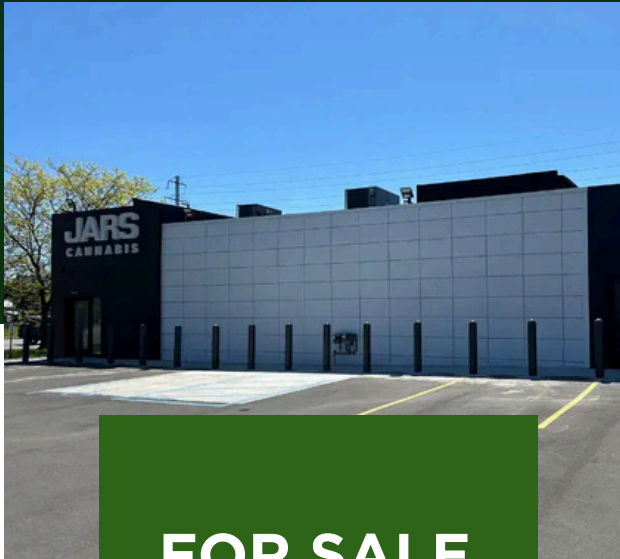


# CANNABIS DISPENSARY / RETAIL

20731 DEQUINDRE ROAD, HAZEL  
PARK, MI

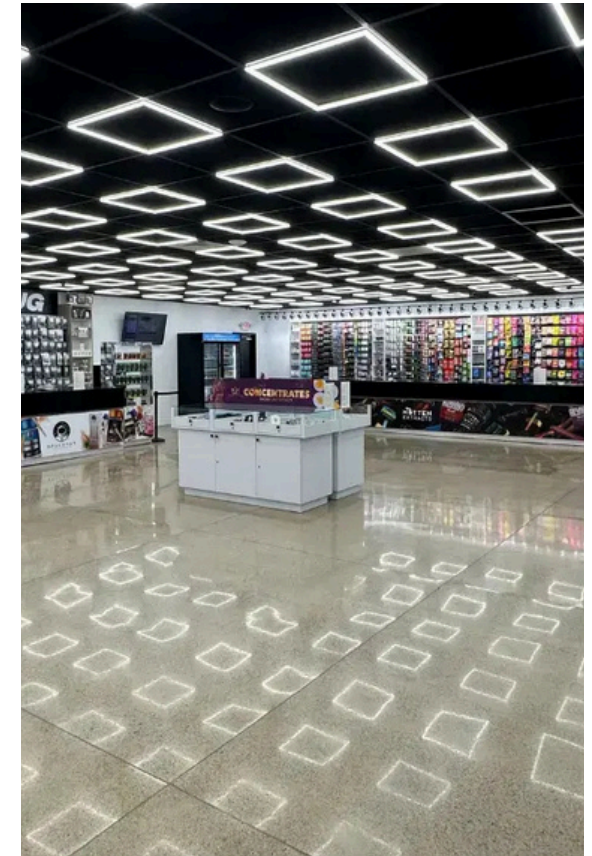


**FOR SALE**



## PROPERTY FEATURES:

- 8.5 years remaining on lease
- 3% annual rent escalations
- Current NOI: \$247,200 → projected \$254,616 upon escalation
- One of Michigan's capped-license markets (capped at 6 licenses)
- High-visibility location along Dequindre Rd, ~1 mi east of I-75
- Built-out dispensary infrastructure with pickup, in-store operations (full retail facility)
- Strong brand presence in the JARS network
- Opportunity for stable, long-term cash flow



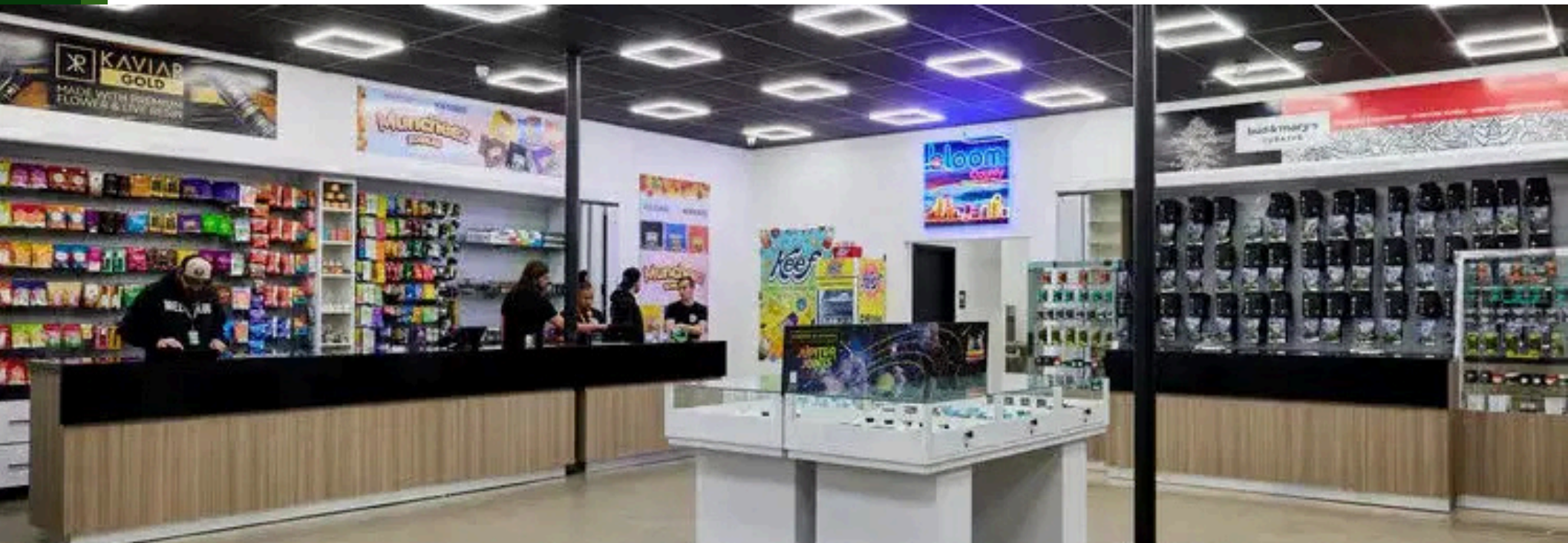
THE PROPERTIES THAT  
DEFINE YOUR BUSINESS,  
ARE OUR BUSINESS.

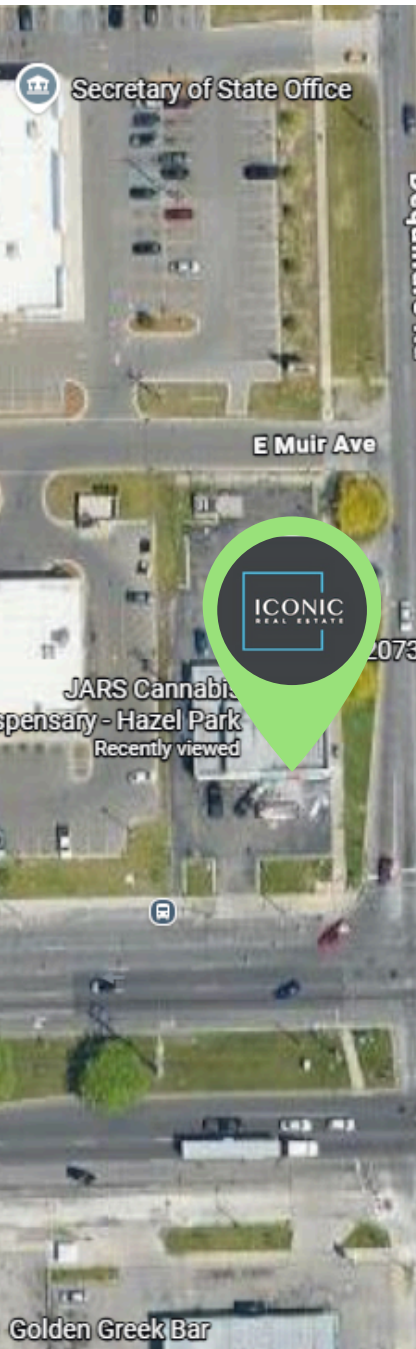
# DEMOGRAPHICS

DISTANCE	<b>1 MILE</b>	<b>3 MILE</b>
POPULATION	<b>11,054</b>	<b>68,904</b>
AVERAGE AGE	<b>38.70</b>	<b>39.20</b>
HOUSEHOLDS	<b>4,339</b>	<b>27,655</b>
HH INCOME	<b>\$68,985</b>	<b>\$68,518</b>

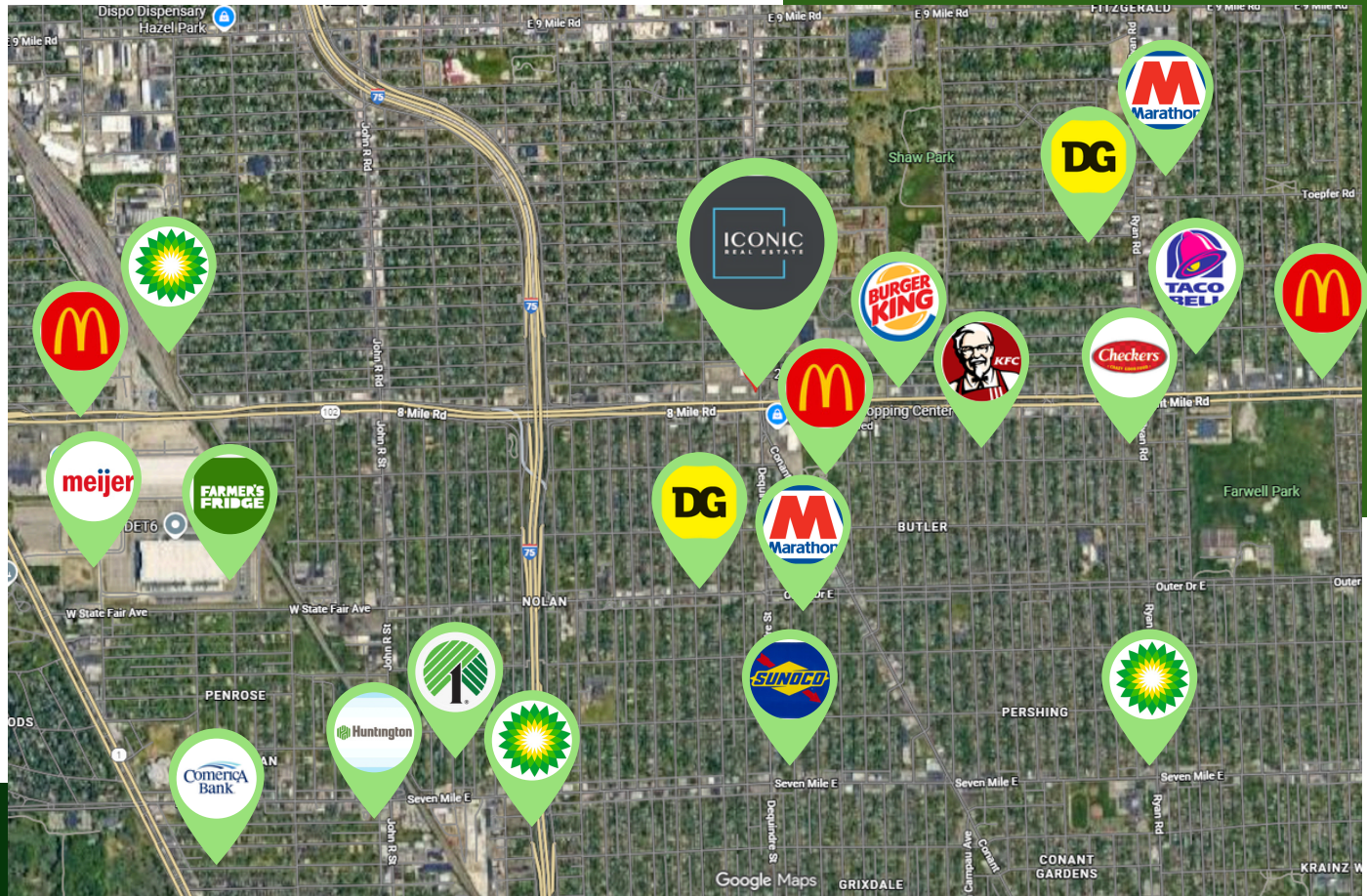
# TRAFFIC COUNTS

ANNAPOLIS ST	<b>12,593</b>
FRANKILIN ST	<b>10,542</b>





313-603-ICON (4266)



## Contact Us

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## WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.