

General Industrial Warehouse

9900 Northlawn, Detroit MI 48204



OFFERING MEMORANDUM

exp[®]
COMMERCIAL

General Industrial Warehouse

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01

Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	9900 Northlawn Detroit MI 48204
COUNTY	Wayne
NET RENTABLE AREA (SF)	13,735 SF
LAND ACRES	0.7
LAND SF	31,253 SF
YEAR BUILT	1944

FINANCIAL SUMMARY	
PRICE	\$799,900
PRICE PSF	\$58.24

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	13,489	147,181	407,181
2025 Median HH Income	\$31,114	\$33,010	\$37,446
2025 Average HH Income	\$46,361	\$51,247	\$58,007

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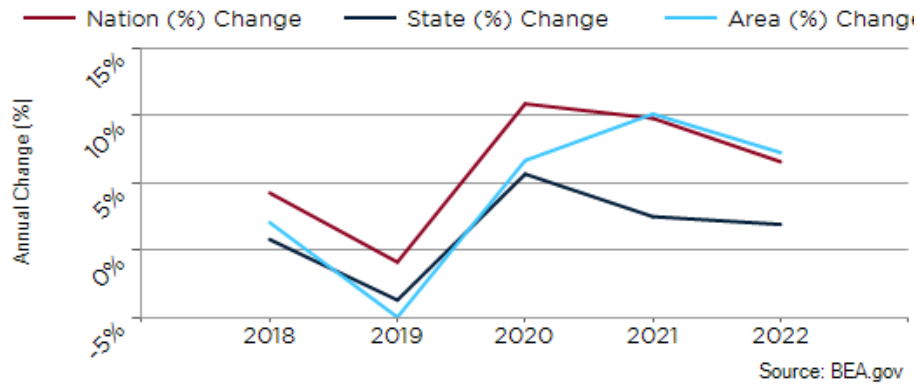


02

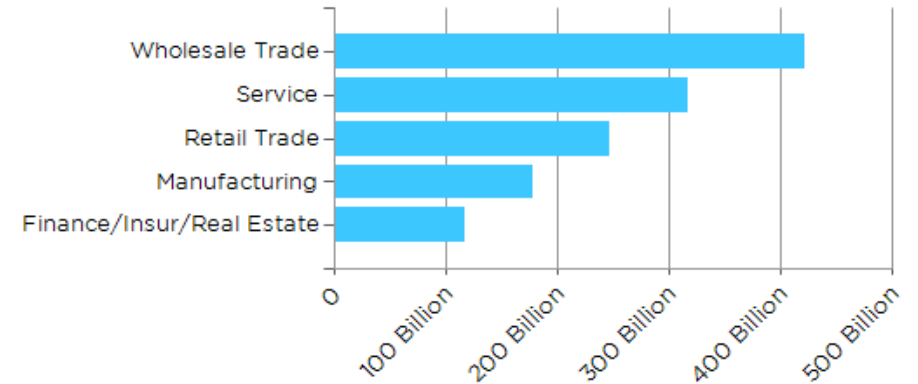
Location

Location Summary
Local Business Map

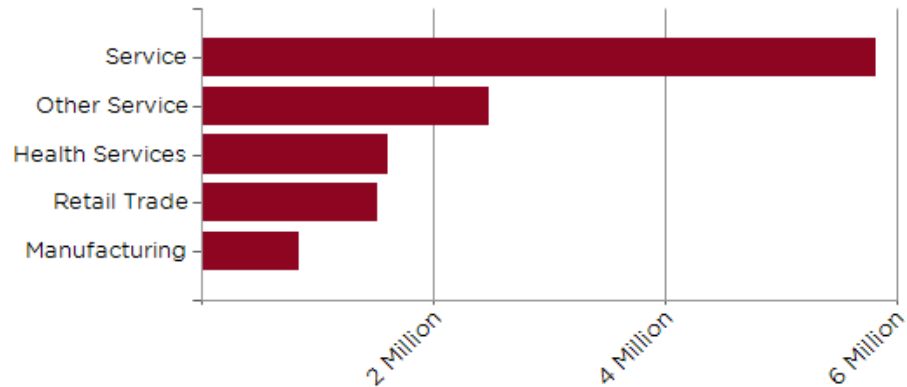
Wayne County GDP Trend



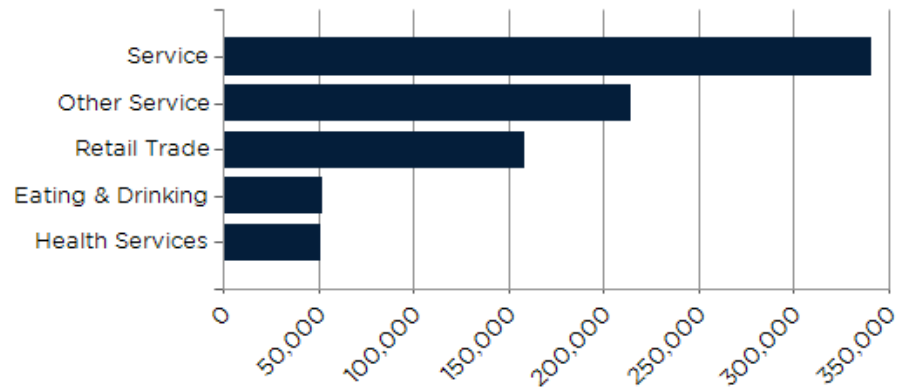
Major Industries by Sales Amount

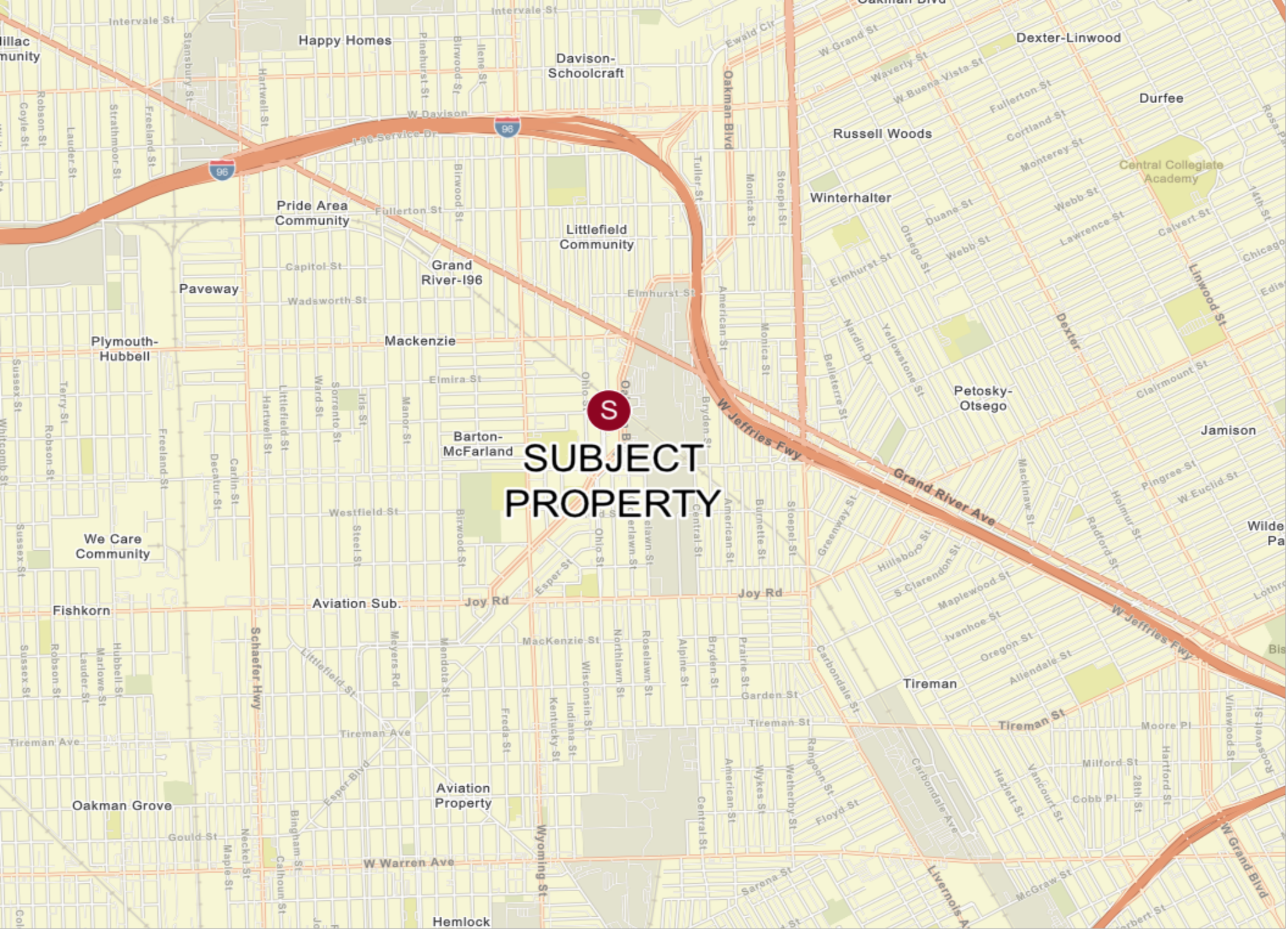


Major Industries by Employee Count



Major Industries by Business Count







03

Property Description

Property Features
Floor Plan

PROPERTY FEATURES

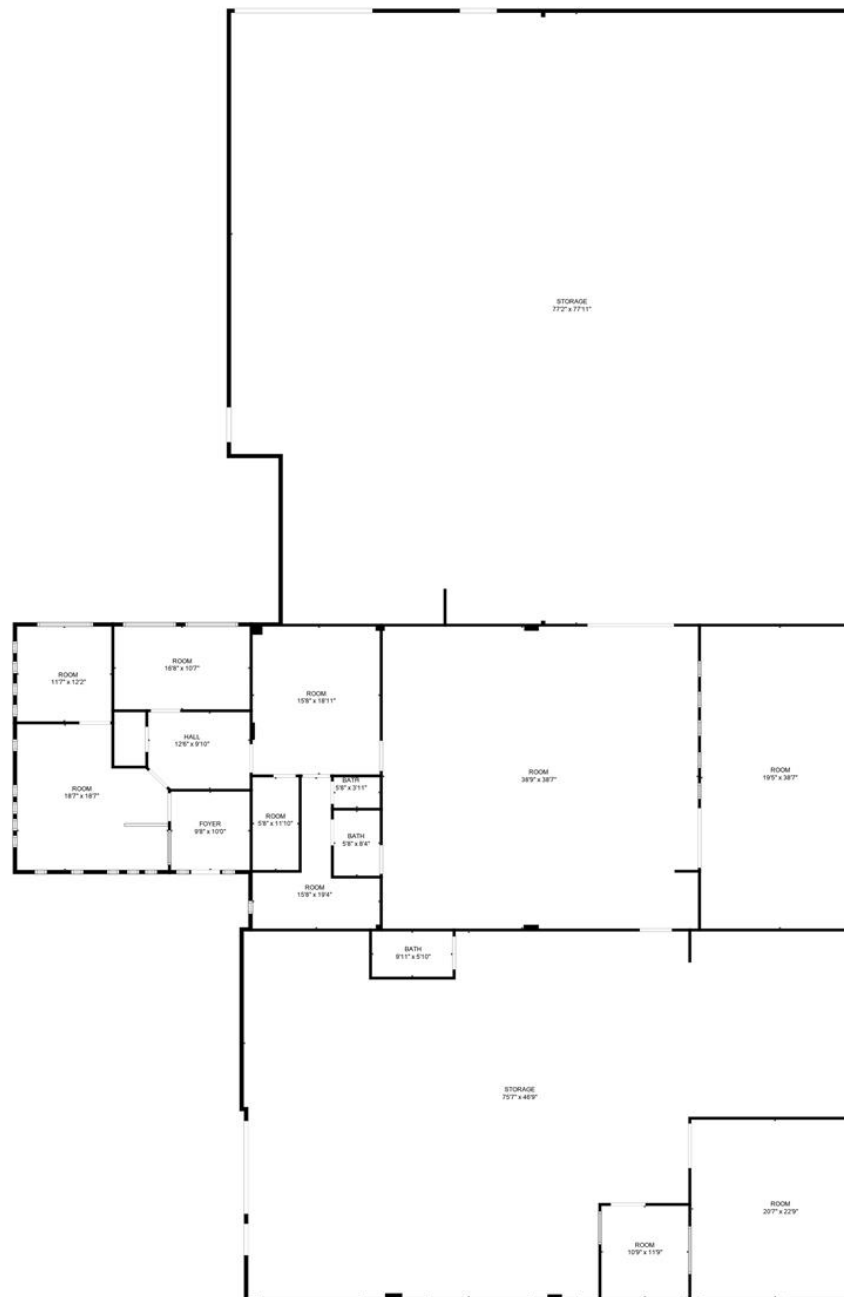
NET RENTABLE AREA (SF)	13,735
LAND SF	31,253
LAND ACRES	0.7
YEAR BUILT	1944
# OF PARCELS	1
ZONING TYPE	M3
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	321x95
NUMBER OF PARKING SPACES	30
CEILING HEIGHT	20ft
FENCED YARD	Yes
OFFICE SF	1000

MECHANICAL

ELECTRICAL / POWER	3-Phase
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CONSTRUCTION

FOUNDATION	Brick/Sump Pump
EXTERIOR	Masonry
ROOF	Rubber



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



04

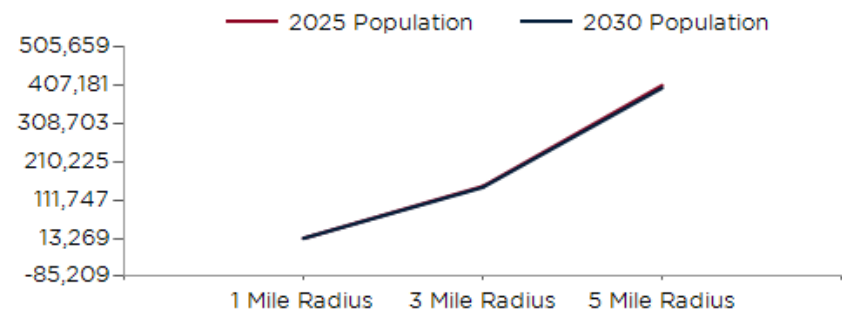
Demographics

Demographics

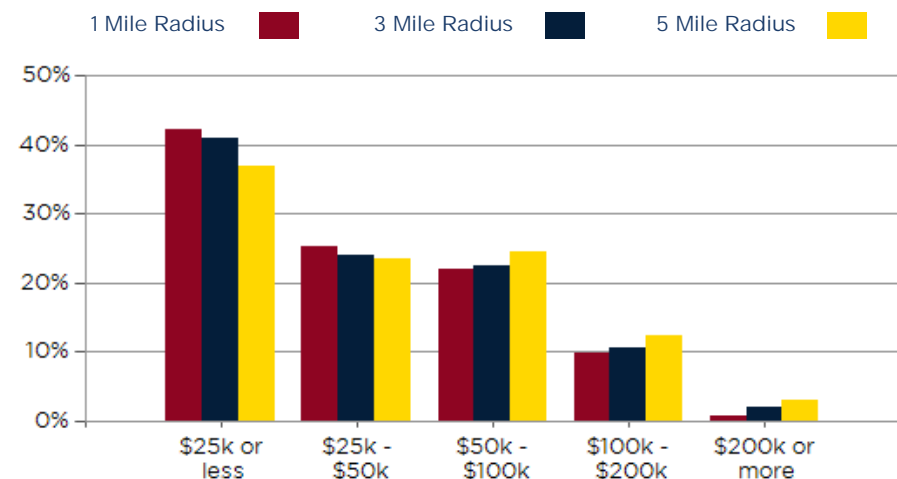
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,150	234,114	558,670
2010 Population	17,015	172,741	441,212
2025 Population	13,489	147,181	407,181
2030 Population	13,269	144,718	400,630
2025-2030: Population: Growth Rate	-1.65%	-1.70%	-1.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,422	15,018	38,102
\$15,000-\$24,999	914	7,124	18,699
\$25,000-\$34,999	634	5,754	15,977
\$35,000-\$49,999	763	7,195	19,990
\$50,000-\$74,999	747	7,698	23,177
\$75,000-\$99,999	466	4,387	14,693
\$100,000-\$149,999	438	4,416	13,835
\$150,000-\$199,999	108	1,284	5,073
\$200,000 or greater	36	1,075	4,474
Median HH Income	\$31,114	\$33,010	\$37,446
Average HH Income	\$46,361	\$51,247	\$58,007

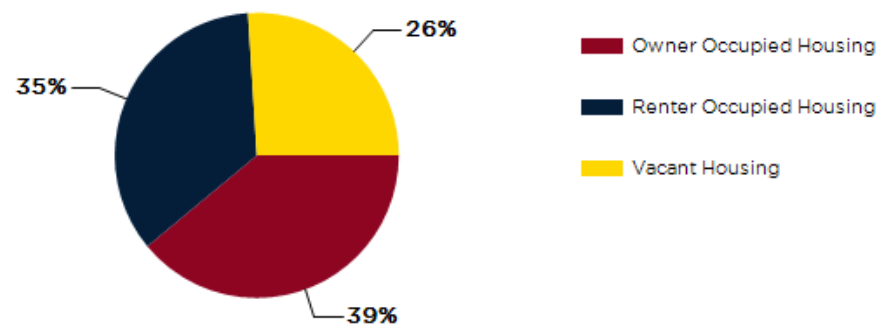
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,960	92,194	221,707
2010 Total Households	6,670	61,989	160,893
2025 Total Households	5,528	53,966	154,049
2030 Total Households	5,556	54,086	154,613
2025 Average Household Size	2.41	2.70	2.60
2025-2030: Households: Growth Rate	0.50%	0.20%	0.35%



2025 Household Income



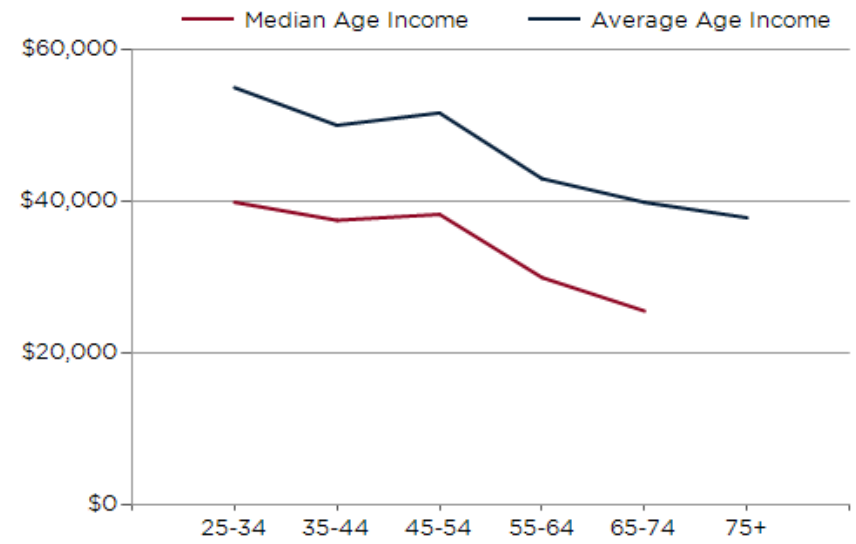
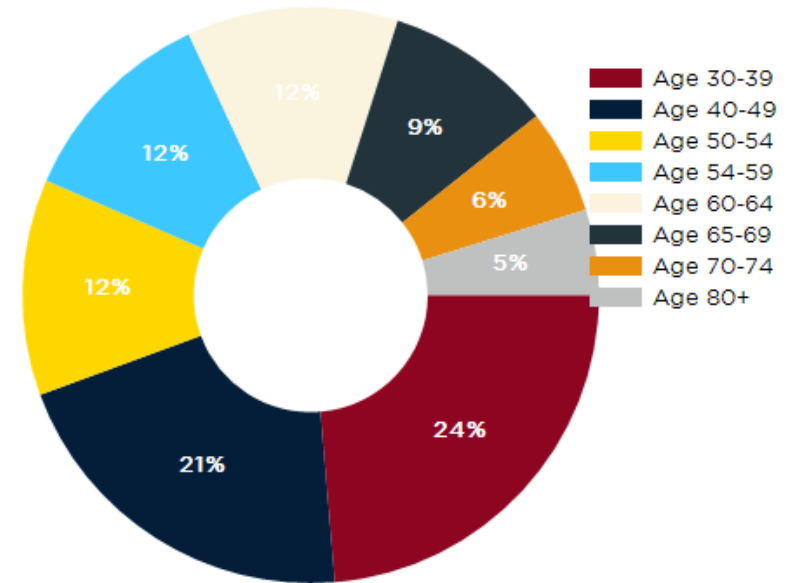
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	991	10,921	31,339
2025 Population Age 35-39	814	9,318	26,492
2025 Population Age 40-44	800	8,751	24,430
2025 Population Age 45-49	779	8,424	22,510
2025 Population Age 50-54	926	9,220	24,555
2025 Population Age 55-59	879	8,655	22,652
2025 Population Age 60-64	903	8,331	22,221
2025 Population Age 65-69	720	6,900	19,288
2025 Population Age 70-74	448	4,781	14,017
2025 Population Age 75-79	366	3,463	10,077
2025 Population Age 80-84	214	1,990	5,858
2025 Population Age 85+	305	2,269	6,573
2025 Population Age 18+	10,155	107,725	303,495
2025 Median Age	38	34	34
2030 Median Age	39	36	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,888	\$40,074	\$45,185
Average Household Income 25-34	\$55,043	\$57,265	\$63,625
Median Household Income 35-44	\$37,516	\$39,279	\$45,879
Average Household Income 35-44	\$50,068	\$56,803	\$67,089
Median Household Income 45-54	\$38,294	\$40,401	\$45,566
Average Household Income 45-54	\$51,702	\$58,294	\$64,798
Median Household Income 55-64	\$29,940	\$30,897	\$35,639
Average Household Income 55-64	\$43,009	\$48,337	\$54,847
Median Household Income 65-74	\$25,525	\$26,676	\$29,599
Average Household Income 65-74	\$39,878	\$43,235	\$48,806
Average Household Income 75+	\$37,849	\$40,113	\$45,438





05

Company Profile

Advisor Profile



Fadi Dabaja

Fadi Dabaja is a Top Listing Agent representing and advising both private and corporate clients locally and internationally. Fadi specializes in First-Time home buyers, sellers, and investors, and has successfully completed over 1,500 transactions.

Continuously finding newer and more innovative ways to market and manage properties, create relationships with prospective buyers and sellers gaining trust, integrity and offering top quality professional service.

It is his mission to provide the highest customer satisfaction and accomplish all client goals. He enjoys working one on one with every client making sure that each step taken in the sale process is smooth and exceeds his client's expectations.



Jay Naim

Jay Naim is a top performing real estate agent who epitomizes integrity, honesty, hard work, and attention to detail. Born in Detroit, Jay started his sales habits very young, selling any item he could on local classifieds lists.

Furthermore, Jay worked in several Metro-Detroit Fine-Dining restaurants which sharpened his sales skills and fueled his passion for giving the highest quality of customer service, bridging his high quality service to the real estate industry that has in-turn helped thousands of clients.

It is Jay's mission to cater to his client's needs and deliver the highest quality of service to help his client's reach their goals. Jay offers all real estate services. This includes commercial/residential seller's agent, buyer's agent, luxury properties, new construction, relocation, multi-family, and more.

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