

23100 COOLIDGE HIGHWAY

OAK PARK



O'CONNOR

# A RETAIL/FLEX OPPORTUNITY

O'Connor Real Estate is pleased to present for sale, Coolidge Park Plaza, a primarily owner-occupied retail/flex building in Oak Park. The subject property consists of a roughly 33,814-square-foot building on a 2.4-acre lot (fully sprinkled) with between 160-170 parking spaces. The owner occupies roughly two thirds of the leasable building and would vacate at closing.



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Asking Price

**\$3,000,000**

Building Size

**34,000 square feet**

Total Lot Size

**2.4 acres**

Type

**Retail and Flex Space**

Address

**23100 Coolidge Highway**

Location

**NE Corner of  
Coolidge Highway &  
W 9 Mile Road**

Neighborhood

**Oak Park**

Neighbors

CVS, Dollar Tree, Captain Jay's Fish &  
Chicken, Mobil, O'Reilly, Citizens Bank,  
Happys Pizza, Cricket

Demographics

	Population	Median Household Income
1 Mile	17,030	\$69,470
3 Miles	152,750	\$76,901
5 Miles	384,577	\$71,600

Traffic Counts (Two-Way)

24,270	Coolidge Hwy N of 9 Mile Rd
17,970	Coolidge Hwy S of 9 Mile Rd
15,472	9 Mile Rd E of Coolidge Hwy
15,455	9 Mile Rd W of Coolidge Hwy

B2 Zoning

**General Business zoning permits a wide range of retail, office, restaurant, service, and commercial uses intended to serve both local and regional customers, providing flexibility for a variety of business operations.**





Northeast view of building, interiors of coin laundry and storage area



DOWNTOWN DETROIT

23100 COOLIDGE HIGHWAY

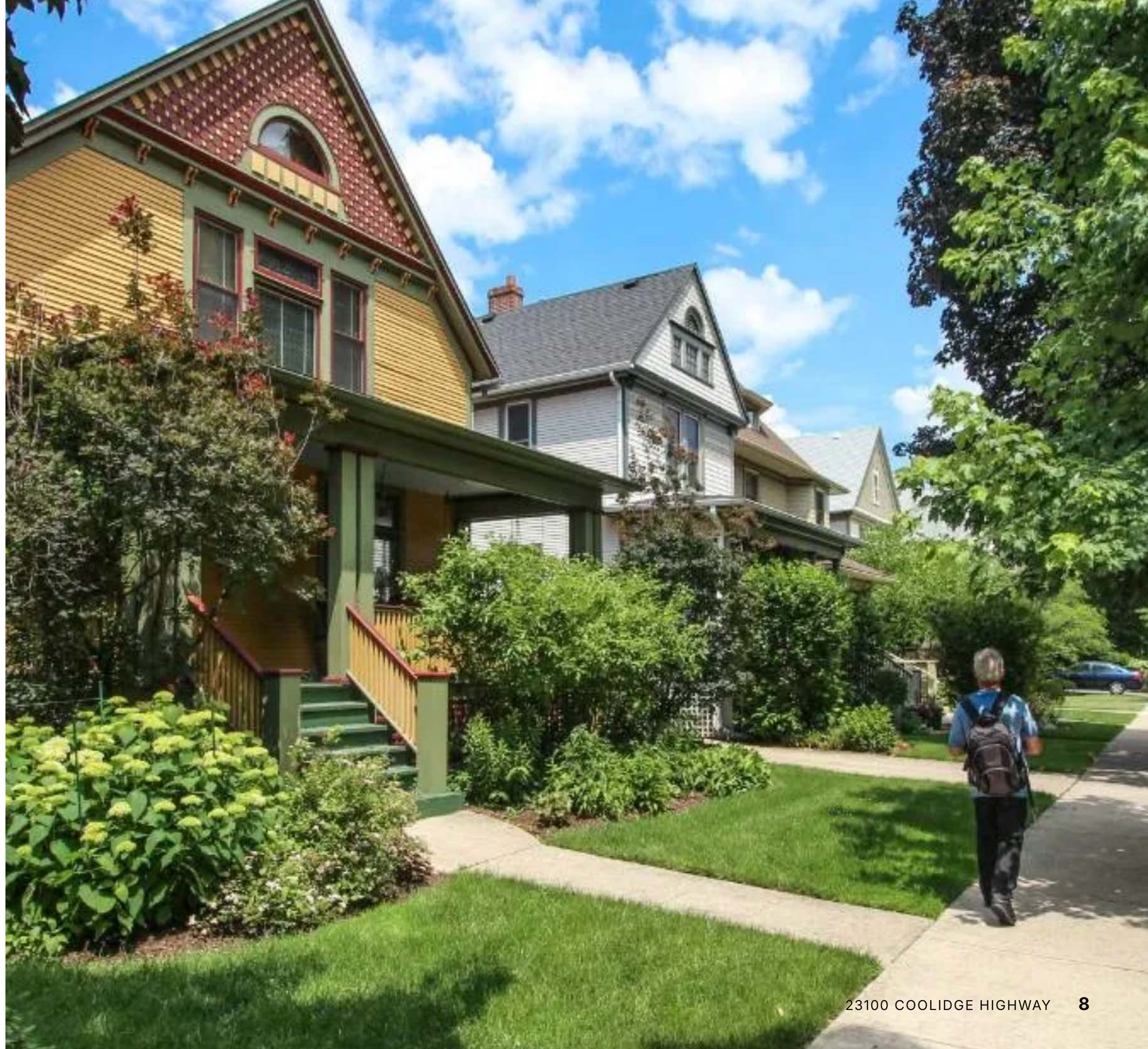
McClain Road

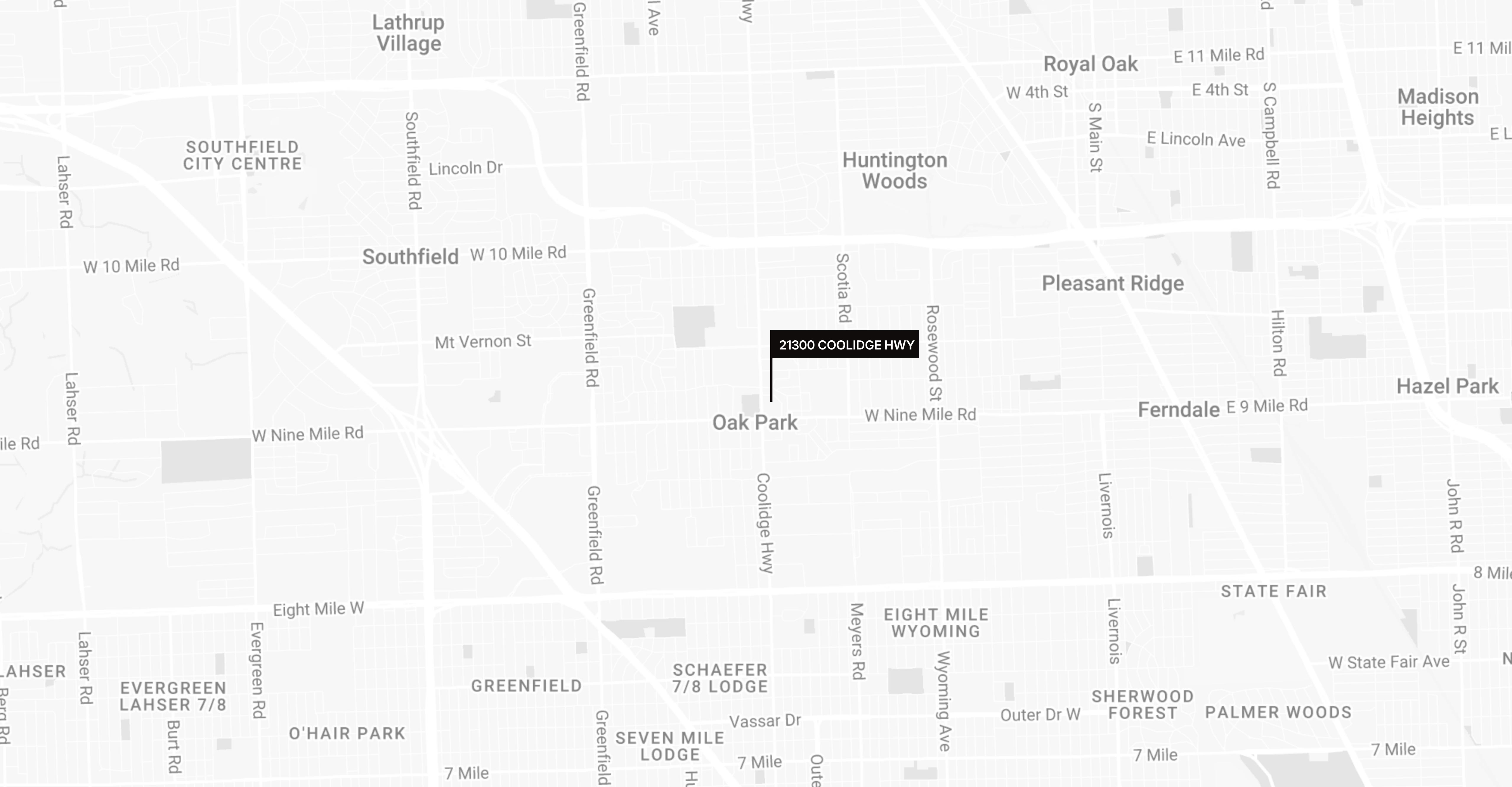
Coolidge Highway

9 Mile Road

Aerial view looking southwest over 9 Mile Road, McClain Drive, and Coolidge Highway

**OAK PARK** resides in metro Detroit's most affluent county, Oakland County. Median household income is \$70,000 annually. Oak Park has seen steady growth over the last 5-10 years and has a strong working-class community. The Coolidge Park Plaza sits near one of the busiest intersections in Oak Park with an estimated 24,000 cars passing by each day.

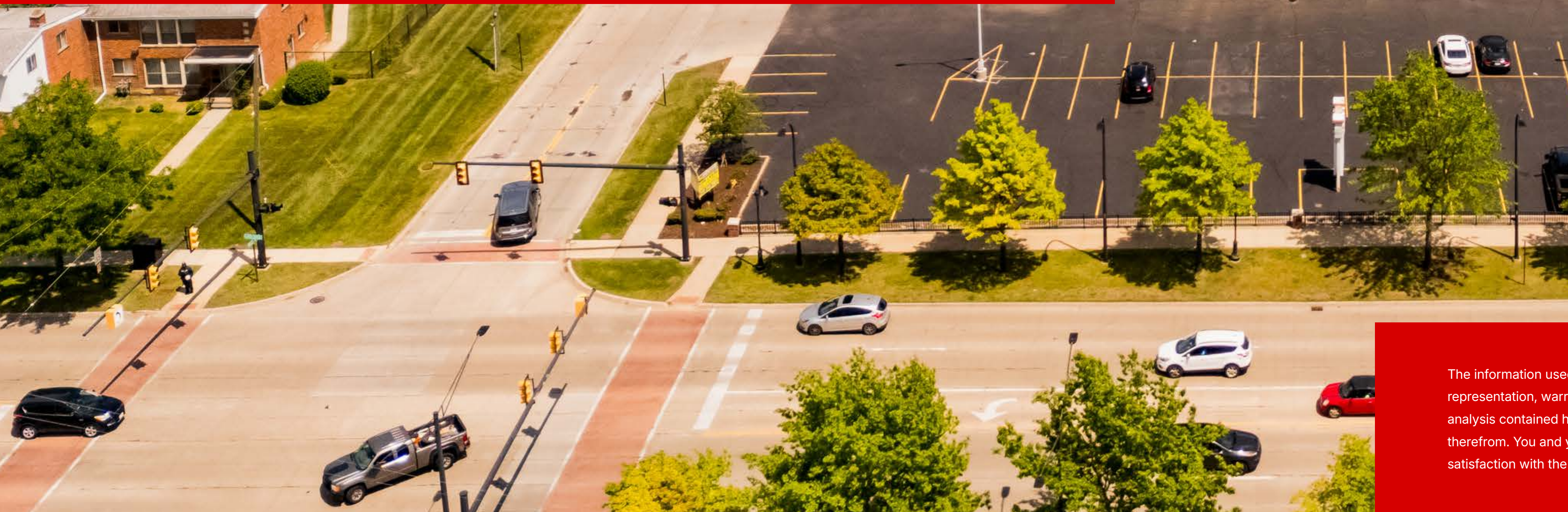




O'CONNOR

A trusted and respected member of the community, O'connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

For more information about our properties, please contact O'Connor Real Estate



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