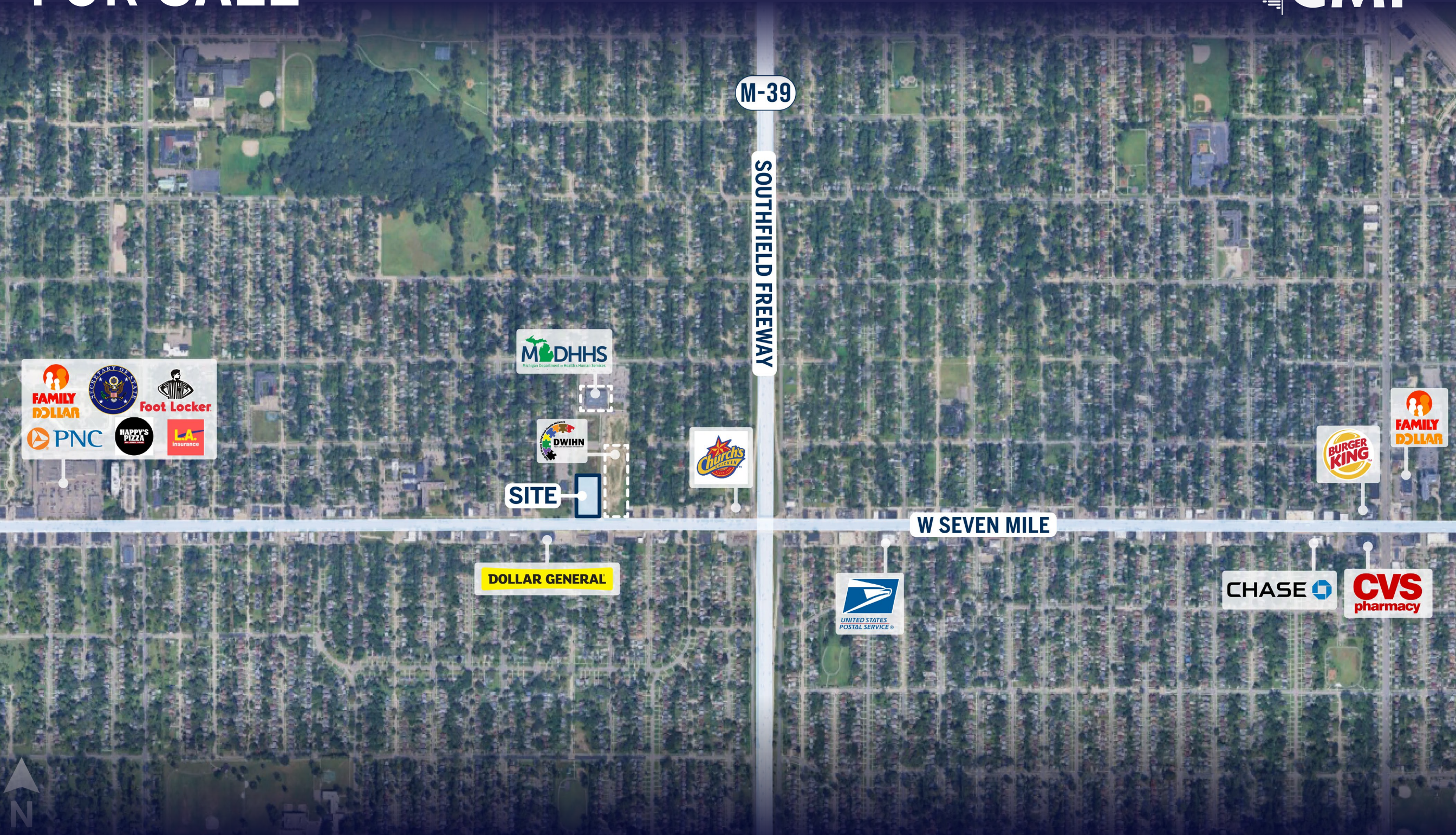


# FOR SALE



18520 Seven Mile Rd | Detroit, MI

## SEVEN MILE DEVELOPMENT

**ANTHONY SESI**  
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**CHRIS JONNA**  
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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Property Address	18520 West Seven Mile Road
City/Township	Detroit
Property Size	1.78 Acres
Asking Price	Contact Broker
Utilities	On-Site

## DEMOGRAPHICS (5-MILE RADIUS)

 359,641 PEOPLE	 \$66,843 AVG. HOUSEHOLD INCOME
 146,129 HOUSEHOLDS	 \$3.5 B OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

- 1.78 acres available for sale located off 7 Mile Road, just West of the Southfield Freeway.
- The subject property is site plan approved for a 9,200-sf retail center with a drive-thru. All utilities available on-site, streamlining development and reducing lead time.
- Prominently located in front of the Michigan Department of Health and Human Services (MDHHS) and adjacent to the Detroit Wayne Integrated Health Network (DWIHN), drawing thousands of daily visitors to the site.
- The retail portion of the property offers exceptional accessibility, featuring multiple access points that ensure smooth traffic flow and convenient ingress and egress for customers, tenants, and deliveries.

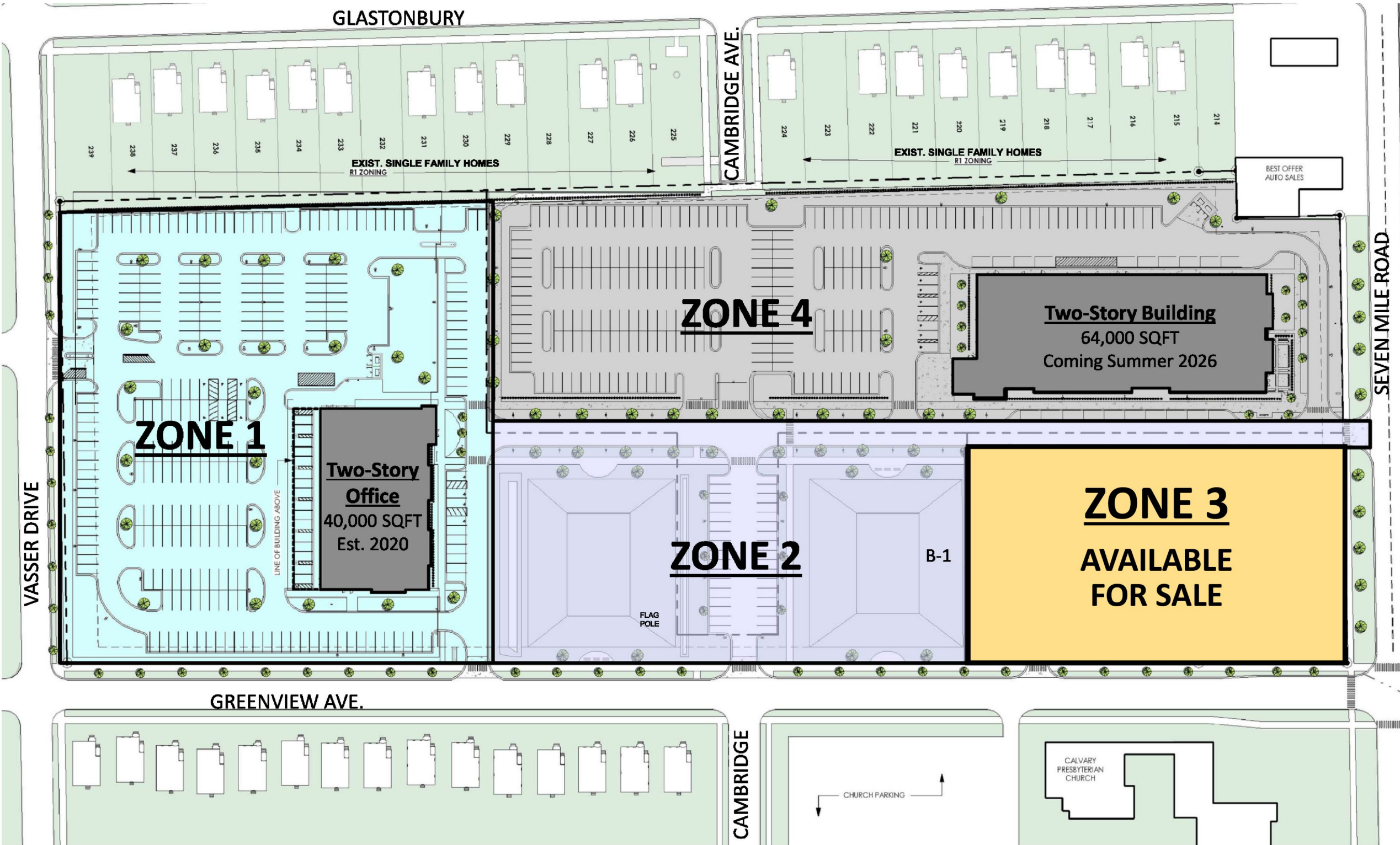
## JOIN



## AREA TENANTS



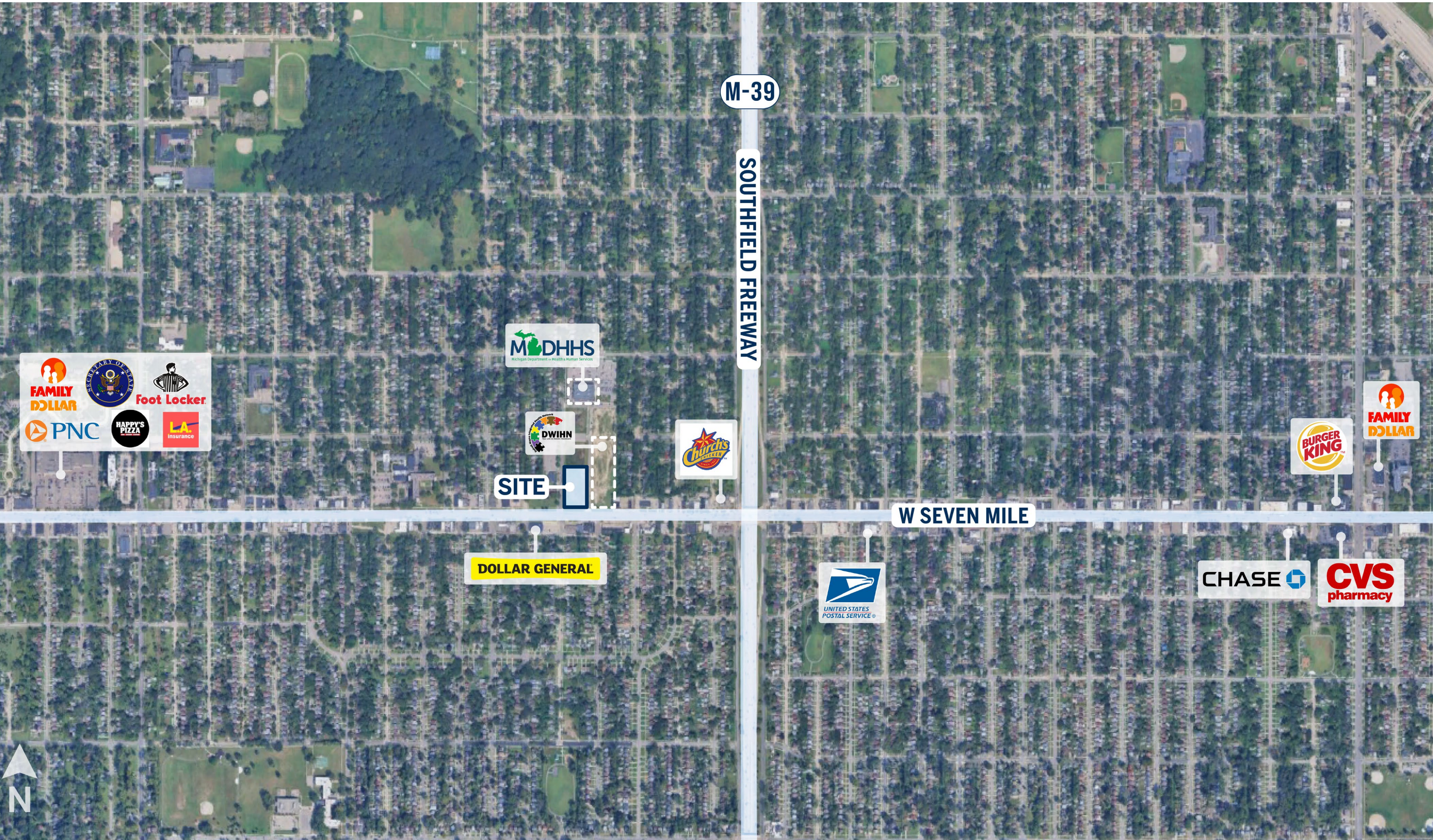
# SITE PLAN



# RENDERINGS



# AERIAL



M-39

SOUTHFIELD FREEWAY

W SEVEN MILE

FAMILY DOLLAR  
PNC  
Foot Locker  
HAPPY'S PIZZA  
LA Insurance

MDHHS  
Michigan Department of Health & Human Services

DWIHN

Church's  
CHICKEN

SITE

DOLLAR GENERAL

UNITED STATES  
POSTAL SERVICE

CHASE

CVS  
pharmacy

BURGER KING

FAMILY DOLLAR



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	19,174	147,735	364,839
2024 Population	19,273	144,046	359,641
2029 Population Projection	18,926	140,935	353,113
Annual Growth 2020-2024	0.1%	-0.6%	-0.4%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
HOUSEHOLDS			
2020 Households	7,335	59,431	148,685
2024 Households	7,352	57,705	146,129
2029 Household Projection	7,214	56,408	143,419
Annual Growth 2020-2024	0.3%	-0.1%	-0.1%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.4%
Avg Household Size	2.60	2.40	2.40
Avg Household Vehicles	1.00	1.00	1.00
HOUSEHOLD INCOME			
Avg Household Income	\$51,087	\$57,806	\$66,843
Median Household Income	\$38,513	\$43,057	\$48,182

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$70,574	\$97,573	\$127,510
Median Year Built	1952	1953	1953
Owner Occupied Households	3,683	30,135	81,083
Renter Occupied Households	3,530	26,272	62,336
HOUSING COMPOSITION			
1-Person Households	2,254	19,791	50,489
2-Person Households	2,031	16,239	42,407
3-Person Households	1,332	9,656	23,573
4-Person Households	861	6,295	15,966
5-Person Households	471	3,163	7,843
6-Person Households	228	1,514	3,484
7-Person Households	175	1,048	2,367
EMPLOYMENT			
Civilian Employed	7,486	58,730	159,452
Civilian Unemployed	418	3,813	9,387
Civilian Non-Labor Force	6,966	52,109	118,894

# FOR SALE | SEVEN MILE DEVELOPMENT

M-39

SOUTHFIELD FREEWAY



W SEVEN MILE

DOLLAR GENERAL

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