

**Oak Park Manor**  
298 Units

**Coolidge Terrace**  
54 Units

Coin Laundry |  
Beauty Center |  
Michigan  
International Prep

**Coolidge Rd**

**Subject Property:**  
**13,802 SF**

RETAIL PROPERTY FOR SALE

**FORMER WALGREENS**  
**FOR LEASE**

13550 W Nine Mile Rd, Oak Park , MI

Exclusively Listed By:

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# FORMER WALGREENS FOR LEASE

13550 W Nine Mile Rd, | Oak Park , MI 48237

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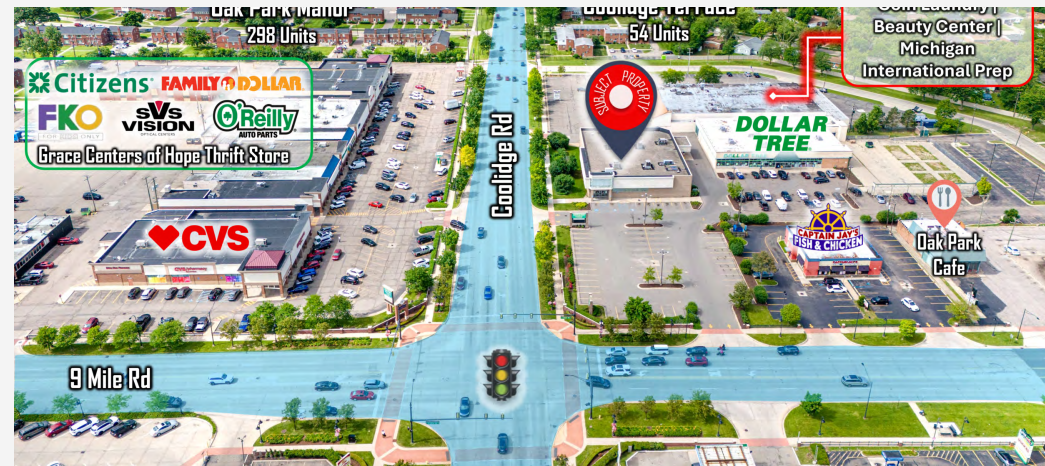
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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>List Price:</b>	<b>N/A</b>
<b>Year Built:</b>	<b>2000</b>
<b>Building Size:</b>	<b>13,802</b>
<b>Lease Rate</b>	<b>TBD</b>
<b>Zoning:</b>	<b>Mixed Use Downtown</b>

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,024	67,200	160,590
Total Population	17,303	144,204	367,628
Average HH Income	\$69,445	\$82,522	\$76,610

### PROPERTY HIGHLIGHTS

- 1.3 Miles West of Ascension Hospital | 568 Beds
- Former Walgreens With Drive Thru Constructed In 2000
- 13,802 SF Free Standing Retail Building
- Intersection Of Coolidge & 9 Mile Rd | Traffic Counts Exceeding 44,875 Vehicles Per Day
- Signalized Hard Corner With Multiple Points Of Ingress And Egress
- Near High Quality National Tenants Including a 24-Hour CVS, Family Dollar, Dollar Tree, Tim Hortons, O'Reilly, Citizens Bank, Valvoline, Etc.
- Great Demographics | Within A 5-Mile Radius Average Household Income Exceeds \$76,610 And Population Is Over 367,628



Grace Centers of Hope Thrift Store



Oak Park Cafe



OAK PARK MANOR

298 Units

Happy's Pizza  
| No Limit  
Wireless |  
Modern Nails

Coolidge Rd

29,420+

9 Mile Rd

15,455+



Tim Hortons



Glory Supermarket



Value World Thrift



Lee Beauty Supply

Motown Body Oils |  
Clinic | Bella Vamier |  
Peteet's Famous Cheesecake

Domino's | China City |  
Alaska Fish & Chicken |  
Oak Park Market

Lighthouse Liquor | Top Smokers |  
Next Level Barbershop | Chick'N Time

Arnold's Cleaners | Annie's Flowers |  
Salon Ultimo | Mr. Biggs



# Oak Park City Hall | Event Center & Park

+55 Acres

## Oak Park High School

+1,400 Students

## Oak Park Manor

298 Units

## Coolidge Terrace

54 Units

Coin Laundry |  
Beauty Center |  
Michigan  
International Prep

**Citizens** **FAMILY DOLLAR**  
**FKO** **svs VISION** **O'Reilly**  
FOR KIDS ONLY OPTICAL CENTERS AUTO PARTS  
Grace Centers of Hope Thrift Store



**DOLLAR TREE**

**CVS**

**CAPTAIN JAY'S FISH & CHICKEN**

**Oak Park Cafe**

Coolidge Rd

9 Mile Rd



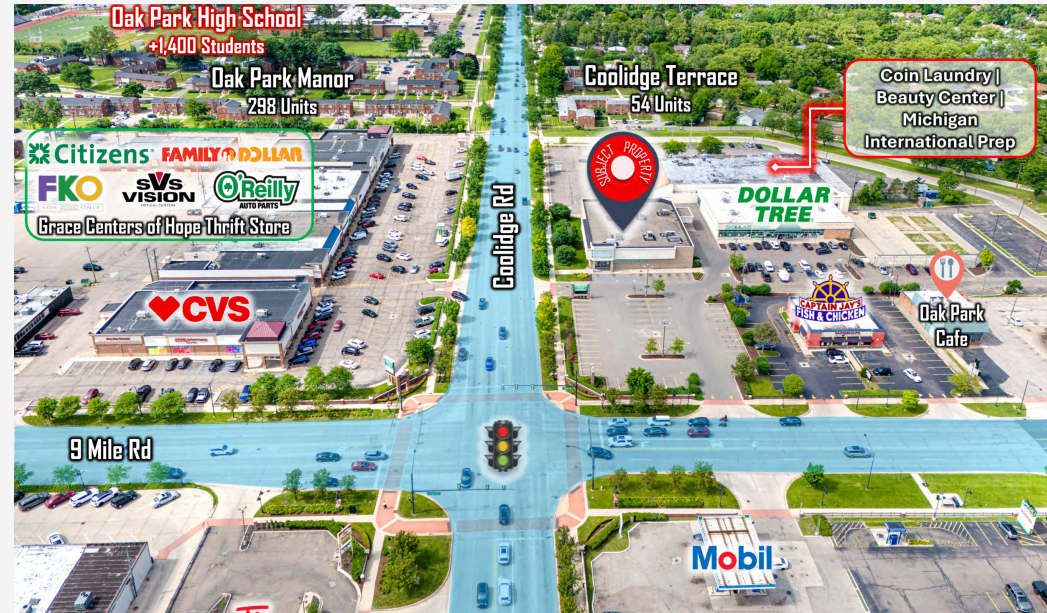
**Mobil**

**Tim Hortons**

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## LOCATION OVERVIEW



### LOCATION OVERVIEW

Oak Park is a city in south Oakland County in the U.S. state of Michigan. It is a northern suburb of the city of Detroit (which is about 12 miles south), and part of its metropolitan area. The first major housing development was constructed in 1914 when the township sold land to be developed as the Oak Park subdivision. It was incorporated as a village in 1927, and later as a city on October 29, 1945 following the end of World War II. Stimulated by the GI Bill which aided veterans in buying new housing, highways to improve commuting, and planned developments in the late 1950s, Oak Park from 1950 to 1960 was named as "America's Fastest Growing City". Its population increased sevenfold, from 5,000 to more than 36,000.

Today, Oak Park is 5.16 square miles and has 30,000 residents. The City boasts an A+ Positive bond rating from Standard and Poor's and is financially stable. They pride themselves on the richness of their cultural diversity and safe, secure neighborhoods. Actively encouraging residential and business growth, they are business-minded and family-centered.

Link To Zoning : <https://cms5.revize.com/revize/oakpark/departments/CommDev/zoning%20map%20March%202022.pdf>

Link To Zoning Definitions: [https://library.municode.com/mi/oak\\_park/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_APXAZO\\_ARTIIZODI](https://library.municode.com/mi/oak_park/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTIIZODI)

# REGIONAL



# LOCATION

Oak Park

Royal Oak  
Charter Twp

W 10 Mile Rd

Coolidge Hwy

Scotia Rd

Rosewood St

W Nine Mile Rd

Greenfield Rd

Greenfield Rd

Coolidge Hwy

Eight Mile Rd

Map data ©2024



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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,303	144,204	367,628
Average Age	41	41	41
Average Age (Male)	38	39	39
Average Age (Female)	43	43	42

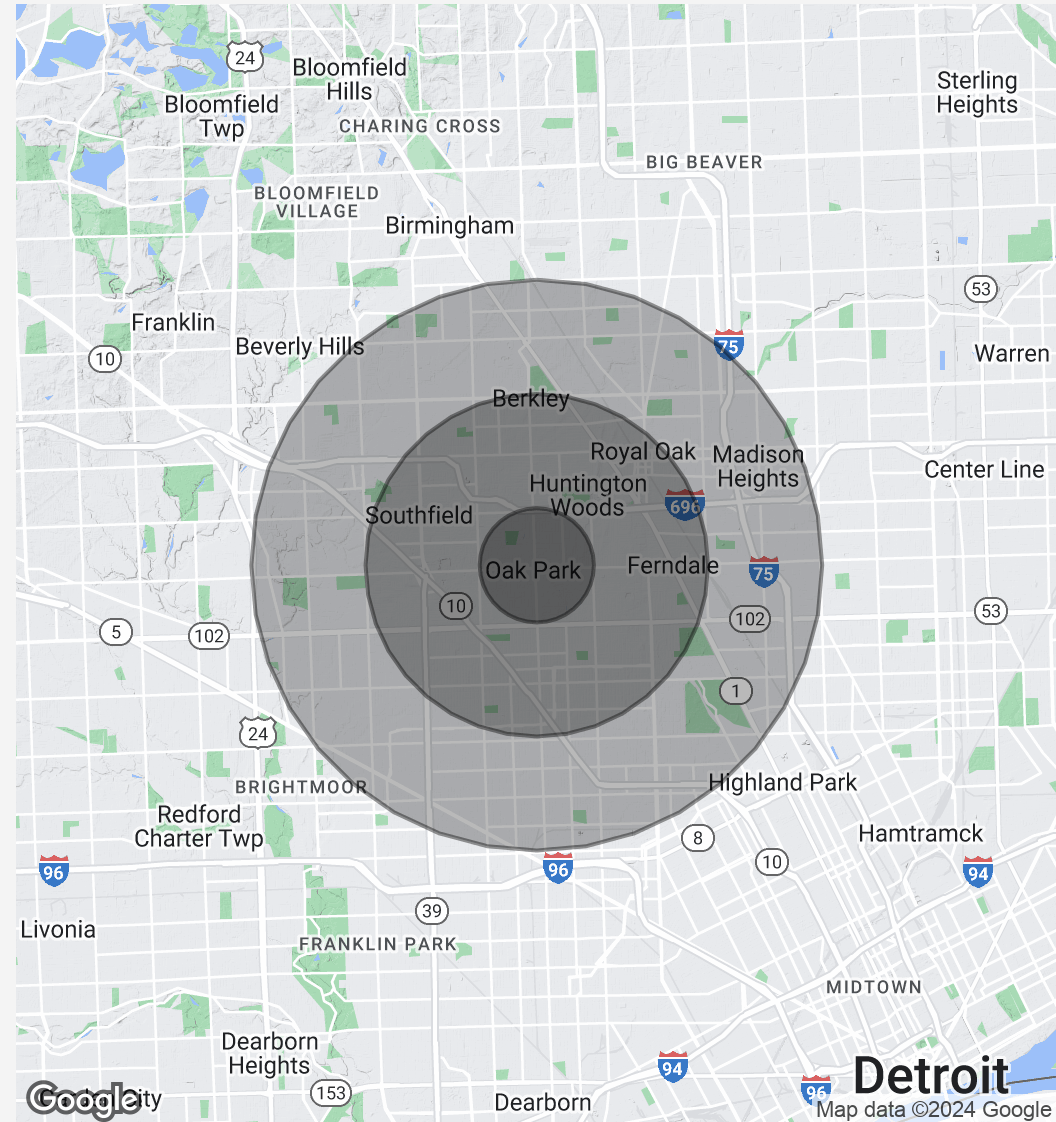
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,024	67,200	160,590
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$69,445	\$82,522	\$76,610
Average House Value	\$184,421	\$232,298	\$213,350

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,683	55,368	142,289
Total Population - Black	12,660	82,427	208,169
Total Population - Asian	328	2,348	6,556
Total Population - Hawaiian	1	38	135
Total Population - American Indian	36	366	1,164
Total Population - Other	595	3,656	9,315

Demographics data derived from AlphaMap



Coin Laundry |  
Beauty Center |  
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RETAIL PROPERTY FOR SALE

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13,802 SF



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