

2,200 SF STREET RETAIL



FOR SALE / LEASE



13630 Eight Mile West

Oak Park, Michigan 48237

Property Description

Located in the heart of Oak Park, MI, the area surrounding the property offers a vibrant and bustling environment ideal for retail and street retail tenants. The nearby area features a mix of local and national retailers, creating a dynamic retail landscape. Additionally, the property is situated near popular amenities such as dining establishments, shopping centers, and entertainment venues, ensuring a steady flow of foot traffic and potential customers.

Ideal for retail, restaurant, or office/medical business designed for maximum street visibility, it is conveniently situated on the high-traffic, prominent retail corner of 8 Mile & Coolidge.

Serving as a main thoroughfare along the West 8 Mile Road corridor, this location offers a central presence within the city with over 60,000 vehicles traveling daily—offering businesses a steady stream of promotion and advertising.

Easy access with 2 curb cuts servicing the property. Large storefront windows fill the space with natural light and provide ability for displays and showcasing your products or services.

Property Highlights

- 2,200 SF / Freestanding Retail
- 68' Frontage on 8 Mile Rd (with 2 curb cuts)
- Signalized Intersection
- 2 Curb Cuts
- High Visibility at intersection of 8 Mile/Coolidge Highway
- Strong Traffic Exposure: 62,653 VPD (2025) W. 8 Mile & Coolidge Hwy
- Located in Qualified Opportunity Zone
- Zoning: B 2 General Business District
- **NEW ROOF – Geo-Insulated Roofs with EPS (Expanded Polystyrene)
- 12 Surface Parking
- Monument Signage
- Wheelchair Accessible
- Storage Space



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Wendy Acho

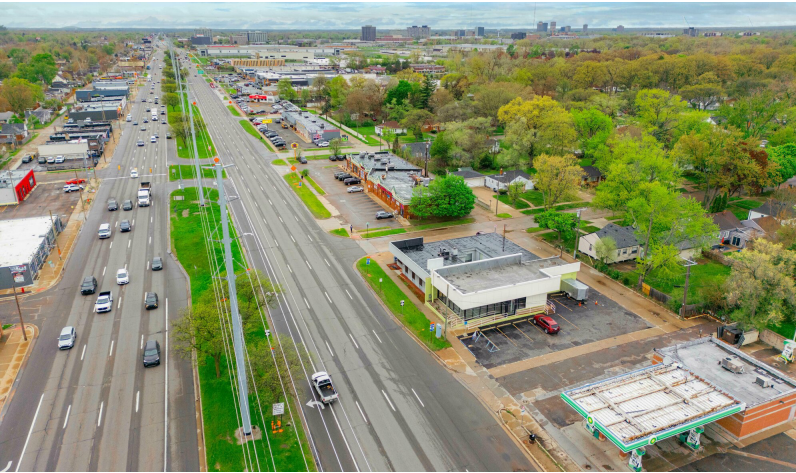
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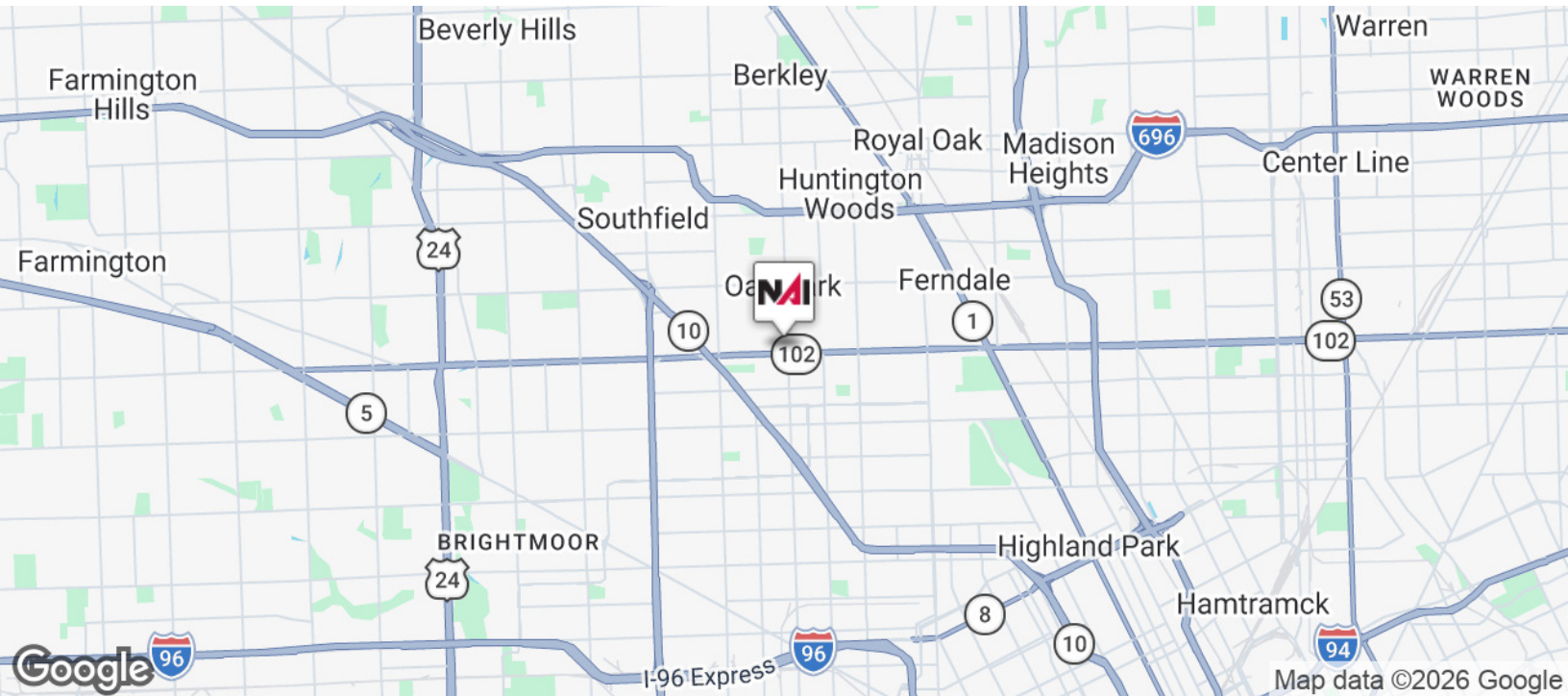
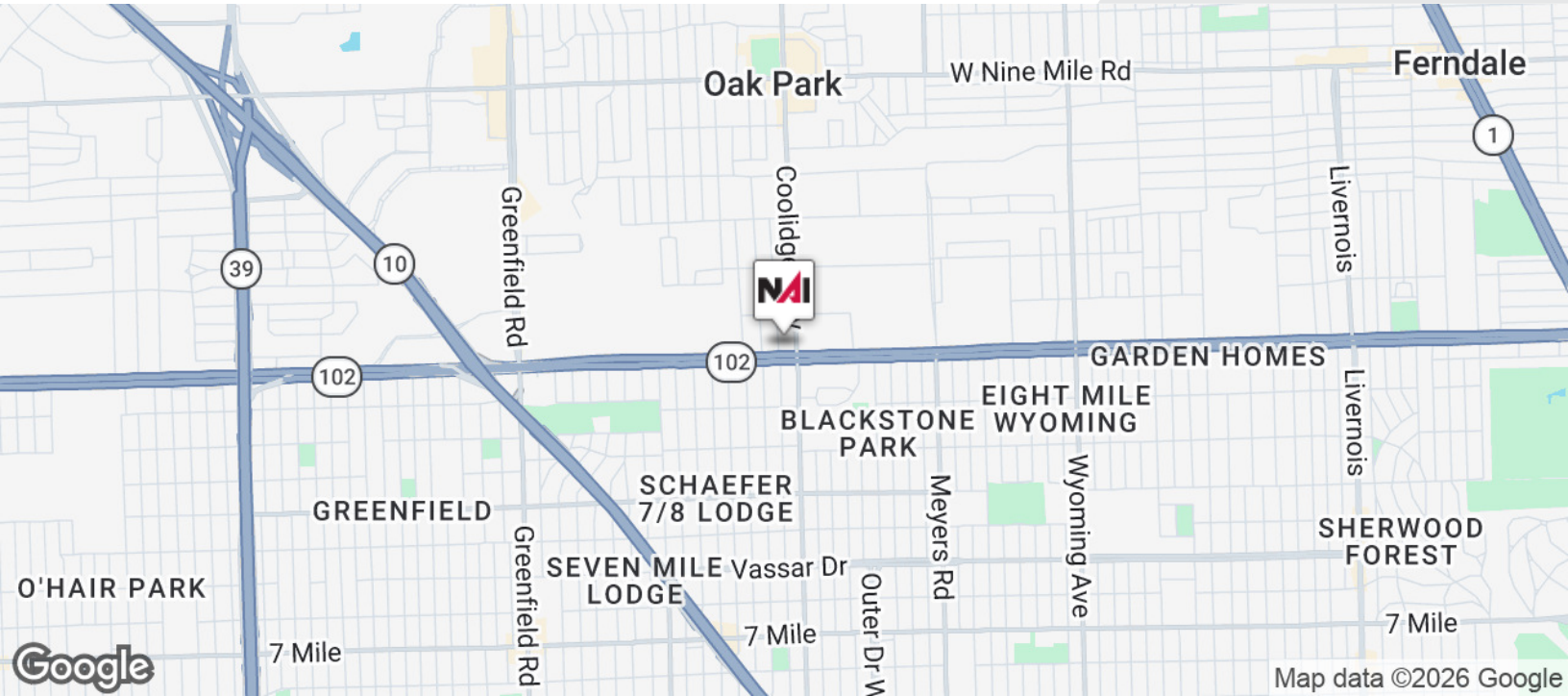
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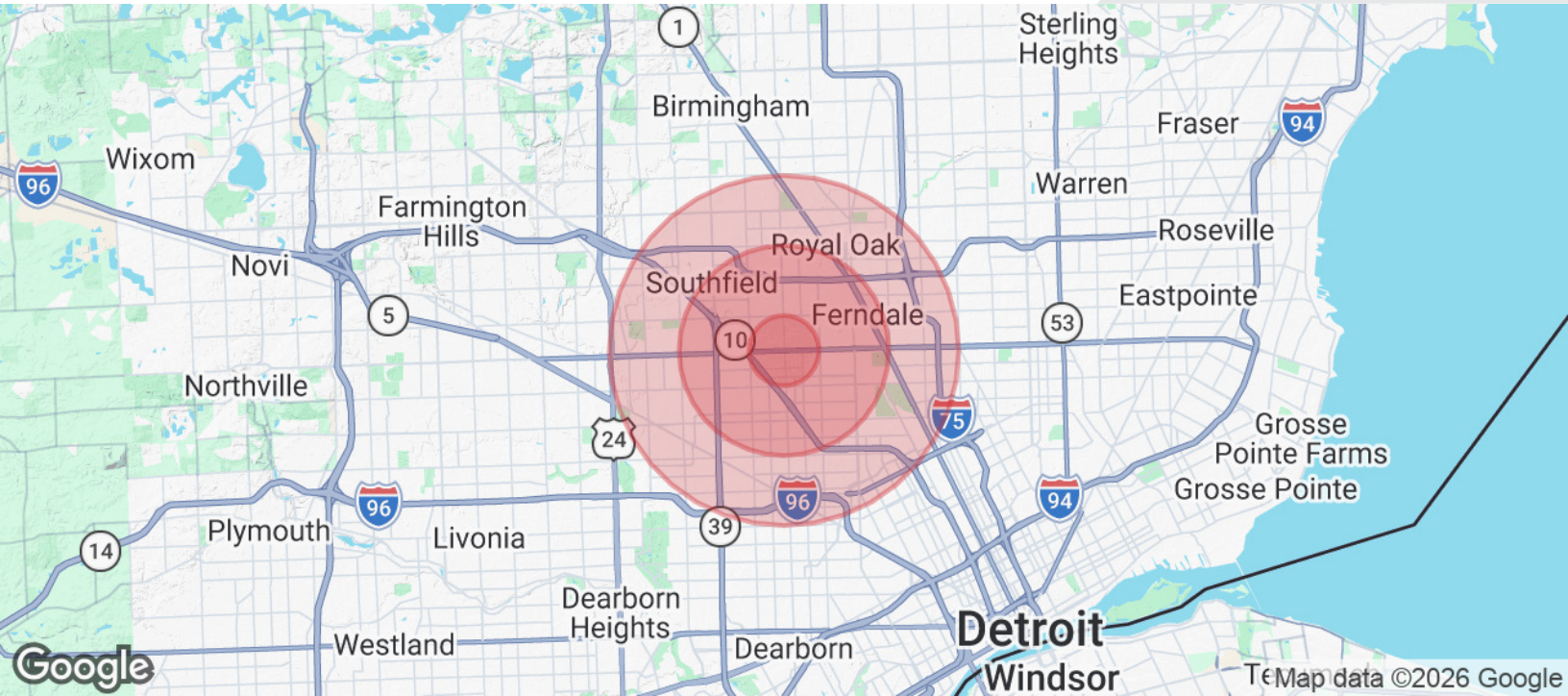
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,225	169,313	389,010
Average Age	43.3	39.1	39.0
Average Age (Male)	38.5	35.7	36.4
Average Age (Female)	49.0	41.5	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,242	69,764	164,925
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$59,377	\$80,333	\$81,852
Average House Value	\$110,431	\$189,057	\$194,621

2023 American Community Survey (ACS)



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