

FOR SALE

2 PROPERTY PORTFOLIO



24105–24121 John R Rd | Hazel Park, MI

STOREFRONT RETAIL

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	24105–24121 John R Rd
City/Township	Hazel Park, MI
Building A Size	4,727 SF
Building B Size	3,320 SF
Total Space Available	8,047 SF
Parking	13 Surface Spaces
Zoning	FC (Flex Corridor)
Asking Price*	\$804,700.00

*Properties available individually or as a 2-property portfolio.

DEMOGRAPHICS (5-MILE RADIUS)

 369,888
PEOPLE

 \$77,282
AVG. HOUSEHOLD INCOME

 156,982
HOUSEHOLDS

 \$4.2 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME HARD-CORNER LOCATION

Prominent two-building retail property along John R Road in Hazel Park’s primary commercial corridor offering strong street presence and signage visibility.

STRONG TRAFFIC DRIVERS

Frontage on John R Rd carries approximately 23,000 vehicles per day, providing consistent daily exposure for retail and service users.

IMMEDIATE FREEWAY CONNECTIVITY

Convenient regional access to I-75 and I-696 allows easy customer reach from surrounding communities and simplifies employee and delivery traffic.

HIGHLY ADAPTABLE USES

Flexible building layouts can accommodate retail, medical, showroom, service, or restaurant uses, making the property suitable for a wide range of tenants within the FC (Flex Corridor).

PORTFOLIO ACQUISITION OPPORTUNITY

Opportunity to acquire both buildings as a two-property portfolio or individually for an owner-user or investor.

DENSE SURROUNDING POPULATION

Located within dense residential neighborhoods and surrounded by established retailers, creating a reliable built-in customer base.

AREA TENANTS



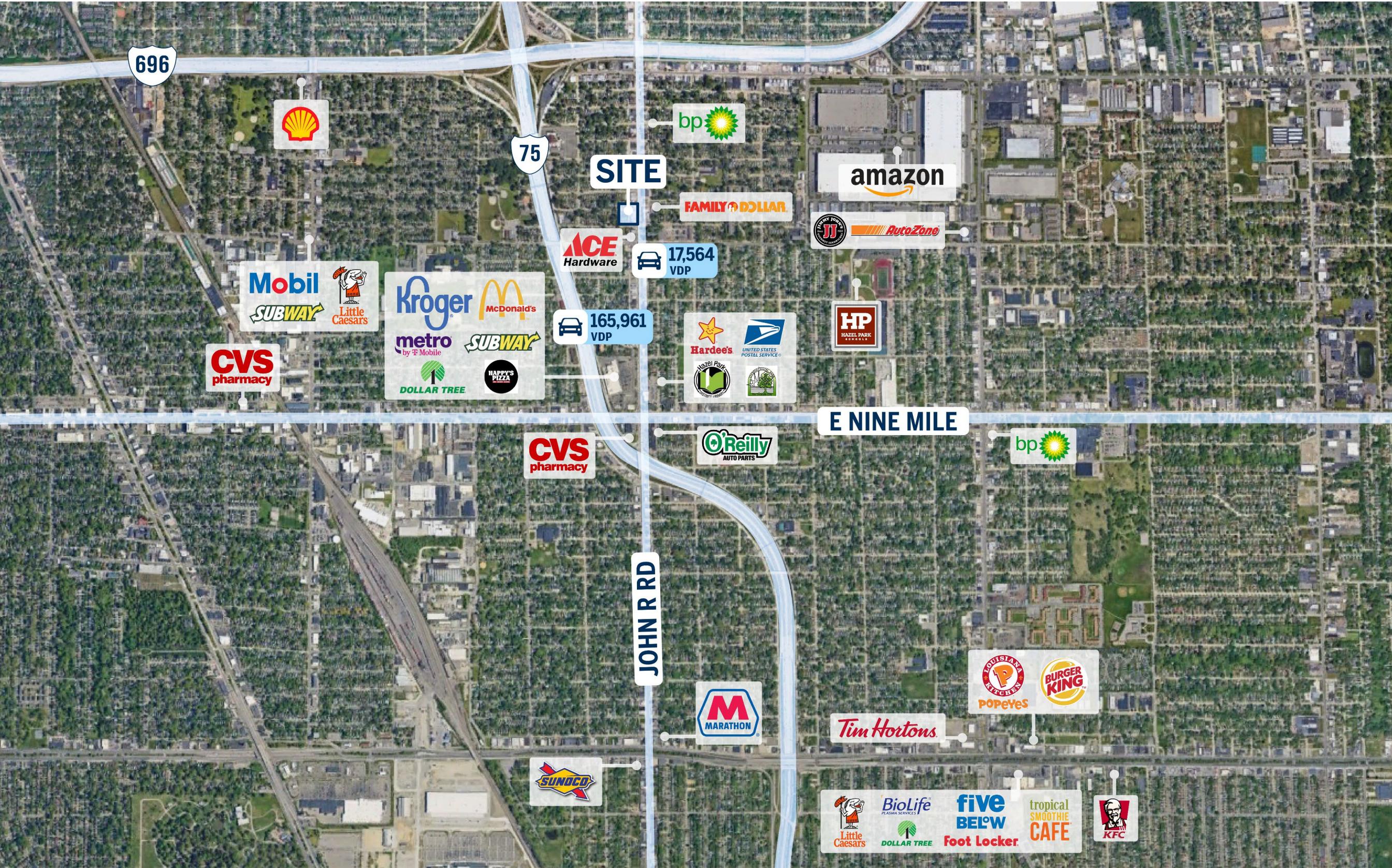
SITE PLAN



PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	16,241	134,402	364,498
2024 Population	16,553	135,540	369,888
2029 Population Projection	16,501	134,533	366,779
Annual Growth 2020-2024	0.5%	0.2%	0.4%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.2%
HOUSEHOLDS			
2020 Households	7,933	60,355	154,679
2024 Households	8,079	60,853	156,982
2029 Household Projection	8,051	60,408	155,708
Annual Growth 2020-2024	0.9%	0.6%	0.6%
Annual Growth 2024-2029	-0.1%	-0.1%	-0.2%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$66,736	\$82,980	\$77,282
Median Household Income	\$57,413	\$64,088	\$56,641

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$130,635	\$170,889	\$165,821
Median Year Built	1955	1954	1954
Owner Occupied Households	4,876	38,891	95,252
Renter Occupied Households	3,175	21,517	60,455
HOUSING COMPOSITION			
1-Person Households	3,298	22,810	56,802
2-Person Households	2,856	20,121	48,194
3-Person Households	1,007	8,409	23,212
4-Person Households	555	5,534	16,052
5-Person Households	221	2,479	7,448
6-Person Households	105	988	3,187
7-Person Households	37	513	2,087
EMPLOYMENT			
Civilian Employed	9,461	73,698	183,758
Civilian Unemployed	267	2,597	8,260
Civilian Non-Labor Force	4,313	35,982	108,940

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