

**FOR SALE**

**ZAX AUTO WASH | STERLING HEIGHTS, MICHIGAN**



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### PROPERTY INFORMATION

Property Address	43103 Schoenherr Road
City/Township	Sterling Heights
Building Size	3,600 SF
Land Size	0.60 AC
Sales Price	\$2,500,000
On Site Vacuums	3 On Site Vacuums
Tunnel Length	120 FT

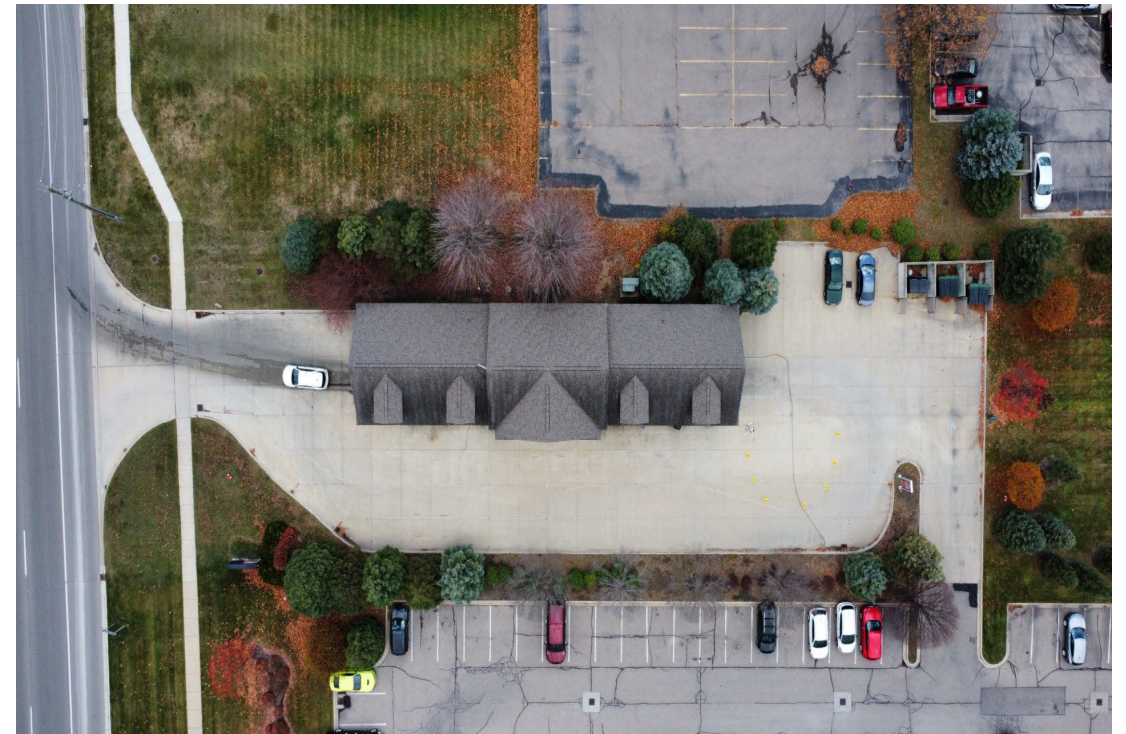
### DEMOGRAPHICS (FIVE-MILE RADIUS)

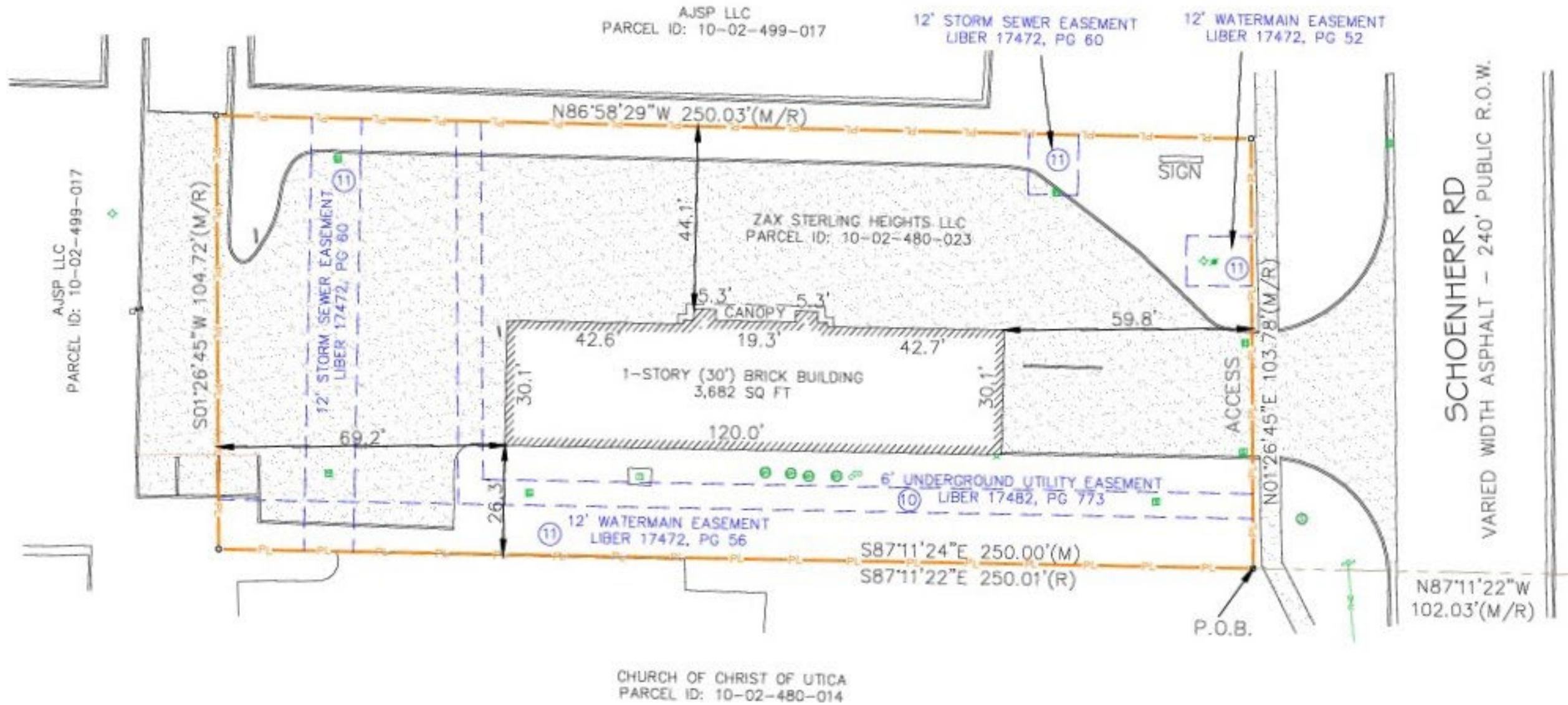
	<b>POPULATION</b> 259,162 PEOPLE		<b>MEDIAN AGE</b> 42.6 YEARS OLD
	<b>HOUSEHOLDS</b> 104,554		<b>CONSUMER SPENDING</b> \$3.3 BILLION ANNUALLY
	<b>AVG HOUSEHOLD INCOME</b> \$93,006/ANNUALLY		<b>DAYTIME POPULATION</b> 97,340 PEOPLE

### AREA TENANTS & EMPLOYERS

### PROPERTY HIGHLIGHTS

- Purchase includes both the business and the property, providing greater investment security and long-term value. Opportunity to expand services or upgrade equipment to increase revenue.
- Strong Demographics with over 259,162 residents with an average household income of \$93,006 within a five-mile radius of the wash providing a robust customer base.
- Wash is located just minutes from Macomb Community College's Center Campus which host a student population of nearly 16,000.
- Site is located along the well-travelled Schoenherr Rd which sees over 27,000 vehicles per day.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	14,050	105,618	264,537
2024 Population	13,282	103,815	259,162
2029 Population Projection	13,023	102,602	255,966
Annual Growth 2010-2024	-1.4%	-0.4%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.2%	-0.2%
Median Age	43.2	43.1	42.6
Bachelor's Degree or Higher	27%	26%	28%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	11,069	84,325	206,298
Black	684	7,763	20,457
American Indian/Alaskan Native	8	77	181
Asian	668	4,405	14,993
Hawaiian & Pacific Islander	6	29	57
Two or More Races	849	7,216	17,175
Hispanic Origin	341	3,372	7,622

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	5,579	44,924	106,788
2024 Households	2,528	44,136	104,554
2029 Household Projection	5,152	43,606	103,230
Owner Occupied Households	4,048	29,947	74,765
Renter Occupied Households	1,104	13,,659	28,465
<b>Avg Household Income</b>	<b>\$94,865</b>	<b>\$87,906</b>	<b>\$93,006</b>
<b>Median Household Income</b>	<b>\$82,368</b>	<b>\$71,749</b>	<b>\$73,983</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,015	9,295	21,443
\$50,000 - 75,000	792	7,198	17,862
\$75,000 - 100,000	889	6,694	15,637
\$100,000 - 125,000	598	4,912	10,775
\$125,000 - 150,000	582	3,618	8,887
\$150,000 - 200,000	569	3,469	9,109
\$200,000+	252	2,409	7,113

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>4,101</b>	<b>533</b>	<b>8</b>	<b>63,595</b>	<b>5,150</b>	<b>7</b>	<b>74,470</b>	<b>10,463</b>	<b>7</b>
Trade Transportation & Utilities	1,093	97	11	9,355	692	14	17,667	1,464	12
Information	20	1	20	561	60	9	1,352	139	10
Financial Activities	467	82	6	3,578	574	6	7,256	1,201	6
Professional & Business Services	350	64	5	3,341	616	5	7,478	1,270	6
Education & Health Services	1,332	192	7	10,225	2,301	4	20,487	4,433	5
Leisure & Hospitality	484	39	12	6,597	418	16	12,872	857	15
Other Services	337	56	6	2,310	460	5	5,666	1,038	5
Public Administration	18	2	9	628	29	22	1,692	61	28
<b>Goods-Producing Industries</b>	<b>114</b>	<b>34</b>	<b>3</b>	<b>5,259</b>	<b>391</b>	<b>13</b>	<b>22,870</b>	<b>1,269</b>	<b>18</b>
Natural Resources & Mining	2	1	2	32	8	4	634	13	5
Construction	78	27	3	1,337	206	6	5,119	679	8
Manufacturing	34	6	6	3,890	177	22	17,687	577	31
<b>Total</b>	<b>4,215</b>	<b>567</b>	<b>7</b>	<b>41,854</b>	<b>5,541</b>	<b>8</b>	<b>97,340</b>	<b>11,732</b>	<b>8</b>

**EXCLUSIVELY LISTED BY:**

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