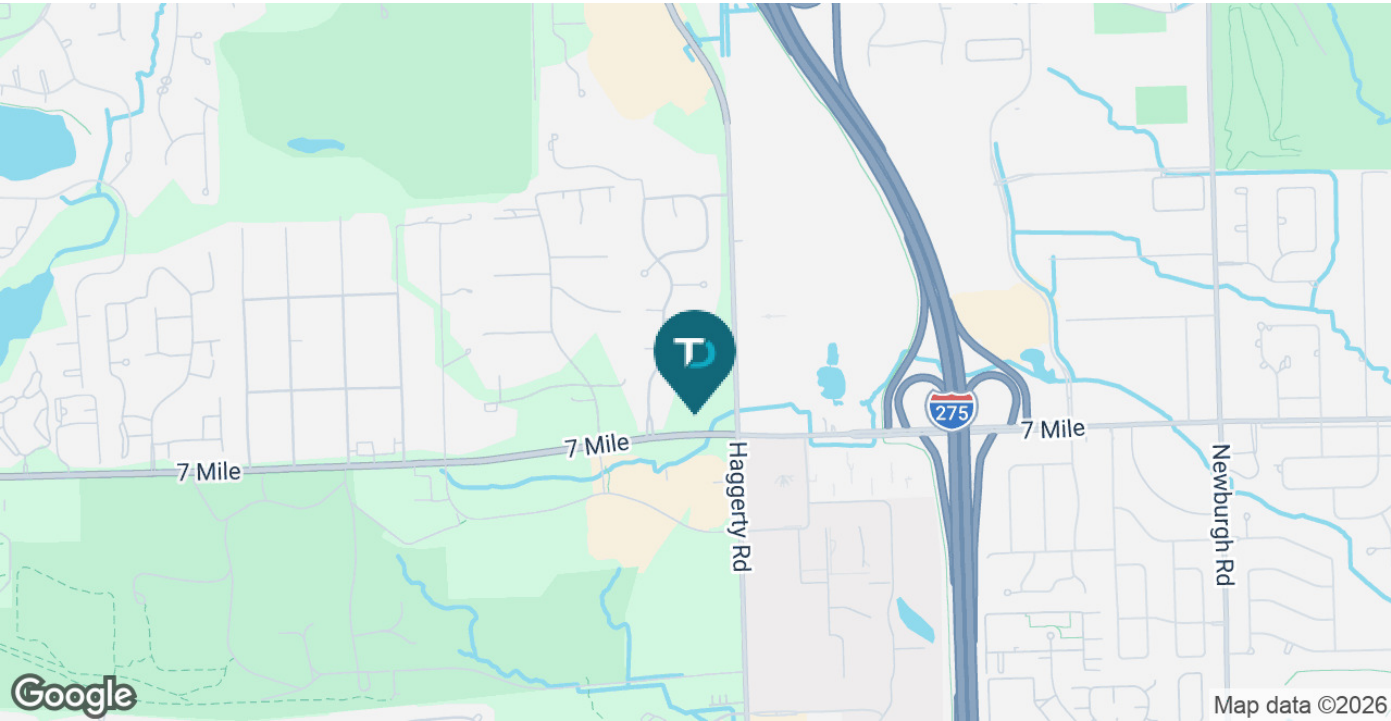
BUILDING/PROPERTY INFORMATION: 39550 Seven Mile Road | Northville, MI 48167

BUILDING INFORMATION		PROPERTY INFORMATION	
Building Size:	7,406 SF	Lot Size:	1.658 acres
Year Built:	1998	Property Type:	Retail
Number of Floors:	1	Property Subtype:	Restaurant
Parking Spaces:	104 onsite and 43 shared with Home Depot	Taxes:	\$41,580.37
Seating Capacity:	256	Zoning	PUD
		Traffic Count:	23,782 VPD on 7 Mile and Haggerty Rd
		Legal Description:	Available upon request
		APN:	77-004-0002-006

LOCATION INFORMATION

Located at the northwest corner of 7 Mile and Haggerty Roads, the property sits at the epicenter of one of Northville's busiest and most successful intersections.

The corridor features a strong mix of national and regional tenants, including Costco, Trader Joe's, Starbucks, Corewell Health UofM Medical Center, and Home Depot, creating steady year-round traffic and strong visibility for surrounding businesses.



EXTERIOR PHOTOS: 39550 Seven Mile Road | Northville, MI 48167



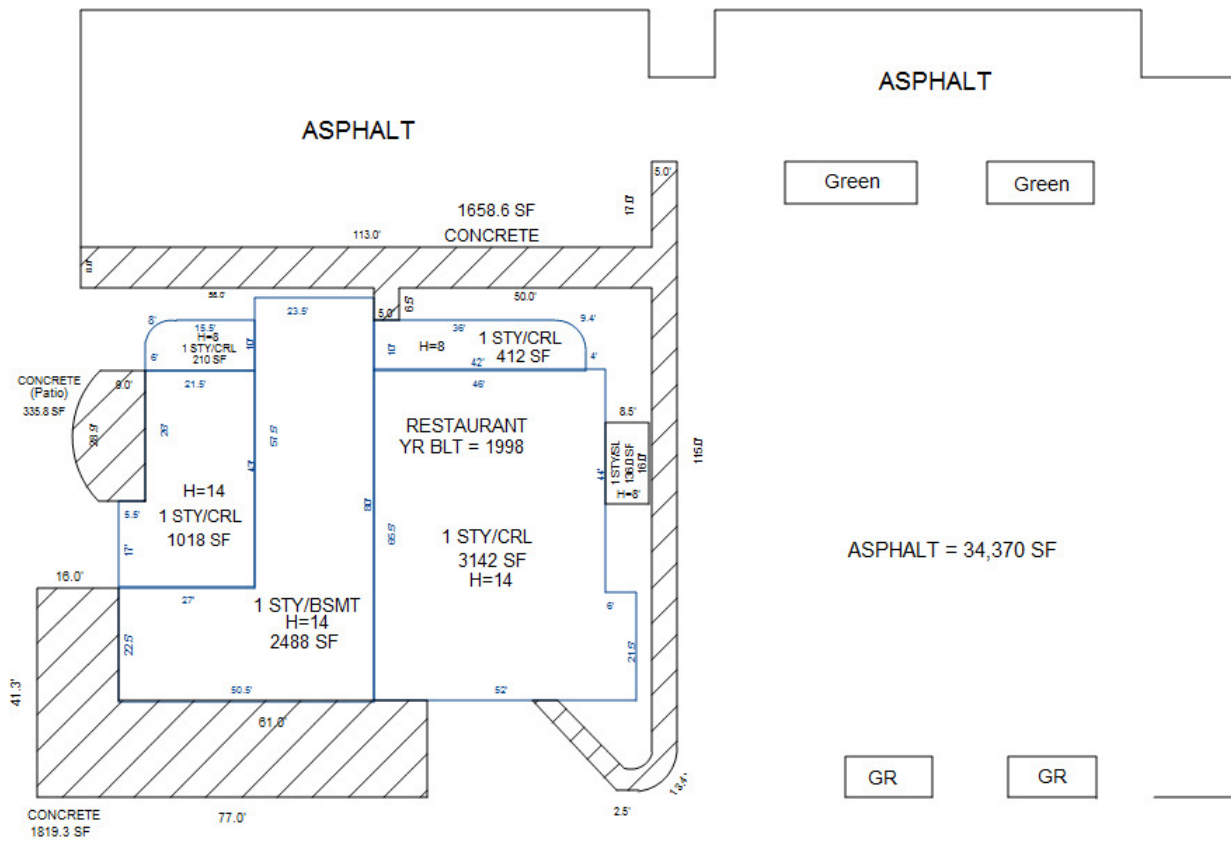
INTERIOR PHOTOS: 39550 Seven Mile Road | Northville, MI 48167



AERIAL PHOTOS: 39550 Seven Mile Road | Northville, MI 48167



SITE PLAN: 39550 Seven Mile Road | Northville, MI 48167



Apex Sketch

AERIAL MAP: 39550 Seven Mile Road | Northville, MI 48167

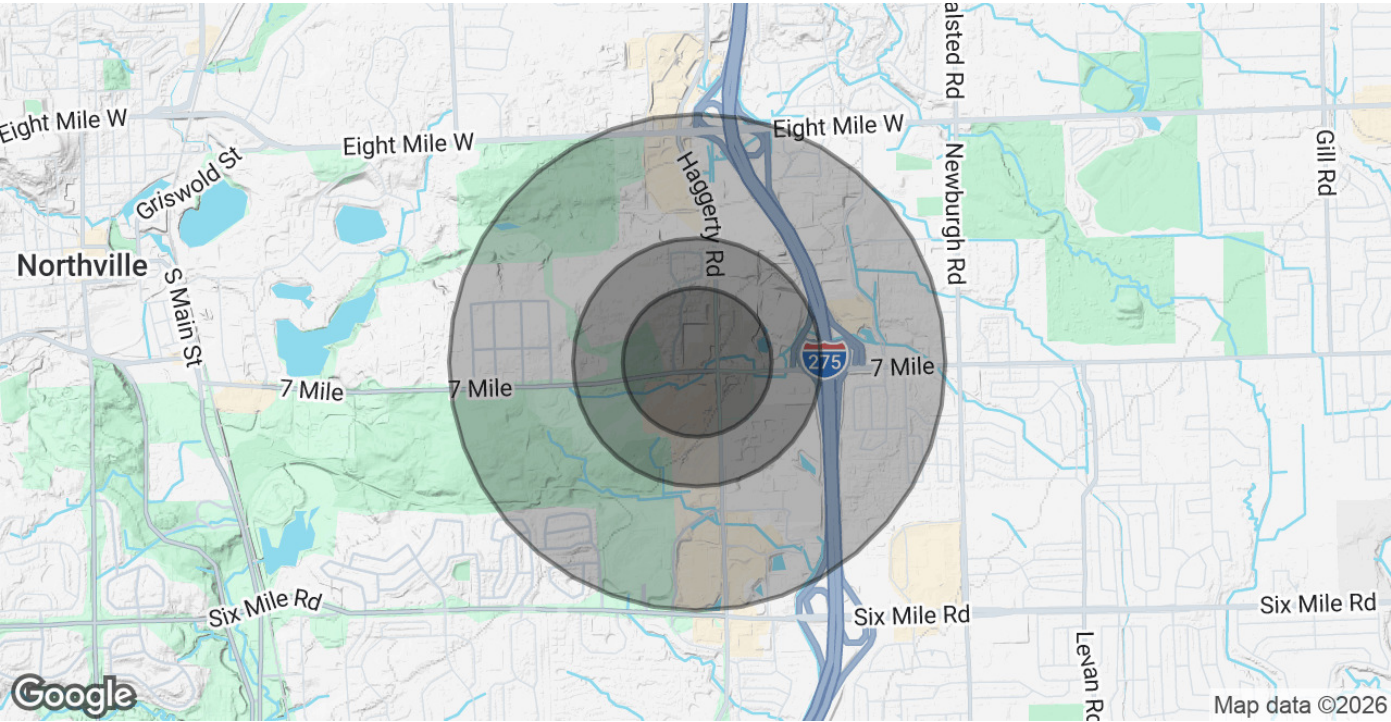


RETAILER MAP: 39550 Seven Mile Road | Northville, MI 48167



DEMOGRAPHICS MAP & REPORT:

39550 Seven Mile Road | Northville, MI 48167



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	110	329	3,259
Average Age	44	44	51
Average Age (Male)	43	43	48
Average Age (Female)	46	45	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	93	1,449
# of Persons per HH	3.5	3.5	2.2
Average HH Income	\$164,345	\$164,345	\$133,802
Average House Value	\$556,397	\$556,397	\$435,600
2020 American Community Survey (ACS)			