

# AVAILABLE

GROUND LEASE OR BUILD-TO-SUIT



23300 Greenfield Rd | Oak Park, MI

# INTERNATIONAL PLAZA

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

|                               |                       |
|-------------------------------|-----------------------|
| <b>Property Address</b>       | 23300 Greenfield Road |
| <b>City/Township</b>          | Oak Park              |
| <b>Property Size</b>          | 0.91 AC               |
| <b>Proposed Building Size</b> | Up to 10,000 SF       |
| <b>Ground Lease</b>           | Contact Broker        |
| <b>Build to Suit</b>          | Contact Broker        |
| <b>Estimated NNN's</b>        | TBD                   |

## DEMOGRAPHICS (5-MILE RADIUS)

|   |  |
|---|--|
|  <b>374,320</b><br>PEOPLE     |  <b>\$88,551</b><br>AVG. HOUSEHOLD INCOME |
|  <b>160,461</b><br>HOUSEHOLDS |  <b>\$4.3B</b><br>OF CONSUMER SPENDING    |

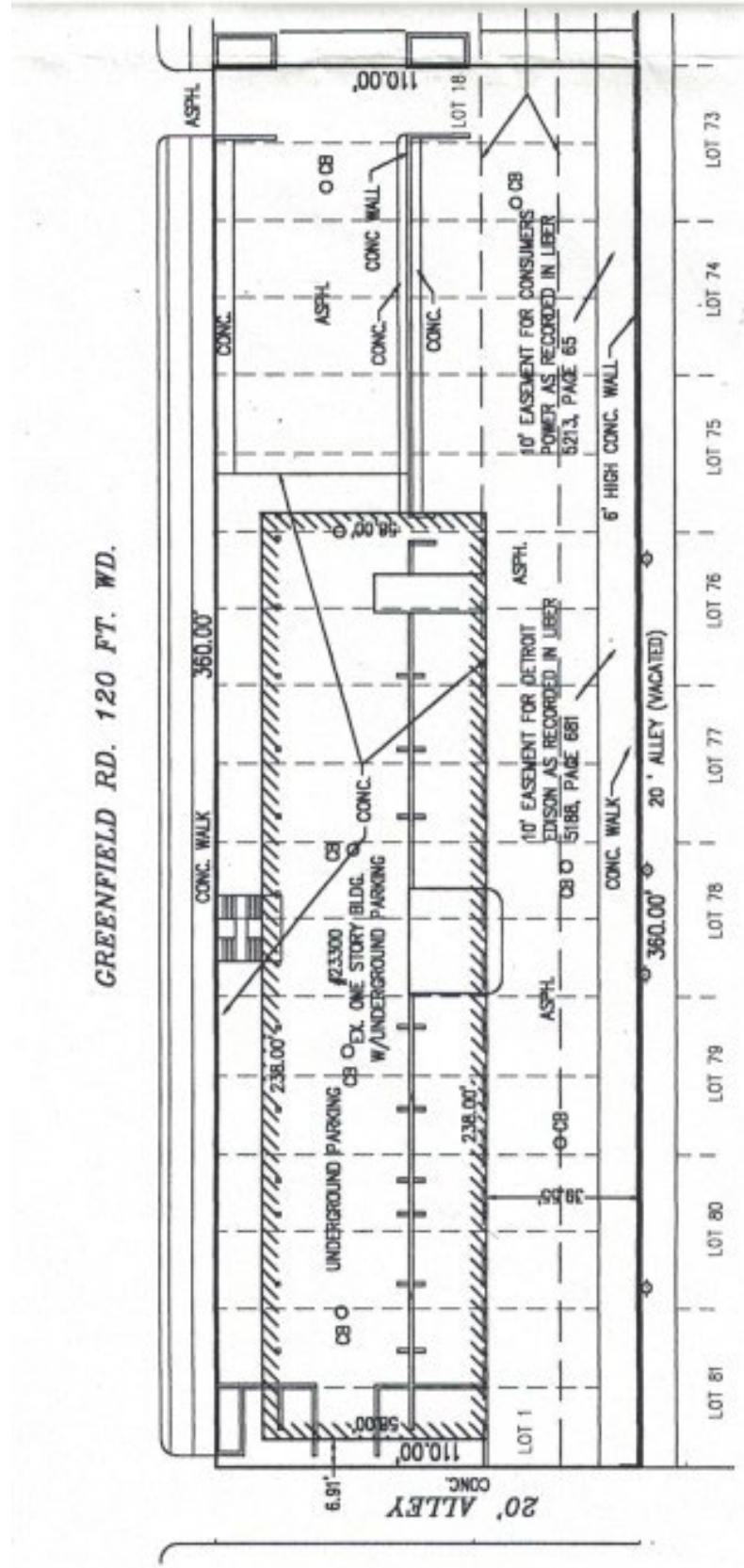
## PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit opportunity located on Greenfield Road just North of 9 Mile.
- The property boasts multiple access points and high visibility, positioned just off the corner of 9 Mile Road and Greenfield Road.
- The property is located within a densely populated residential community and benefits from high traffic counts, with over 35,000 vehicles passing by the site every day.
- The Northland City Center redevelopment, located within a mile of the property, will feature a mixed-use development comprising 1,200 residential units and retail storefronts.

## AREA TENANTS



# SURVEY



# AERIAL



# DEMOGRAPHICS

| POPULATION                 | 1 MILES  | 3 MILES  | 5 MILES  |
|----------------------------|----------|----------|----------|
| 2020 Population            | 17,708   | 140,083  | 376,131  |
| 2025 Population            | 17,796   | 138,406  | 374,320  |
| 2030 Population Projection | 18,125   | 139,562  | 377,502  |
| Annual Growth 2020-2025    | 0.1%     | -0.2%    | -0.1%    |
| Annual Growth 2025-2030    | 0.4%     | 0.2%     | 0.2%     |
| HOUSEHOLDS                 |          |          |          |
| 2020 Households            | 7,404    | 58,015   | 161,048  |
| 2025 Households            | 7,498    | 57,484   | 160,461  |
| 2030 Household Projection  | 7,652    | 58,035   | 162,027  |
| Annual Growth 2020-2025    | 0.2%     | 0.2%     | 0.2%     |
| Annual Growth 2025-2030    | 0.4%     | 0.2%     | 0.2%     |
| Avg Household Size         | 2.30     | 2.30     | 2.30     |
| Avg Household Vehicles     | 1.00     | 2.00     | 2.00     |
| HOUSEHOLD INCOME           |          |          |          |
| Avg Household Income       | \$73,607 | \$86,026 | \$88,551 |
| Median Household Income    | \$55,943 | \$62,516 | \$64,164 |

| HOUSING DETAILS            | 1 MILES   | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| Median Home Value          | \$207,952 | \$200,792 | \$214,095 |
| Median Year Built          | 1961      | 1955      | 1954      |
| Owner Occupied Households  | 3,658     | 35,584    | 96,876    |
| Renter Occupied Households | 3,995     | 22,451    | 65,151    |
| HOUSING COMPOSITION        |           |           |           |
| 1-Person Households        | 2,727     | 19,600    | 58,546    |
| 2-Person Households        | 2,231     | 17,734    | 49,400    |
| 3-Person Households        | 1,228     | 9,201     | 24,121    |
| 4-Person Households        | 744       | 6,290     | 16,327    |
| 5-Person Households        | 308       | 2,784     | 7,126     |
| 6-Person Households        | 128       | 1,123     | 2,996     |
| 7-Person Households        | 133       | 752       | 1,945     |
| EMPLOYMENT                 |           |           |           |
| Civilian Employed          | 7,920     | 64,957    | 177,825   |
| Civilian Unemployed        | 771       | 4,875     | 12,320    |
| Civilian Non-Labor Force   | 5,757     | 42,399    | 113,883   |

**ROSS**  
DRESS FOR LESS

**Burlington**

AVAILABLE | INTERNATIONAL PLAZA

**five**  
BELLO

**FIFTH THIRD BANK**

**Davita**  
Kidney Care

**OUTBACK**  
STEAKHOUSE

**FOX 2**  
DETROIT

**DUNKIN'**  
DONUTS

**DOLLAR TREE** **Walgreens**

**Jersey Mikes**  
SUBS

**AT&T**

**Arbys**

**SITE**

**Citizens Bank**

**O'Reilly**  
AUTO PARTS

**CVS**

**W Nine Mile Road**

**Ascension**

**OAKLAND COMMUNITY COLLEGE**

**5th Avenue** **FAMILY DOLLAR**

**AutoZone**

**DOLLAR GENERAL**  
**VALUE WORLD**

**Wendy's**

**Northland City Center Development**  
(1,200 residential units)

**TACO BELL**

**CMP**

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