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PROPERTY INFORMATION

Property Address	26020 Coolidge Highway
City/Township	Huntington Woods
Building Size	16,000 SF
Land Size	0.93 AC
Space Available	14,500 SF
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$4.00 PSF
Zoning	BD: Business District
Parking	46 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 355,082 PEOPLE	 MEDIAN AGE 40.1 YEARS OLD
 HOUSEHOLDS 157,422	 CONSUMER SPENDING \$4.6 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$92,144/ANNUALLY	 DAYTIME POPULATION 175,746 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Biggby Coffee at the former Rite Aid site along Coolidge Highway in Huntington Woods.
- Prime location along Coolidge Highway, which sees an estimated 25,000 vehicles per day, offering excellent visibility and accessibility.
- Corwell Health Hospital in Royal Oak is located just north of the subject site, which is a major regional medical center with 1,090 beds and over 5,000 employees, driving consistent daytime traffic and service demand.
- Serving the neighboring communities of Huntington Woods, Oak Park, Southfield, and Berkley, the property benefits from its location within a densely populated residential trade area.





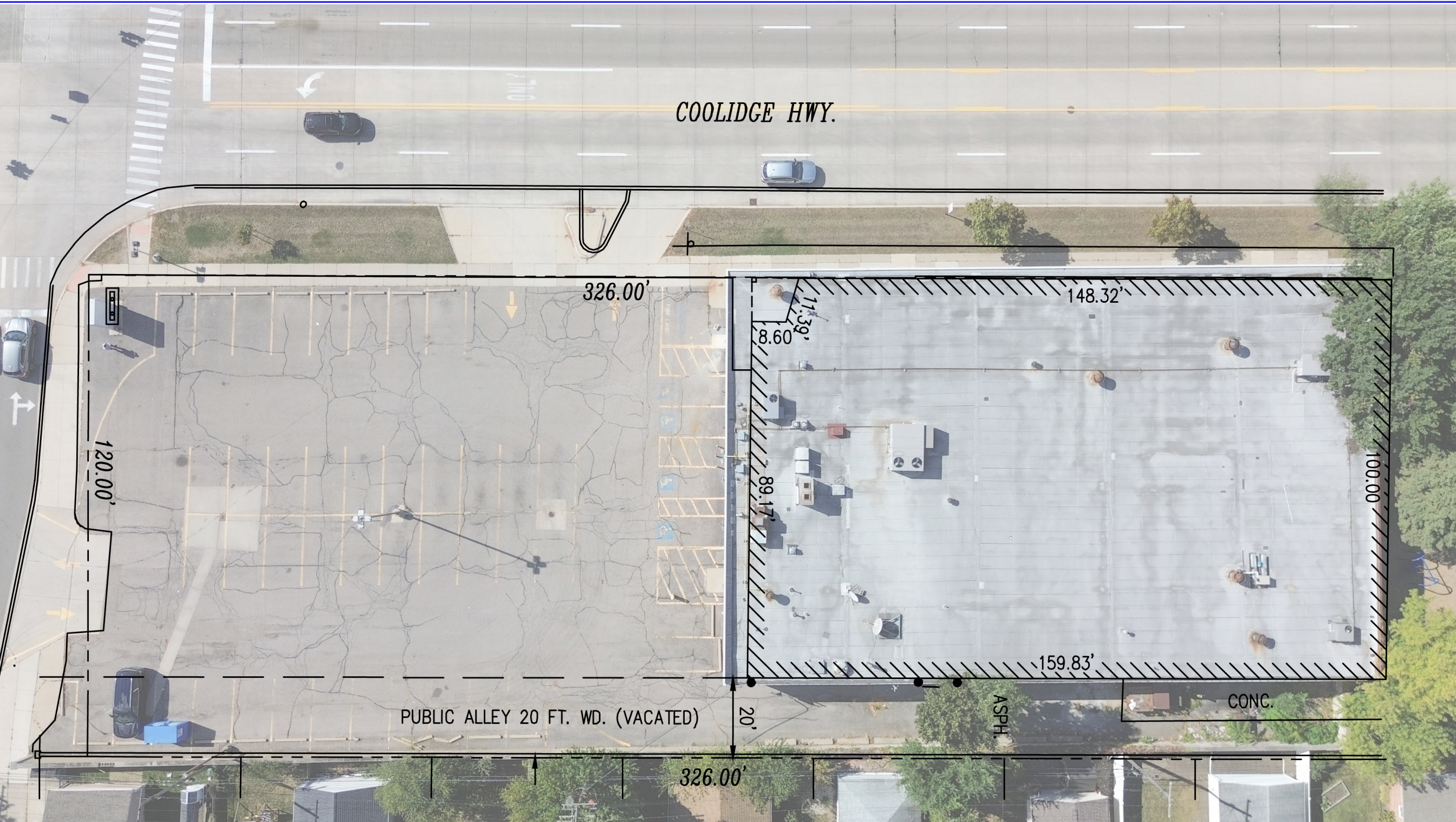
COOLIDGE HWY

LINCOLN ST

SITE







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	19,461	138,003	362,999
2024 Population	18,934	135,823	355,082
2029 Population Projection	18,7005	134,400	350,023
Annual Growth 2020-2024	-0.7%	-0.4%	-0.5%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.3%
Median Age	39.8	40.3	40.1
Bachelor's Degree or Higher	27	91	183

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	8,496	62,521	160,554
2024 Households	8,285	61,759	157,422
2029 Household Projection	8,189	71,155	155,294
Owner Occupied Households	5,104	39,841	97,743
Renter Occupied Households	3,085	21,315	57,550
Avg Household Income	\$100,909	\$100,509	\$92,144
Median Household Income	\$80,619	\$79,100	\$69,788

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	13,003	79,185	175,192
Black	4,261	43,980	145,035
American Indian/Alaskan Native	21	149	487
Asian	328	2,820	8,593
Hawaiian & Pacific Islander	8	63	144
Two or More Races	1,313	9,626	10,616
Hispanic Origin	353	2,508	6,976

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,108	10,985	30,436
\$50,000 - 75,000	1,259	9,634	25,548
\$75,000 - 100,000	1,288	8,717	21,028
\$100,000 - 125,000	1,011	6,792	15,689
\$125,000 - 150,000	594	4,942	10,659
\$150,000 - 200,000	654	5,945	13,371
\$200,000+	885	5,914	12,913

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	5,055	634	8	65,996	10,775	6	158,805	22,321	7
Trade Transportation & Utilities	546	96	6	7,879	1,059	7	27,514	2,693	10
Information	81	9	9	2,390	166	14	5,121	423	12
Financial Activities	466	70	7	5,046	858	6	14,577	2,197	7
Professional & Business Services	716	106	7	7,892	1,321	6	22,895	3,222	7
Education & Health Services	1,391	200	7	26,768	5,683	5	51,722	9,609	5
Leisure & Hospitality	470	38	12	8,063	581	14	18,282	1,385	13
Other Services	497	98	5	5,031	979	5	12,981	2,528	5
Public Administration	888	17	52	2,927	128	23	5,713	264	22
Goods-Producing Industries	396	52	8	3,504	480	7	16,941	1,505	11
Natural Resources & Mining	0	0	-	24	8	3	88	23	4
Construction	223	29	8	1,609	271	6	5,046	802	6
Manufacturing	173	23	8	1,871	201	9	11,807	680	17
Total	5,451	686	8	69,500	11,255	6	175,746	23,826	7

EXCLUSIVELY LISTED BY:

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*Single & Full Portfolio
Transactions*



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