

HOLLYWOOD MOTEL



FOR SALE

Extended Stay



13450 Dix Toledo Rd. Southgate, Michigan 48195

15 Rooms & Managers Apartment



EXECUTIVE SUMMARY



13450 Dix Toledo Rd. Southgate, Mi

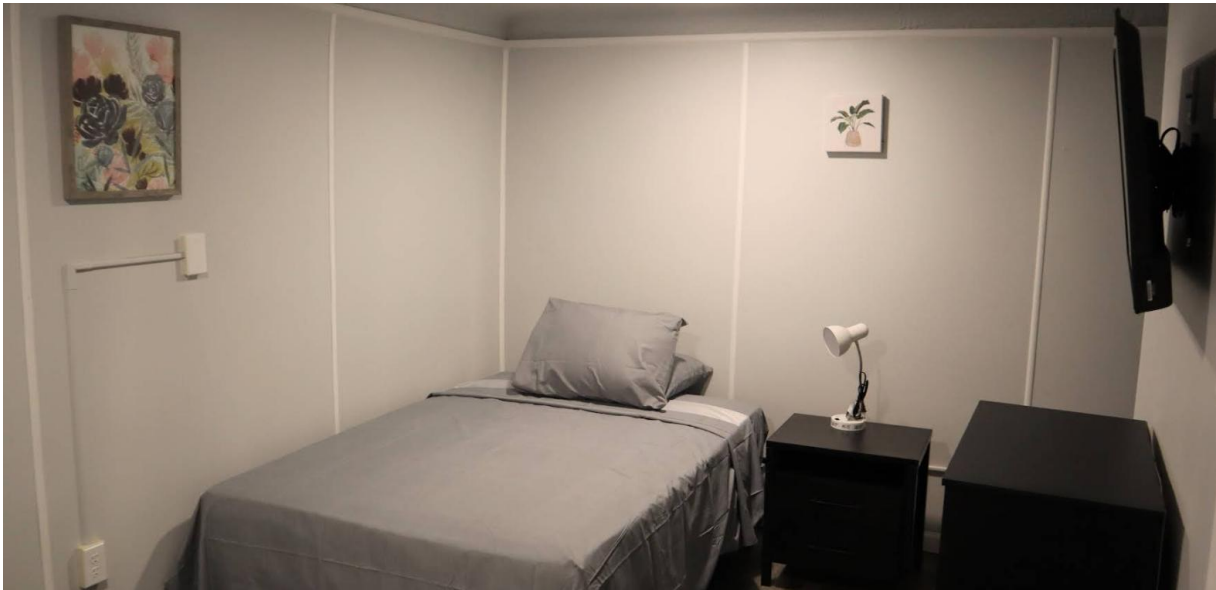


Market Detroit

Sub-Market Romulus /Airport

Offering Summary	Motel Overview	Property Highlights
Asking Price: \$699,000	Rooms: 15 Rooms & One Managers Apartment	<ul style="list-style-type: none">• 15 -Unit Extended-Stay Motel For Sale in Michigan and One (Occupied) Managers
Cap Rate: 20.97% Gross Income: \$196,000 Expenses: \$54,276 NOI:\$ 142,524 Zoning: C-2 Parking: 21 Spaces	Property has undergone \$32,000 in recent Renovations : Parking Lot May 2025, Front Desk and Separator, Washer & Dryer, Coin Laundry Jan 2025, New Lock and Master Key System	<ul style="list-style-type: none">• This Motel is Operating as a Weekly Extended Stay Motel and is Fully Licensed and Permitted in the City of Southgate, Michigan.• \$32,000 spent on Renovations (2025)• 120’ Feet of Frontage on the Heavily traveled Dix Toledo Rd. 35,000 Vehicles Per Day
Square Footage:3,968 SF	Weekly Rate: \$300-\$325	<ul style="list-style-type: none">• Average Household Income =\$84,000 within a 1 Mile Radius. Great Demographics
Year Built Renovated 1952 2025 Acreage: 0.28 Acres	Amenities: WI-FI, Free Parking, Cable Television, Coin Laundry, Microwave, Mini Fridge, Keypad	<ul style="list-style-type: none">• Surrounded by National Retailers such as McDonalds, BurgerKing, Dollar Tree, Tim Hortons, Etc
Property Type: Hospitality/Motel	Beds: Single Mattress / Full Size (all rooms single)	<ul style="list-style-type: none">• Main Retail Corridor One Mile from Interstate

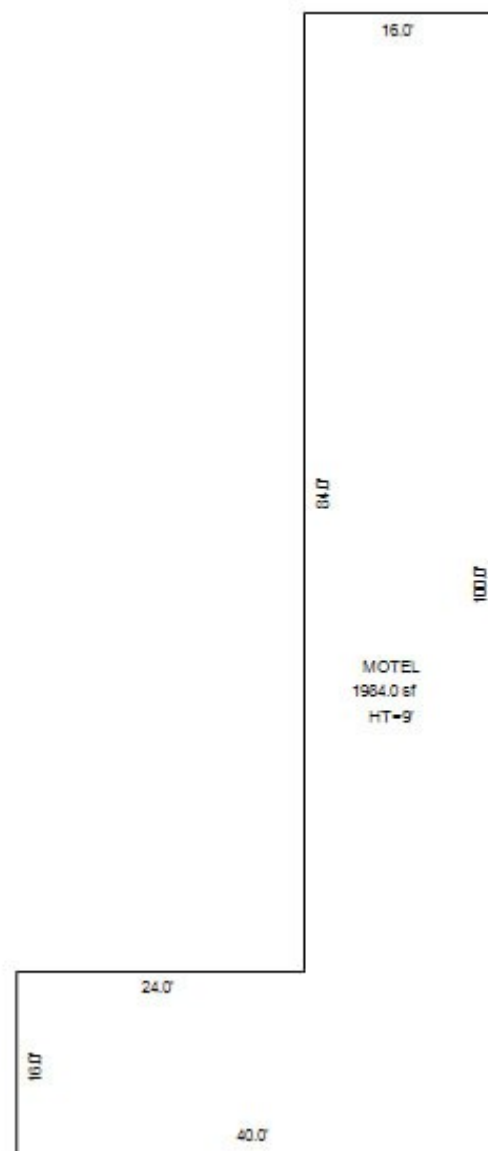
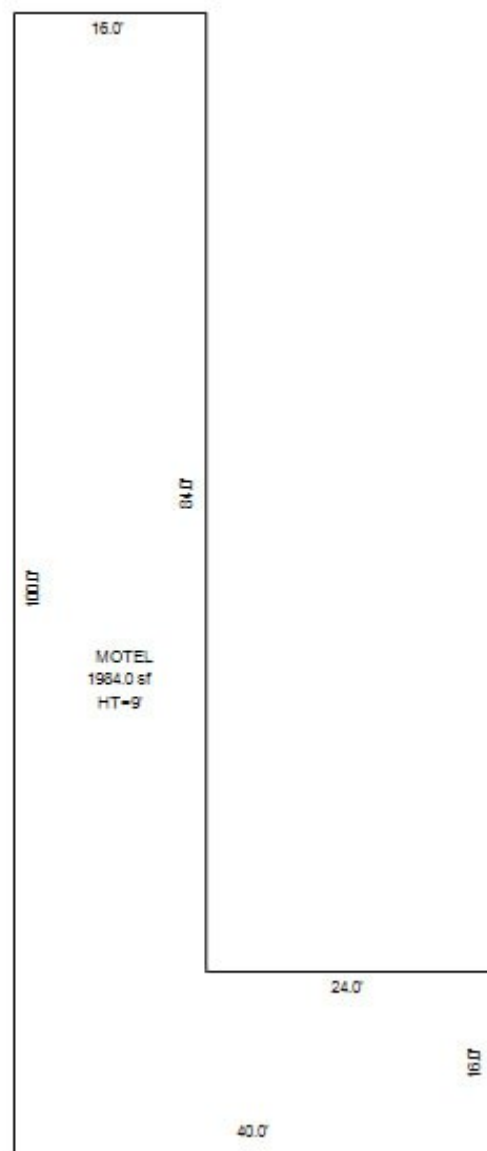


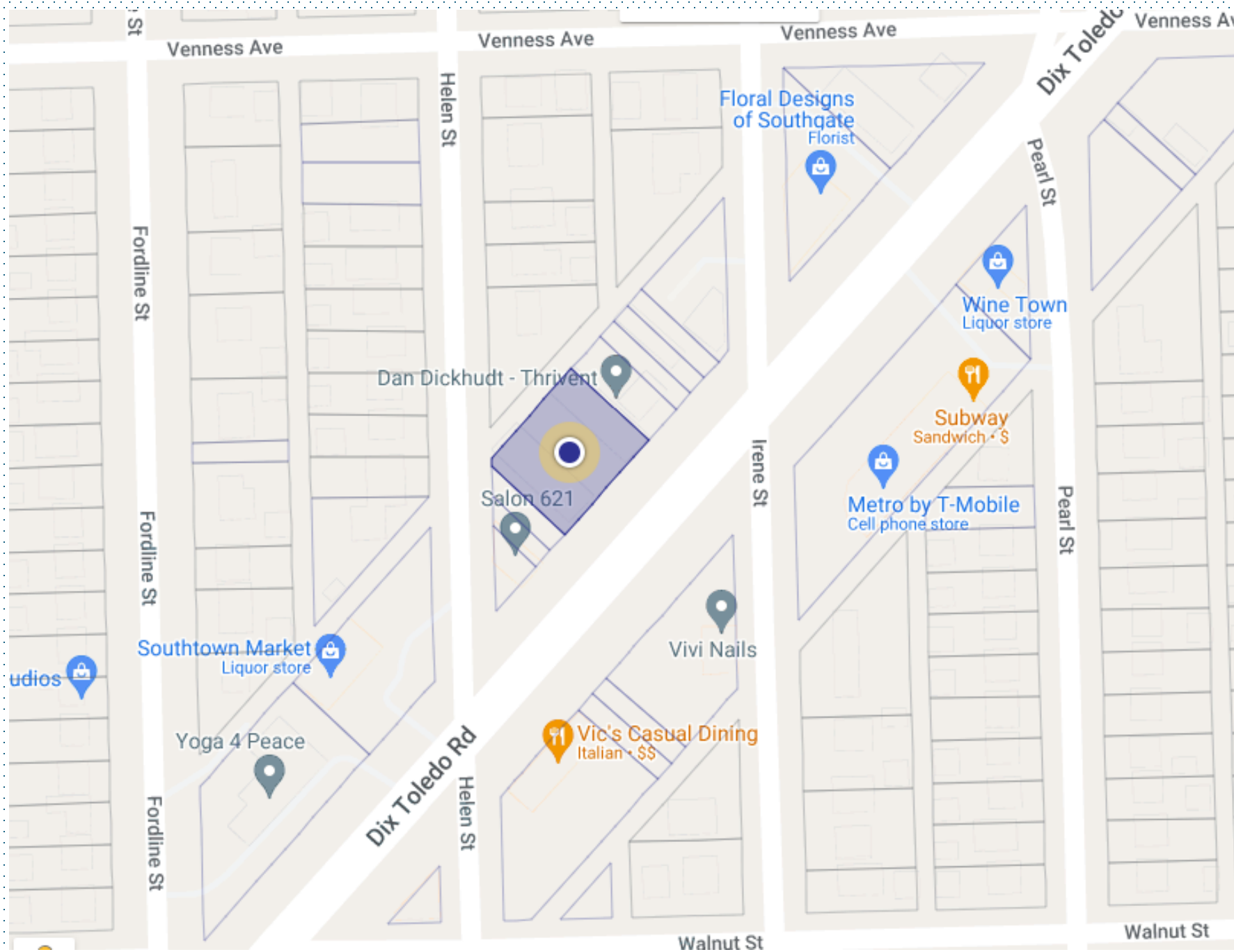












Population			
	1 mile	5 miles	10 miles
2020 Population	17,520	236,418	637,462
2024 Population	15,550	213,982	584,455
2029 Population Projection	14,726	204,066	559,834
Annual Growth 2020-2024	-2.8%	-2.4%	-2.1%
Annual Growth 2024-2029	-1.1%	-0.9%	-0.8%
Median Age	40.8	41.1	37.5
Bachelor's Degree or Higher	17%	18%	19%
U.S. Armed Forces	0	121	249

Population By Race			
	1 mile	5 miles	10 miles
White	12,604	157,250	398,142
Black	662	21,623	81,371
American Indian/Alaskan Native	77	1,137	3,321
Asian	265	3,725	10,382
Hawaiian & Pacific Islander	2	22	33
Two or More Races	1,940	30,225	91,204
Hispanic Origin	1,641	26,581	81,336

Housing			
	1 mile	5 miles	10 miles
Median Home Value	\$145,312	\$148,008	\$155,571
Median Year Built	1956	1957	1957

Households			
	1 mile	5 miles	10 miles
2020 Households	7,388	98,020	241,401
2024 Households	6,555	88,587	221,101
2029 Household Projection	6,208	84,419	211,674
Annual Growth 2020-2024	-1.4%	-1.0%	-0.8%
Annual Growth 2024-2029	-1.1%	-0.9%	-0.9%
Owner Occupied Households	4,716	57,706	138,062
Renter Occupied Households	1,492	26,713	73,613
Avg Household Size	2.3	2.4	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$189.5M	\$2.5B	\$6.2B

Income			
	1 mile	5 miles	10 miles
Avg Household Income	\$81,853	\$78,531	\$76,140
Median Household Income	\$69,805	\$60,790	\$57,225
< \$25,000	805	15,726	46,501
\$25,000 - 50,000	1,474	20,536	51,084
\$50,000 - 75,000	1,274	17,389	40,412
\$75,000 - 100,000	1,071	11,221	27,399
\$100,000 - 125,000	809	9,457	20,634
\$125,000 - 150,000	487	4,771	11,288
\$150,000 - 200,000	431	5,565	13,476
\$200,000+	203	3,922	10,308