EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

7021 MERRIMAN

7021 N Merriman, Garden City, MI 48135



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:
FRANK RAKIPI
Vice President
frakipi@thomasduke.com

OFFERING SUMMARY: 7021 N Merriman | Garden City, MI 48135



PROPERTY OVERVIEW

FREE-STANDING RESTAURANT FOR SALE

OFFERING SUMMARY

Sale Price - REDUCED:	Was $320,000 NOW $299,000
Building Size:	1,276 SF
Price / SF:	$234.33
Year Built:	1959
Zoning:	C-3 General Business

PROPERTY HIGHLIGHTS

- Free-standing retail building
- Same ownership since 1965
- Business and Real Estate for Sale
- Excellent value-add opportunity in a thriving retail market

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 7021 N Merriman | Garden City, MI 48135

BUILDING INFORMATION

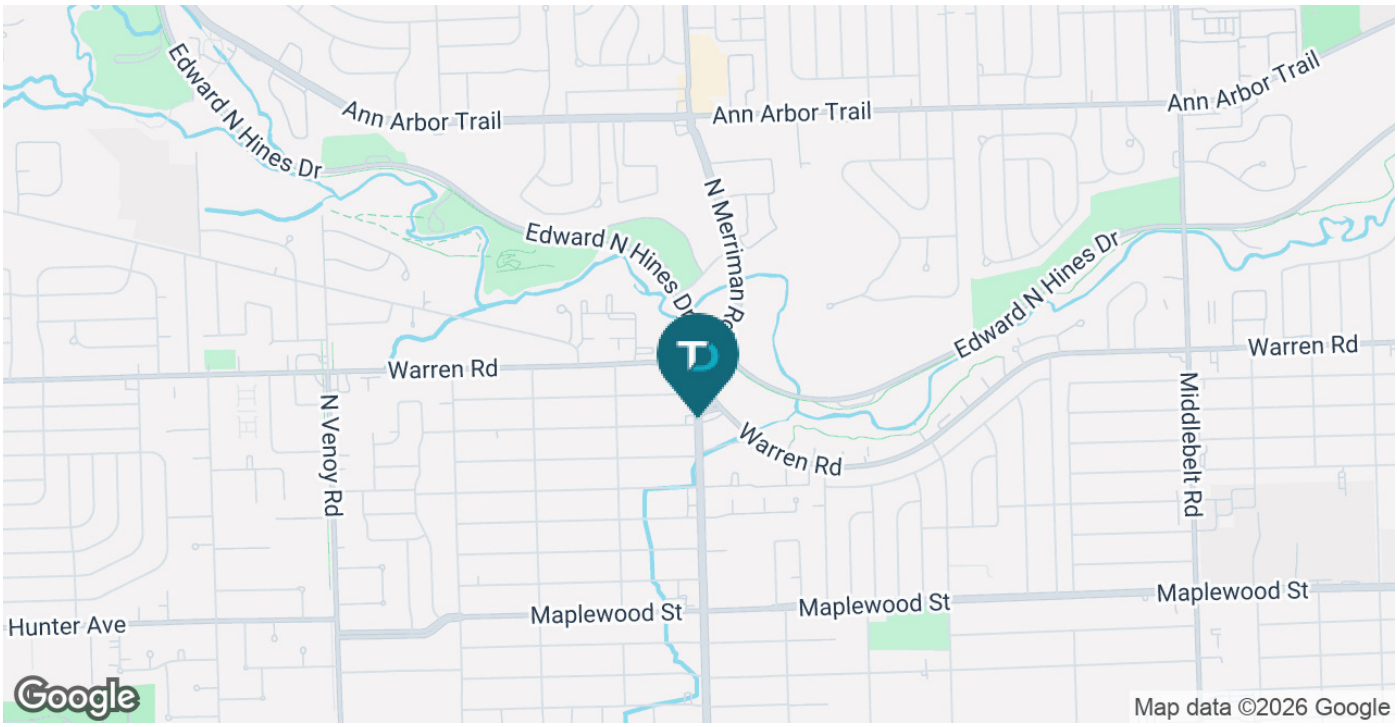
Price/SF:	$234.33
Building Size:	1,276 SF
Year Built:	1959
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	25

PROPERTY INFORMATION

Lot Size:	0.253 AC
Property Type:	Retail
Property Subtype:	Restaurant
2026 Summer Tax:	$4,638.66
2025 Winter Tax:	$1,259.92
Zoning	C-3 General Business
Traffic Count:	28,876 VPD on Merriman (CoStar, 2026)
Legal Description:	Available upon request
APN:	35-001-01-3216-300

LOCATION INFORMATION

Located on the west side of Merriman Road between Ford Road & Warren Road in Garden City



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

AERIAL MAP: 7021 N Merriman | Garden City, MI 48135



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

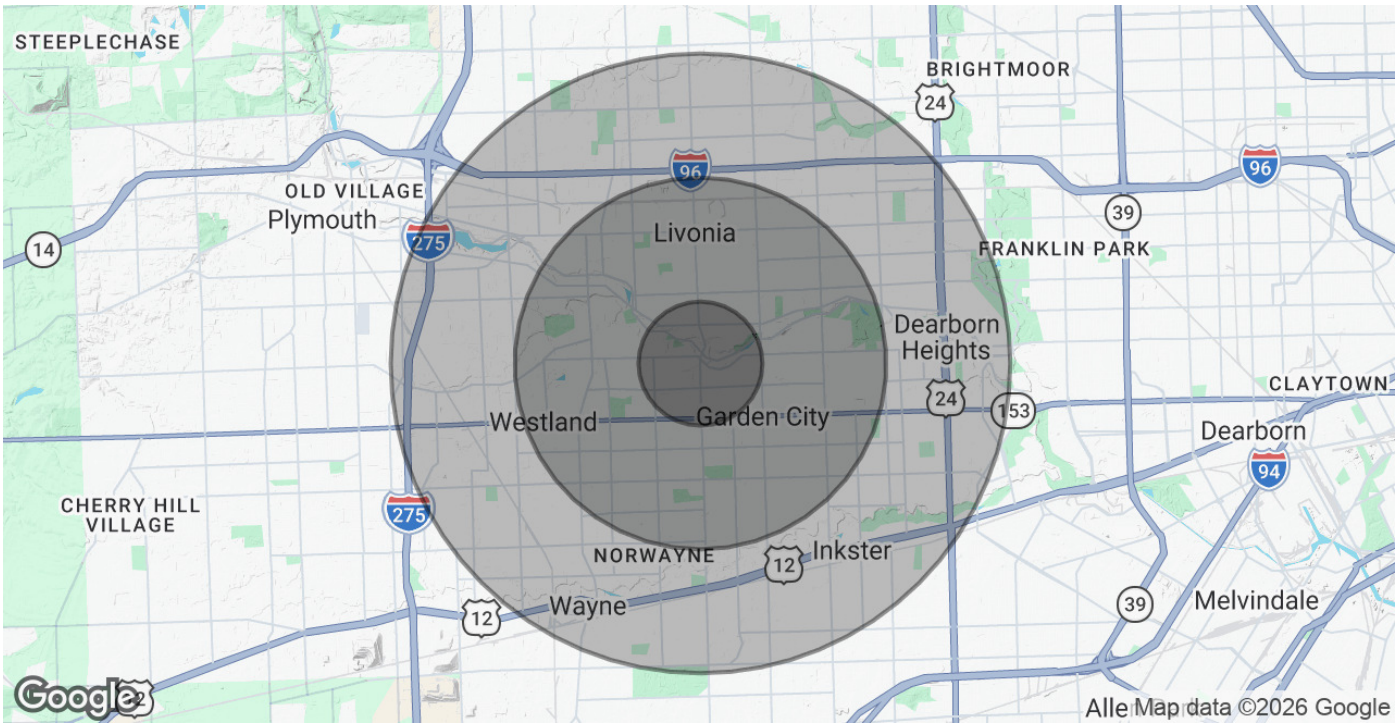
RETAILER MAP: 7021 N Merriman | Garden City, MI 48135



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 7021 N Merriman | Garden City, MI 48135



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	14,812	120,194	305,794
Average Age	38.3	39.0	39.0
Average Age (Male)	35.2	37.3	37.3
Average Age (Female)	41.2	41.0	40.4

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	5,816	47,513	119,487
# of Persons per HH	2.5	2.5	2.6
Average HH Income	$60,012	$59,451	$58,789
Average House Value	$134,816	$139,189	$153,957

2020 American Community Survey (ACS)

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335