

OFFERING MEMORANDUM



FOR SALE
\$1.6 MILLION

VIK'S PLAZA

21370 W. McNICHOLS ROAD | DETROIT, MICHIGAN

For more information, contact:

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**SIGNATURE
ASSOCIATES**

This information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 21370 W. McNichols Road (the “Property”) and is not to be used for any other purpose or made available to any other person without the expressed written consent of Signature Associates. The material is based in part upon information supplied by the Owner and in part upon information obtained by Signature Associates from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Signature Associates, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Portfolio. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Portfolio or constitute an indication that there has been no change in the business or affairs of the Portfolio since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including the financials, engineering and environmental inspections, to determine the condition of the Portfolio and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Signature Associates and has been reviewed by the Owner. It contains select information pertaining to the Portfolio and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Portfolio will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Portfolio by Signature Associates or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Portfolio described herein.

Owner and Signature Associates expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Portfolio and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making any offer to purchase the Portfolio unless a written agreement for the purchase of the Portfolio has been fully executed and delivered by the Owner and such party and any conditions to Owner’s obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Signature Associates is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the Portfolio of Signature Associates and may be used only by parties approved by Signature Associates and Owner. The Portfolio is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Signature Associates immediately upon request of Signature Associates or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Signature Associates and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

SIGNATURE ASSOCIATES
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EXECUTIVE SUMMARY

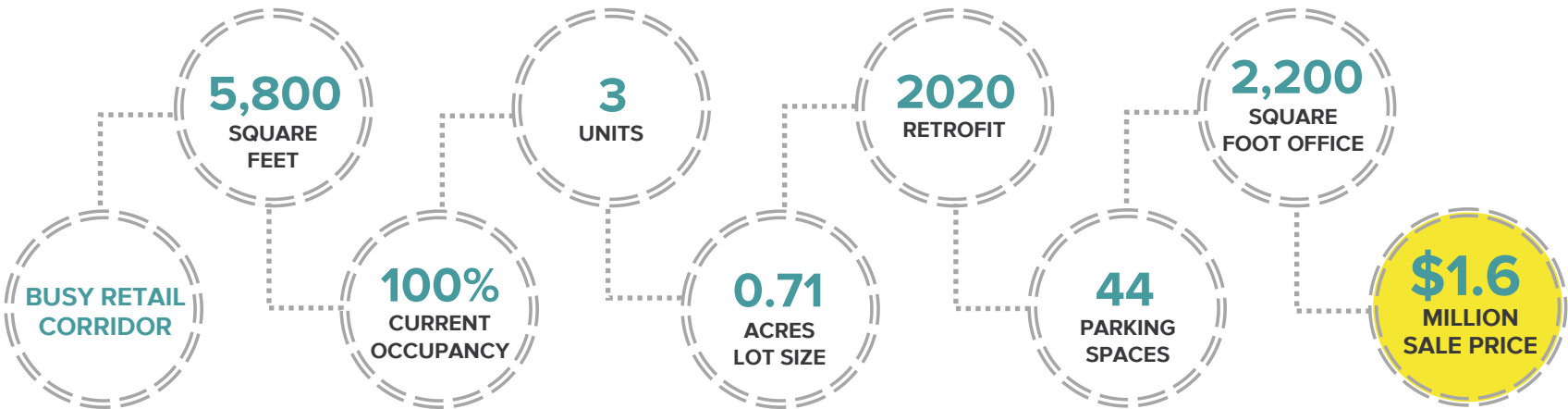
THE OFFERING

Signature Associates is pleased to present Vik's Plaza. The retail plaza, located at 21370 W. McNichols in Detroit, offers an exceptional investment opportunity. This fully-occupied, 5,800-square-foot property is strategically positioned on 0.71 acres of land, providing excellent frontage along the W. McNichols corridor. The property includes a 2,200-square-foot office on the second floor. The location benefits from significant visibility and high traffic counts due to its proximity to Grand River Avenue and W. McNichols, ensuring a steady flow of potential customers and strong demand for retail tenants.

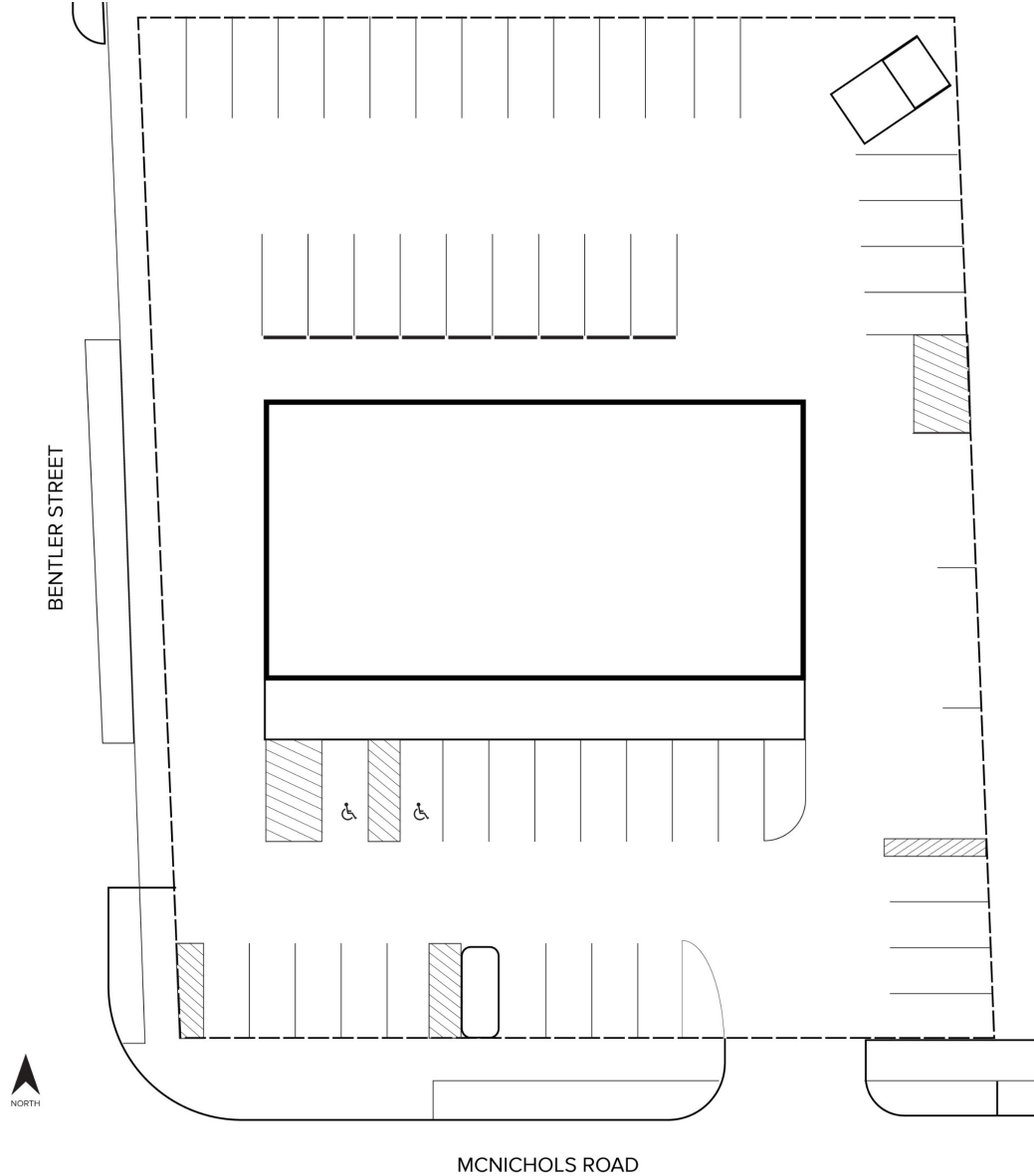
This modern retail plaza is home to three well-established tenants: Vik's Coney Island, Nail & Bar, and Wing Stop. These businesses contribute to a reliable income stream, making the property an attractive, stable investment. The plaza underwent a retrofit in 2020, transforming it into a sleek and contemporary commercial space that appeals to both tenants and their clientele. Its updated design enhances the property's overall value and positions it competitively within Detroit's retail market.

In addition to its strategic location and modern amenities, the property offers a total of 44 parking spaces, providing ample convenience for patrons and supporting the operations of its tenants. The combination of its high visibility, modern design, and accessibility ensures that the plaza remains a sought-after destination for both customers and businesses alike.

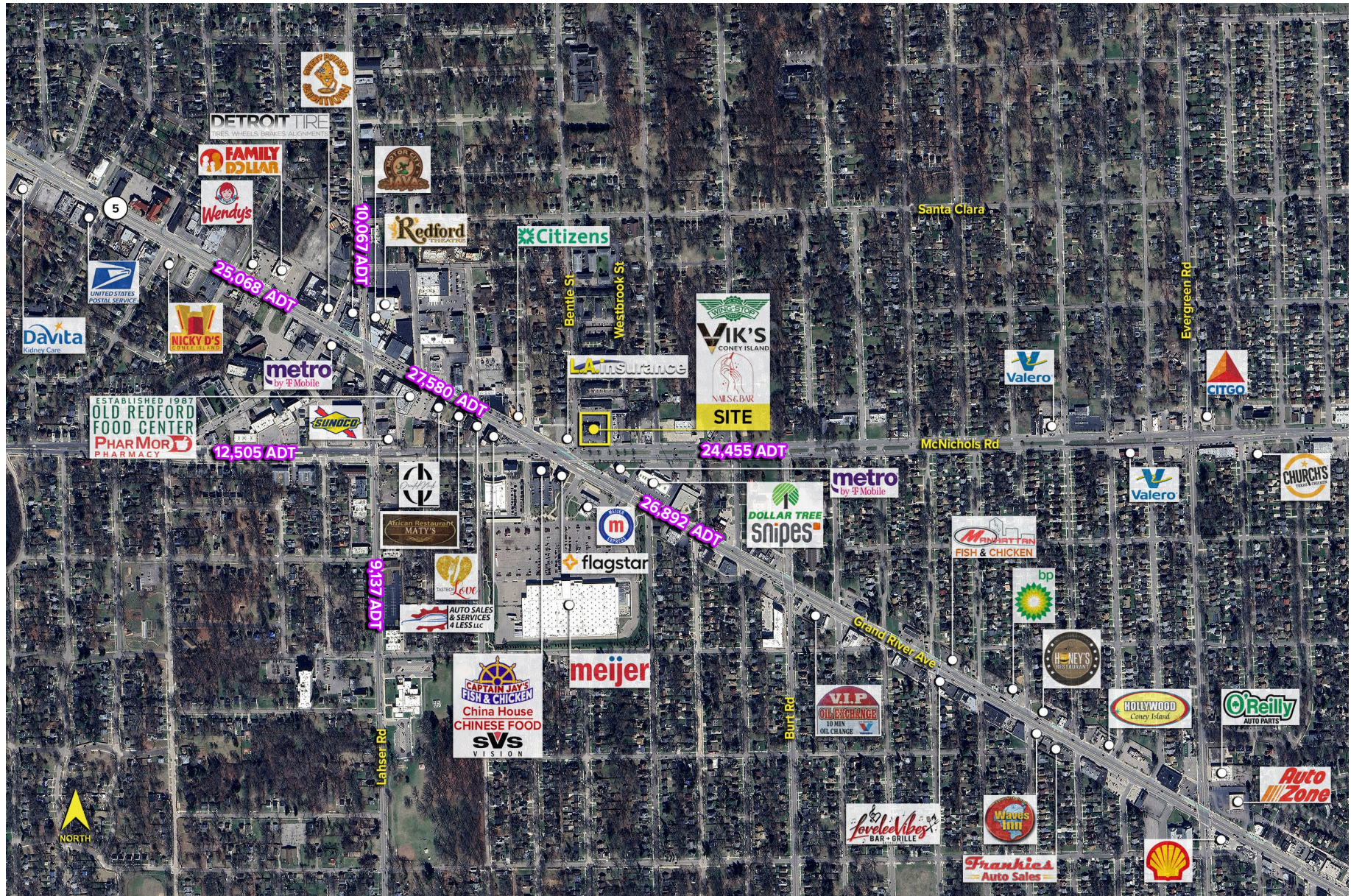
This fully-leased retail pad offers investors a rare opportunity to acquire a turn-key asset in one of Detroit's thriving commercial districts. With its premium location, strong tenant base, and modern upgrades, the plaza at 21370 W. McNichols represents a smart addition to any investment portfolio.



SITE PLAN



AREA BUSINESSES



AREA DEMOGRAPHICS

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4152/-83.2524

21370 W McNichols Rd	1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48219			
Population			
2024 Estimated Population	15,228	129,989	339,890
2029 Projected Population	14,803	126,535	331,965
2020 Census Population	14,534	129,140	338,758
2010 Census Population	16,568	135,110	346,354
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	-0.6%	-0.3%	-0.1%
Households			
2024 Estimated Households	6,024	53,530	138,820
2029 Projected Households	5,857	52,174	135,777
2020 Census Households	5,652	52,277	136,948
2010 Census Households	6,196	52,678	135,267
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	0.1%	0.2%
Age			
2024 Est. Population Under 10 Years	13.7%	12.7%	12.4%
2024 Est. Population 10 to 19 Years	14.0%	13.1%	13.0%
2024 Est. Population 20 to 29 Years	13.6%	13.1%	13.1%
2024 Est. Population 30 to 44 Years	20.6%	20.2%	19.8%
2024 Est. Population 45 to 59 Years	17.4%	18.3%	18.4%
2024 Est. Population 60 to 74 Years	16.2%	16.8%	16.7%
2024 Est. Population 75 Years or Over	4.5%	5.8%	6.5%
2024 Est. Median Age	35.0	36.9	37.5
Marital Status & Gender			
2024 Est. Male Population	47.6%	46.8%	47.1%
2024 Est. Female Population	52.4%	53.2%	52.9%
2024 Est. Never Married	51.0%	50.5%	48.7%
2024 Est. Now Married	20.7%	24.1%	26.5%
2024 Est. Separated or Divorced	21.3%	18.7%	18.2%
2024 Est. Widowed	7.0%	6.8%	6.6%
Income			
2024 Est. HH Income \$200,000 or More	2.3%	3.3%	4.5%
2024 Est. HH Income \$150,000 to \$199,999	3.4%	4.3%	5.0%
2024 Est. HH Income \$100,000 to \$149,999	10.4%	12.7%	13.1%
2024 Est. HH Income \$75,000 to \$99,999	9.3%	11.1%	12.3%
2024 Est. HH Income \$50,000 to \$74,999	18.9%	17.0%	17.3%
2024 Est. HH Income \$35,000 to \$49,999	12.9%	14.6%	13.4%
2024 Est. HH Income \$25,000 to \$34,999	10.4%	9.9%	9.1%
2024 Est. HH Income \$15,000 to \$24,999	11.6%	9.7%	9.1%
2024 Est. HH Income Under \$15,000	20.7%	17.3%	16.1%
2024 Est. Average Household Income	\$56,613	\$65,795	\$71,578
2024 Est. Median Household Income	\$45,906	\$50,695	\$55,610
2024 Est. Per Capita Income	\$22,435	\$27,157	\$29,355
2024 Est. Total Businesses	395	4,121	13,703
2024 Est. Total Employees	2,574	27,951	130,610

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Detroit, MI 48219			
Race			
2024 Est. White	13.5%	18.3%	23.8%
2024 Est. Black	82.4%	77.5%	71.3%
2024 Est. Asian or Pacific Islander	0.3%	0.5%	1.0%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	3.6%	3.5%	3.8%
Hispanic			
2024 Est. Hispanic Population	257	2,323	7,827
2024 Est. Hispanic Population	1.7%	1.8%	2.3%
2029 Proj. Hispanic Population	2.2%	2.4%	3.0%
2020 Hispanic Population	2.0%	2.3%	2.7%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	10,024	88,648	232,978
2024 Est. Elementary (Grade Level 0 to 8)	2.3%	2.3%	2.4%
2024 Est. Some High School (Grade Level 9 to 11)	10.2%	7.7%	7.6%
2024 Est. High School Graduate	31.5%	32.5%	29.5%
2024 Est. Some College	31.9%	28.0%	27.1%
2024 Est. Associate Degree Only	8.1%	8.9%	9.2%
2024 Est. Bachelor Degree Only	8.1%	12.4%	14.3%
2024 Est. Graduate Degree	7.9%	8.1%	9.9%
Housing			
2024 Est. Total Housing Units	6,800	59,277	153,182
2024 Est. Owner-Occupied	45.8%	49.8%	51.7%
2024 Est. Renter-Occupied	42.8%	40.5%	38.9%
2024 Est. Vacant Housing	11.4%	9.7%	9.4%
Homes Built by Year			
2024 Homes Built 2010 or later	1.8%	1.8%	2.3%
2024 Homes Built 2000 to 2009	2.3%	2.0%	2.5%
2024 Homes Built 1990 to 1999	1.6%	1.8%	2.7%
2024 Homes Built 1980 to 1989	2.0%	2.9%	3.7%
2024 Homes Built 1970 to 1979	7.9%	6.0%	8.3%
2024 Homes Built 1960 to 1969	10.2%	9.8%	10.2%
2024 Homes Built 1950 to 1959	24.5%	33.0%	31.8%
2024 Homes Built Before 1949	38.4%	33.0%	29.1%
Home Values			
2024 Home Value \$1,000,000 or More	0.5%	0.3%	0.5%
2024 Home Value \$500,000 to \$999,999	2.3%	2.3%	2.8%
2024 Home Value \$400,000 to \$499,999	1.9%	1.9%	2.7%
2024 Home Value \$300,000 to \$399,999	5.5%	4.9%	6.7%
2024 Home Value \$200,000 to \$299,999	8.6%	12.0%	16.8%
2024 Home Value \$150,000 to \$199,999	14.2%	17.6%	17.8%
2024 Home Value \$100,000 to \$149,999	17.2%	19.8%	17.8%
2024 Home Value \$50,000 to \$99,999	26.3%	25.7%	21.0%
2024 Home Value \$25,000 to \$49,999	10.0%	8.9%	7.9%
2024 Home Value Under \$25,000	13.4%	6.5%	5.9%
2024 Median Home Value	\$100,106	\$117,598	\$138,095
2024 Median Rent	\$787	\$827	\$883

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	11,854	103,225	271,018
2024 Est. Civilian Employed	51.5%	56.4%	57.1%
2024 Est. Civilian Unemployed	5.0%	4.0%	3.7%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	43.5%	39.5%	39.2%
2024 Labor Force Males	46.9%	45.9%	46.1%
2024 Labor Force Females	53.1%	54.1%	53.9%
Occupation			
2024 Occupation: Population Age 16 Years or Over	6,201	57,720	154,104
2024 Mgmt, Business, & Financial Operations	11.4%	13.0%	14.0%
2024 Professional, Related	20.9%	19.6%	21.2%
2024 Service	20.9%	20.8%	19.1%
2024 Sales, Office	16.3%	20.3%	20.5%
2024 Farming, Fishing, Forestry	-	0.1%	0.2%
2024 Construction, Extraction, Maintenance	10.2%	6.0%	5.5%
2024 Production, Transport, Material Moving	20.3%	20.2%	19.5%
2024 White Collar Workers	48.6%	52.9%	55.7%
2024 Blue Collar Workers	51.4%	47.1%	44.3%
Transportation to Work			
2024 Drive to Work Alone	68.0%	71.9%	71.3%
2024 Drive to Work in Carpool	10.1%	8.7%	8.4%
2024 Travel to Work by Public Transportation	2.7%	2.2%	2.1%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	2.4%	1.9%	1.7%
2024 Other Means	1.2%	1.8%	1.5%
2024 Work at Home	15.5%	13.5%	14.8%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	12.7%	17.4%	19.6%
2024 Travel to Work in 15 to 29 Minutes	48.9%	49.3%	47.0%
2024 Travel to Work in 30 to 59 Minutes	32.4%	27.6%	28.5%
2024 Travel to Work in 60 Minutes or More	6.0%	5.7%	4.9%
2024 Average Travel Time to Work	24.9	22.9	22.7
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$269.88 M	\$2.78 B	\$7.71 B
2024 Est. Apparel	\$9.37 M	\$96.86 M	\$269.24 M
2024 Est. Contributions, Gifts	\$14.73 M	\$153.48 M	\$432.1 M
2024 Est. Education, Reading	\$8.18 M	\$84.92 M	\$240.26 M
2024 Est. Entertainment	\$14.86 M	\$154.18 M	\$430.31 M
2024 Est. Food, Beverages, Tobacco	\$42.08 M	\$432.76 M	\$1.19 B
2024 Est. Furnishings, Equipment	\$9.25 M	\$96.07 M	\$267.94 M
2024 Est. Health Care, Insurance	\$25.13 M	\$258.73 M	\$714.58 M
2024 Est. Household Operations, Shelter, Utilities	\$89.05 M	\$914.25 M	\$2.52 B
2024 Est. Miscellaneous Expenses	\$5.1 M	\$52.78 M	\$146.41 M
2024 Est. Personal Care	\$3.62 M	\$37.44 M	\$103.76 M
2024 Est. Transportation	\$48.51 M	\$502.97 M	\$1.39 B



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