

# 1055 E 9 MILE ROAD

HAZEL PARK, MI 48030

3,607 SF AVAILABLE

FOR SALE



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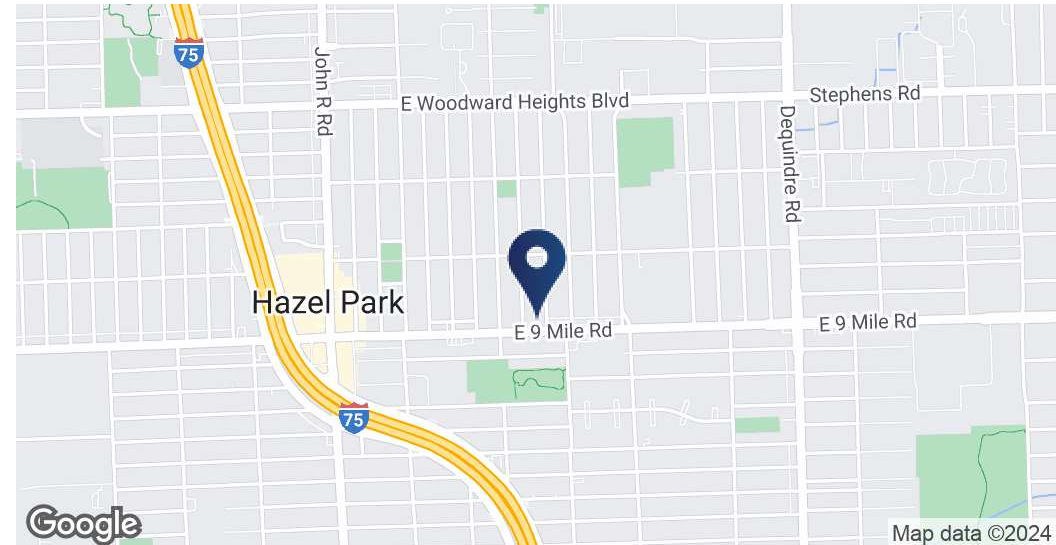
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Number of Units:	2
Building Size:	3,607 SF
Cap Rate:	5.99%
NOI:	\$23,941

### PROPERTY OVERVIEW

Introducing an exceptional retail investment opportunity in the heart of Hazel Park, MI. This impressive property features a 3,607 SF building comprising of two separate units, offering flexibility and potential for diverse retail concepts. Its prime location on E 9 Mile Road ensures high visibility and accessibility, drawing in enhancing business prospects. Don't miss the chance to capitalize on this versatile space in a sought-after commercial district, ripe with opportunity for growth and success.

### PROPERTY HIGHLIGHTS

- 3,607 SF building with high visibility on E 9 Mile Road
- Prime location for retail and street retail ventures



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## RETAIL MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



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## TRAFFIC COUNTS





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## ADDITIONAL PHOTOS



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## FINANCIAL SUMMARY

Price	\$400,000
Price per SF	\$111
CAP Rate	5.99%

### OPERATING DATA

Gross Scheduled Income	\$45,000
Gross Income	\$45,000
Operating Expenses	\$21,058
Net Operating Income	\$23,942

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## INCOME & EXPENSES

### INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$45,000</b>
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### EXPENSES SUMMARY

Common Area Maintenance	\$1,658
Utilities	\$3,809
Taxes	\$11,458
Insurance	\$4,134

<b>OPERATING EXPENSES</b>	<b>\$21,058</b>
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<b>NET OPERATING INCOME</b>	<b>\$23,942</b>
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## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	NNN	PRICE PER SF/YR
Pharmacy	1,391	1/31/28	\$22,800		\$16.39
Vacant	1,305		\$0		\$0.00
<b>Totals/Averages</b>	<b>2,696</b>		<b>\$22,800</b>		

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## DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	17,118	122,324	361,129
Average Age	40	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,941	54,351	150,078
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$64,313	\$79,713	\$77,017
Average House Value	\$126,889	\$183,787	\$189,378

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population - White	12,141	65,878	160,987
Total Population - Black	2,709	37,979	145,216
Total Population - Asian	524	8,621	29,387
Total Population - Hawaiian	5	15	39
Total Population - American Indian	62	361	888
Total Population - Other	209	1,470	3,733

Demographics data derived from AlphaMap



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BROKER



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