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INVESTMENT SUMMARY

PROPERTY INFORMATION

Property Address	5720 N Hix Rd
City/State	Westland, Michigan
Building Size	3,552 SF
Land Size	0.75 Acres
Parking	Surface – Approx. 20 Spaces
Year Built	2002
Property Type	Freestanding
Zoning	CB-3 (General Commercial Business District)
Business Details	Owner-operator
Purchase Price	\$2,600,000.00
2024 Taxes	\$17,875.00

AREA RETAILERS & DRAWS



INVESTMENT HIGHLIGHTS

STRONG AREA TENANT MIX

Located on North Hix Road in Westland’s commercial corridor, the property offers high visibility and access to Ford Road and I-275, accommodating passenger vehicles, box trucks, and semis. Within two miles are major retailers including Walmart, Meijer, Kroger, Sam’s Club, IKEA, Target, The Home Depot, Lowe’s, Costco, Aldi, Menards, Dollar Tree, and Planet Fitness. The area draws consistent traffic from dense residential neighborhoods (average household income \$76,556) and nearby industrial/logistics employers, supporting the site’s automotive and car wash services and positioning it for continued growth.

LOCATION

This property sits at the heart of Metro Detroit’s fastest-moving automotive and logistics corridor. Just one mile from I-275 and steps from Ford Road (36,000+ VPD), it offers immediate access to major logistics arteries connecting Canton, Livonia, Dearborn, Novi, Plymouth, Ann Arbor, and Detroit itself. The location benefits from constant regional and neighborhood traffic, reinforced by a dense concentration of fleet repair shops, trucking operators, and distribution centers within a two-mile radius, driving recurring demand for oil change and wash services. Westland, Michigan’s 10th largest city with 84,000 residents, anchors the trade area and provides a strong local customer base. For investors, this translates into high visibility, built-in demand, and long-term positioning within a growth market.

MARKET

Westland’s economy is supported by manufacturing, automotive suppliers, and logistics operators, providing stable employment and daytime traffic. The property is half a mile from Canton, one of Southeast Michigan’s fastest-growing communities with new residential, retail, and commercial development. Westland’s industrial base, low commercial vacancies, and rising household incomes drive demand for automotive and service businesses, offering investors income security, tenant stability, and future growth potential.

UPSIDE POTENTIAL

Turnkey business with 26-foot bays suitable for semi-truck and box-truck service and fleet contracts generating recurring revenue. Upsides include increasing mechanic services, expanding diesel auto-services, converting a coin-operated bay into a touchless wash, expanding into EV/hybrid services, and leveraging digital marketing. Streamlined operations, vendor cost optimization, and loyalty programs support long-term profitability and investor returns.

PASSIVE OWNERSHIP STRUCTURE

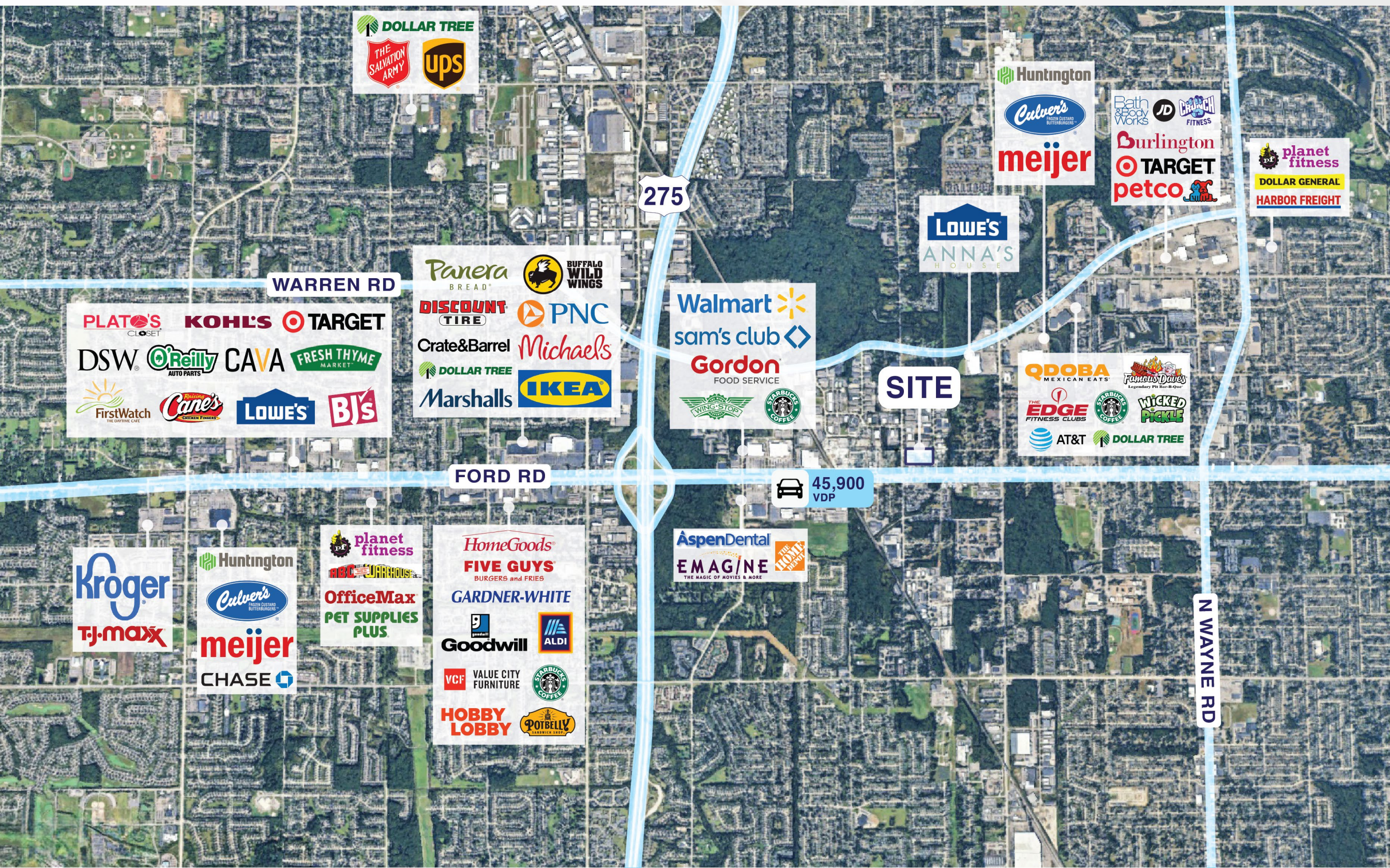
Long-established operation with manager and trained staff handling daily functions. Delivers consistent cash flow and strong customer loyalty, with integrated oil/wash margins exceeding 80%. Supported by established systems, reliable suppliers, and a stable workforce. Streamlined structure avoids third-party leasing and preserves profitability, offering investors steady returns with minimal involvement.



AERIAL (1)



AERIAL (2)



DEMOGRAPHICS

Radius	1 - Mile	3 - Mile	5 - Mile
Population			
2020 Population	6394	106443	255060
2024 Population	6028	95369	229927
2029 Population Projection	5840	91375	220616
Annual Growth 2020-2024	-0.014	-0.026	-0.025
Annual Growth 2024-2029	-0.006	-0.008	-0.008
Households			
2020 Households	2,997	46,089	106,147
2024 Households	2,813	41,368	95,704
2029 Household Projection	2,722	39,646	91,819
Annual Growth 2020-2024	-0.60%	-1.00%	-0.80%
Annual Growth 2024-2029	-0.60%	-0.80%	-0.80%
Avg Household Size	2	2.3	2.3
Avg Household Vehicles	1	2	2
Household Income			
Avg Household Income	\$69,788	\$85,641	\$95,182
Median Household Income	\$54,368	\$68,001	\$73,547

Radius	1 - Mile	3 - Mile	5 - Mile
Housing Details			
Median Home Value	\$176,396	\$202,829	\$209,968
Median Year Built	1978	1974	1970
Owner Occupied Households	1,510	24,266	62,385
Renter Occupied Households	1,212	15,380	29,434
Housing Composition			
1-Person Households	1,201	14,351	30,511
2-Person Households	877	13,468	31,094
3-Person Households	392	6,268	15,218
4-Person Households	208	4,613	11,843
5-Person Households	89	1,773	4,707
6-Person Households	33	627	1,608
7-Person Households	14	268	723
Employment			
Civilian Employed	3,017	49,712	120,398
Civilian Unemployed	78	953	2,926
Civilian Non-Labor Force	1,954	28,012	65,331
U.S. Armed Forces	0	19	77



EXCLUSIVELY LISTED BY:

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