

FOR LEASE

SHOPPING CENTER



1727-1839 E. Eight Mile Rd | Hazel Park, MI

GATEWAY CROSSING

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	1727 – 1839 East Eight Mile Road
City/Township	Hazel Park
Shopping Center Size	42,402 SF
Space Available	6,479 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.00 PSF
Vacant Land	2.5 AC
Sales Price (Vacant Land)	Contact Broker

DEMOGRAPHICS (5-MILE RADIUS)

 384,227 PEOPLE	 \$74,873 AVG. HOUSEHOLD INCOME
 156,017 HOUSEHOLDS	 \$3.8 B OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Join Secretary of State, and Tim Horton's at the NWC of Eight Mile and Dequindre.
- Turnkey former dispensary available, contact broker for details.
- Site provides accessibility off of both Eight Mile and Dequindre Roads.
- Tremendous synergy within the immediate trade area.
- National retailers operating within the marketplace includes Meijer, Walgreens, Rite Aid, and Dollar Tree.
- Pylon Signage available on both Eight Mile and Dequindre Roads.

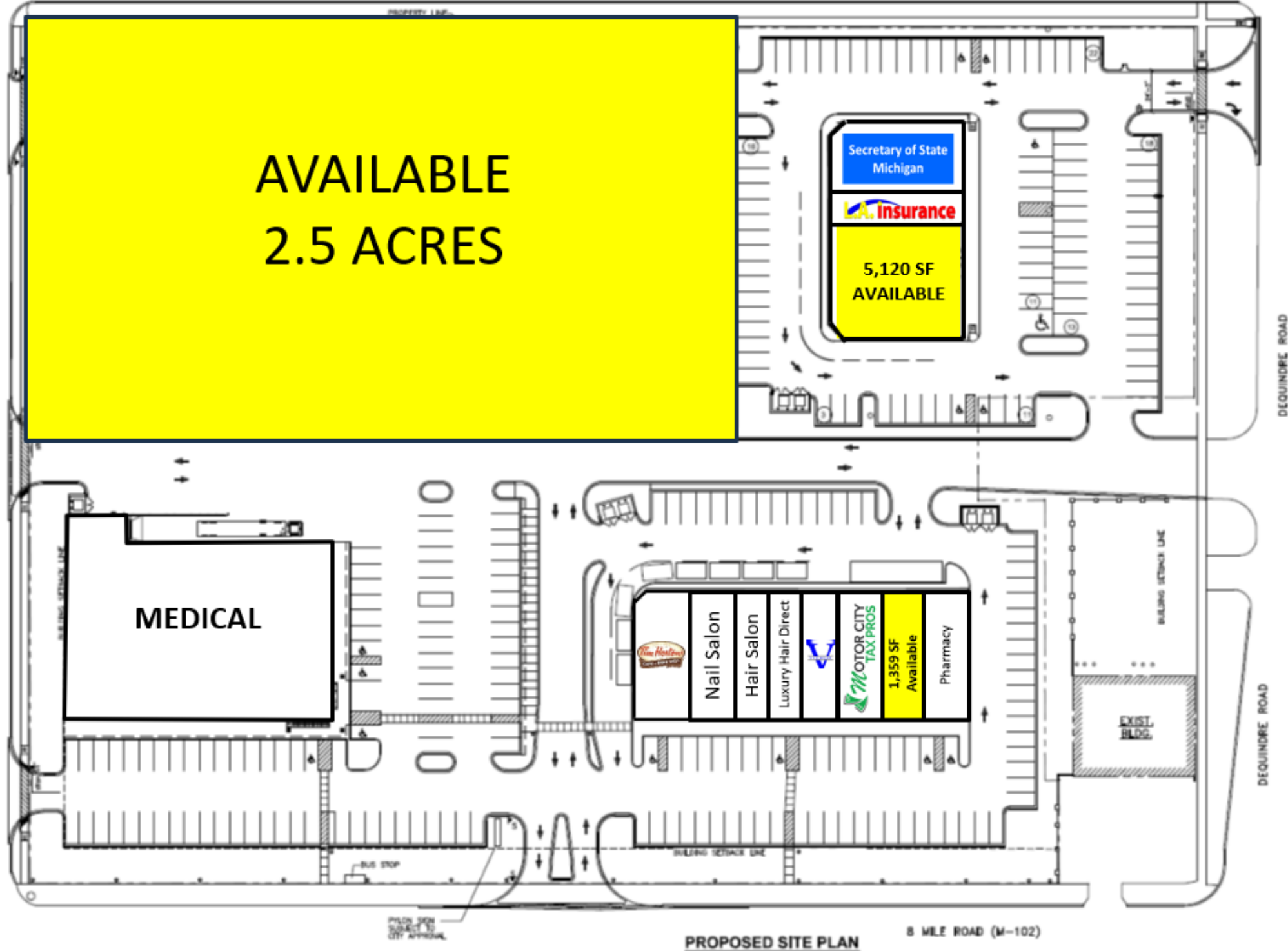
JOIN



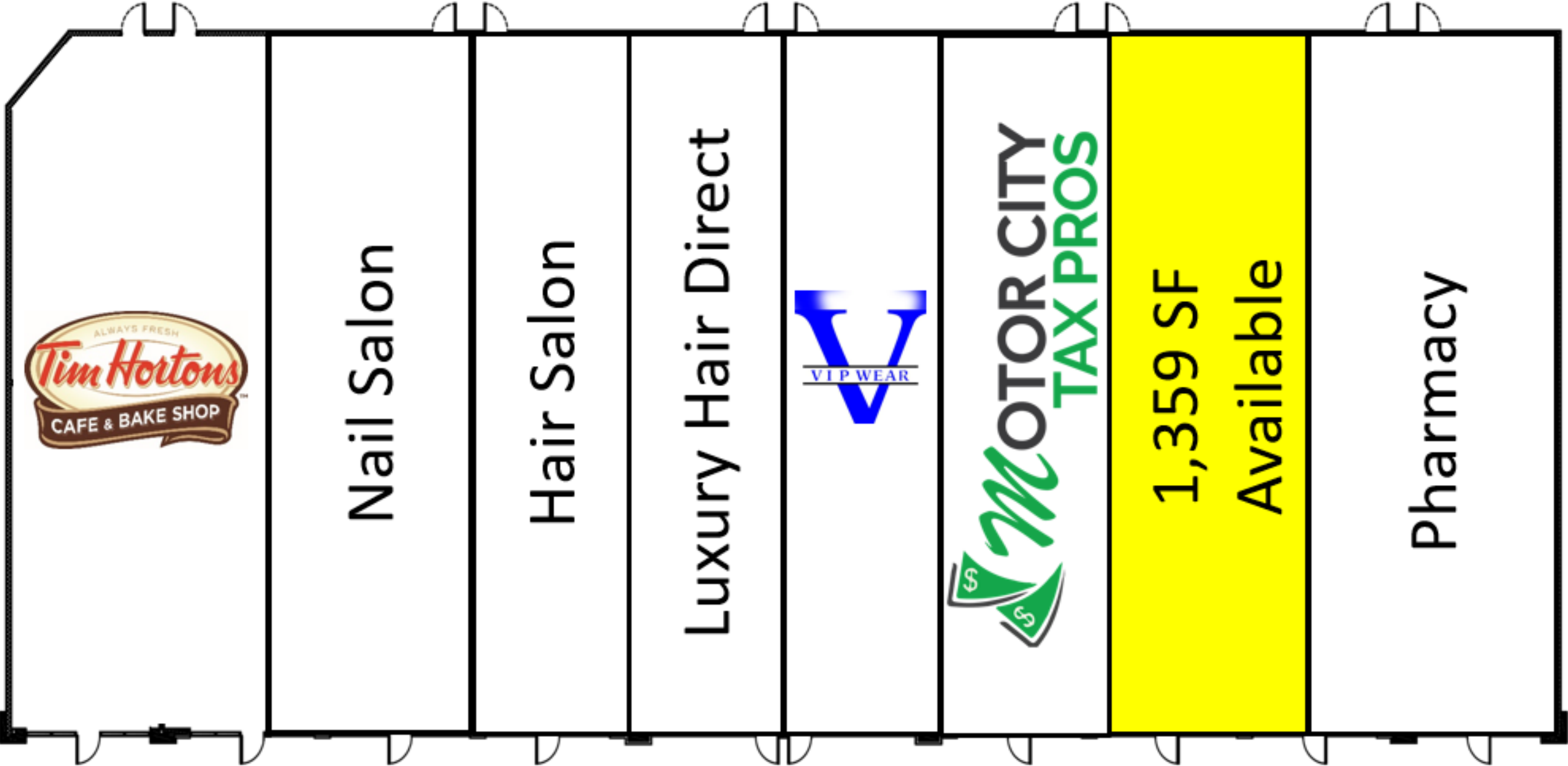
AREA TENANTS



SITE PLAN



FLOOR PLAN (BUILDING A)



FLOOR PLAN (BUILDING B)



PHOTOS



AERIAL (1)



AERIAL (2)



TRAFFIC COUNTS



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	18,285	117,295	367,410
2024 Population	20,043	125,491	384,227
2029 Population Projection	20,585	128,327	390,652
Annual Growth 2020-2024	1.9%	1.4%	0.9%
Annual Growth 2024-2029	0.5%	0.5%	0.3%
HOUSEHOLDS			
2020 Households	7,398	48,756	148,494
2024 Households	8,077	52,196	156,017
2029 Household Projection	8,292	53,433	158,934
Annual Growth 2020-2024	1.3%	1.2%	0.8%
Annual Growth 2024-2029	0.5%	0.5%	0.4%
Avg Household Size	2.40	2.30	2.40
Avg Household Vehicles	1.00	1.00	1.00
HOUSEHOLD INCOME			
Avg Household Income	\$55,666	\$71,798	\$74,873
Median Household Income	\$44,158	\$54,967	\$54,015

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$89,926	\$135,290	\$157,673
Median Year Built	1954	1953	1952
Owner Occupied Households	4,284	30,948	90,912
Renter Occupied Households	4,008	22,485	68,022
HOUSING COMPOSITION			
1-Person Households	2,749	18,746	55,559
2-Person Households	2,328	15,644	45,143
3-Person Households	1,315	7,821	23,240
4-Person Households	868	5,089	16,414
5-Person Households	476	2,655	8,373
6-Person Households	207	1,351	4,120
7-Person Households	134	889	3,169
EMPLOYMENT			
Civilian Employed	8,297	57,684	173,617
Civilian Unemployed	836	3,997	14,271
Civilian Non-Labor Force	6,721	38,991	118,645

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