

Park Drive Motel

22400 Plymouth Road Detroit, MI

Independent Motel For Sale

21 Rooms



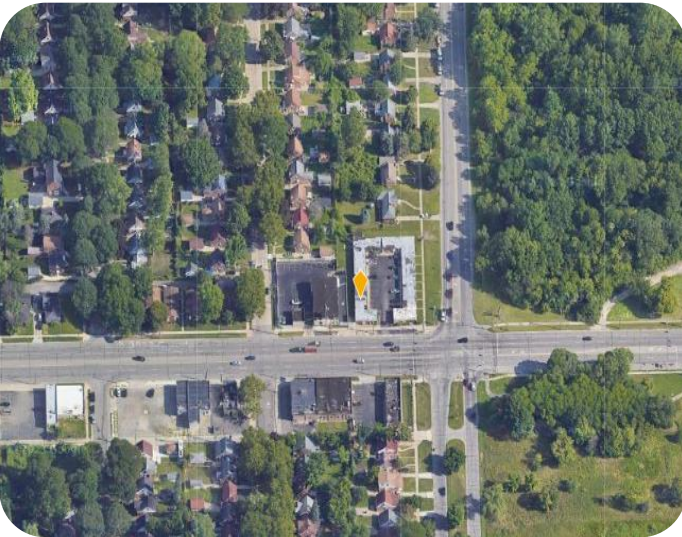
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Executive Summary



OFFERING SUMMARY

Sale price	\$825,000
Gross Income	\$259,000
Cap Rate	14.54 %
Lot size	0.60 Acres
Rooms	21(16 Functional)
Parking	20 Spaces
Year built	1952
Square Footage	9,774 SF
Zoning	B-4
Market	Detroit
Submarket	Detroit Dearborn

PROPERTY OVERVIEW

Park Drive Motel, located at [1727-22400 Plymouth Rd](#) in Redford Township near Lincoln Park, offers a compelling value-add investment opportunity with 21 total rooms, including 16 currently operational, plus a 2-bedroom manager’s apartment. The property presents significant upside potential, as all rooms can be converted into studio-style apartments, allowing for repositioning into a higher-income, long-term rental asset. Strategically situated along a high-traffic corridor with strong visibility and close proximity to Detroit, the asset benefits from consistent demand driven by workforce housing and extended-stay needs. With opportunities to increase revenue through unit conversion, improved occupancy, and operational enhancements, this property is ideal for investors or owner-operators seeking both immediate cash flow and long-term appreciation.

PROPERTY HIGHLIGHTS

- Value Add Apartment Conversion
- Historically High Gross Sales
- Weekly, daily and Extended Stay
- Main Retail Corridor | Surrounded by National Tenants
- Private Fenced Lot
- 24,000 VPD Pass subject Property

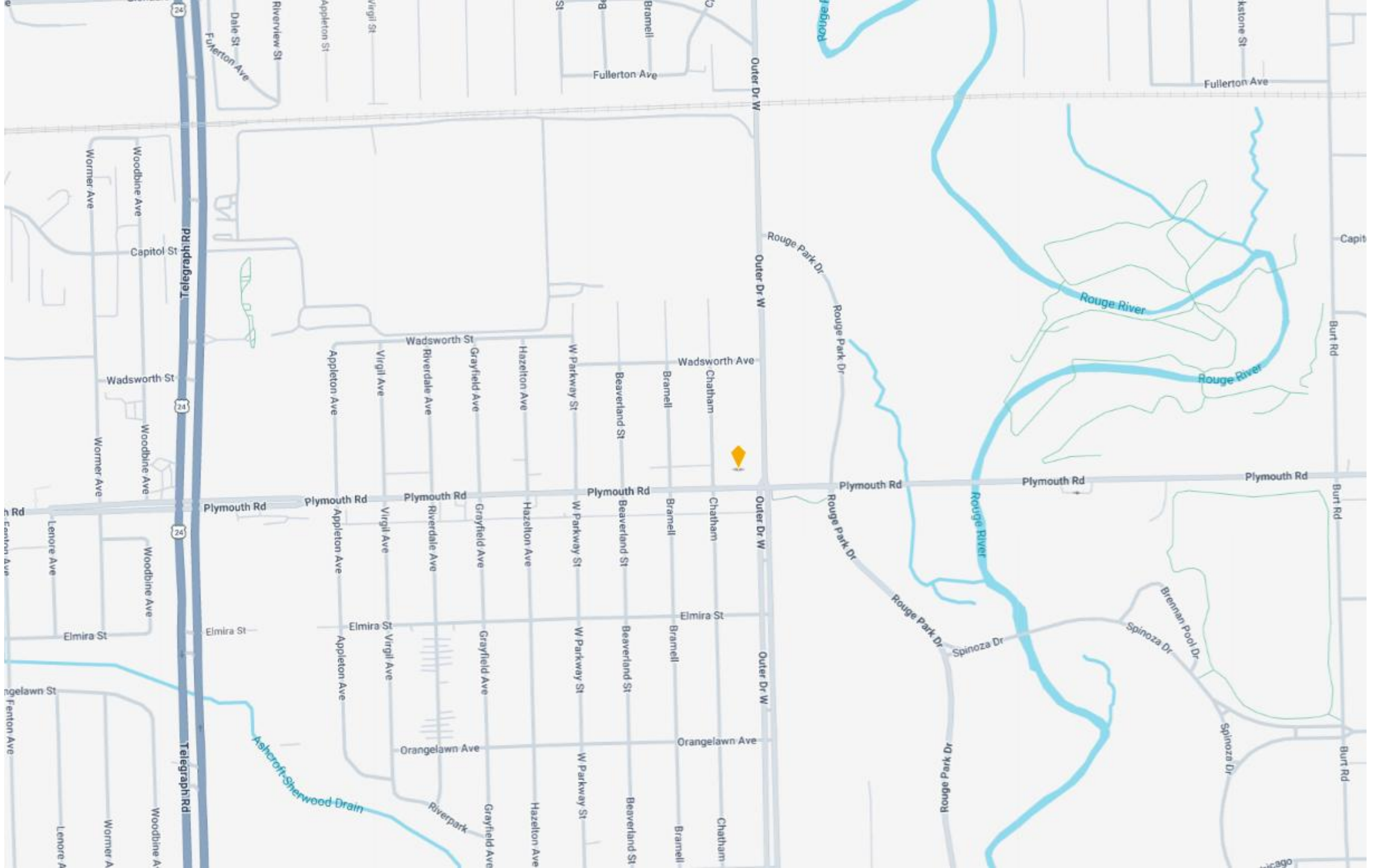
Exterior Pictures



Interior Pictures



7/10/2026



Population			
	1 mile	2 miles	5 miles
2020 Population	9,212	48,603	377,427
2025 Population	8,372	46,641	363,237
2030 Population Projection	8,181	46,203	360,091
Annual Growth 2020-2025	-1.8%	-0.8%	-0.8%
Annual Growth 2025-2030	-0.5%	-0.2%	-0.2%
Median Age	38.2	37	37.2
Bachelor's Degree or Higher	16%	16%	20%
U.S. Armed Forces	0	1	27

Population By Race			
	1 mile	2 miles	5 miles
White	1,150	11,527	153,673
Black	6,613	31,012	177,064
American Indian/Alaskan Native	23	171	1,135
Asian	72	419	4,448
Hawaiian & Pacific Islander	3	17	104
Two or More Races	511	3,495	26,814
Hispanic Origin	187	1,506	13,401

Housing			
	1 mile	2 miles	5 miles
Median Home Value	\$106,626	\$118,181	\$150,345
Median Year Built	1954	1954	1953

Households			
	1 mile	2 miles	5 miles
2020 Households	3,745	18,872	143,167
2025 Households	3,401	18,043	137,577
2030 Household Projection	3,322	17,856	136,342
Annual Growth 2020-2025	-0.6%	0.2%	0.3%
Annual Growth 2025-2030	-0.5%	-0.2%	-0.2%
Owner Occupied Households	1,788	10,052	82,628
Renter Occupied Households	1,534	7,804	53,714
Avg Household Size	2.4	2.6	2.6
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending	\$73.2M	\$409.8M	\$3.4B

Income			
	1 mile	2 miles	5 miles
Avg Household Income	\$61,590	\$62,840	\$69,804
Median Household Income	\$47,586	\$46,794	\$51,421
< \$25,000	878	4,841	36,689
\$25,000 - 50,000	892	4,582	30,770
\$50,000 - 75,000	602	3,081	22,598
\$75,000 - 100,000	417	2,300	15,839
\$100,000 - 125,000	318	1,404	12,139
\$125,000 - 150,000	123	768	6,945
\$150,000 - 200,000	95	631	7,523
\$200,000+	76	435	5,075