

FOR LEASE

Office Space – Hazel Park

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



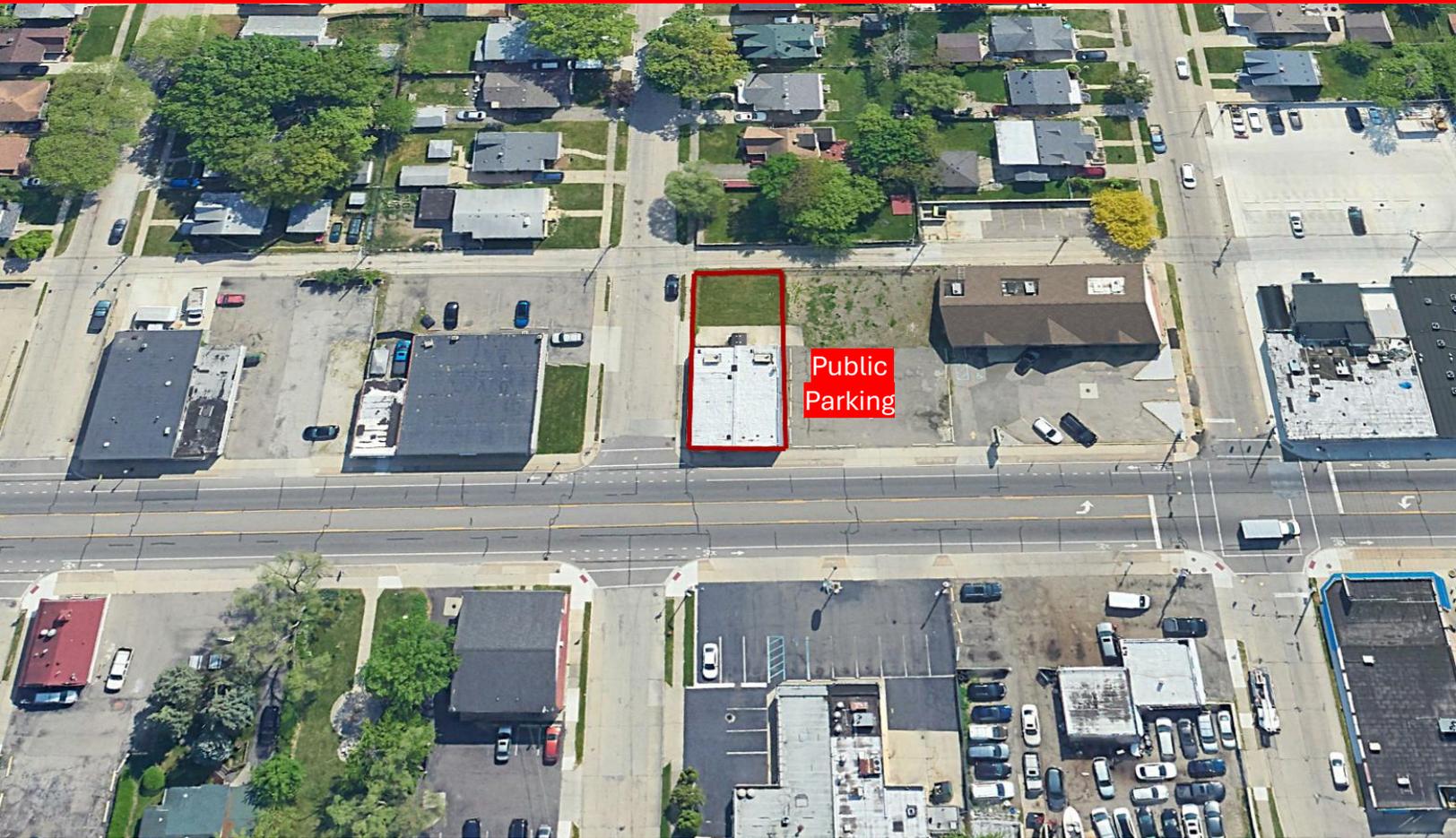
21738 John R
Hazel Park, MI 48030

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PROPERTY INFORMATION

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PROPERTY OVERVIEW

Located on John R, between 8 and 9 mile, near I-696 and I-75 interchange, the space provides excellent accessibility and visibility. This fully renovated space offers an ideal setting for professional office use, including insurance agencies, title companies, and similar businesses. Tenant shall have access to a shared conference room, lobby, and a full kitchen. Public parking will soon be available immediately adjacent to the building. The property also features a shared greenspace at the rear of the building for employees and clients.

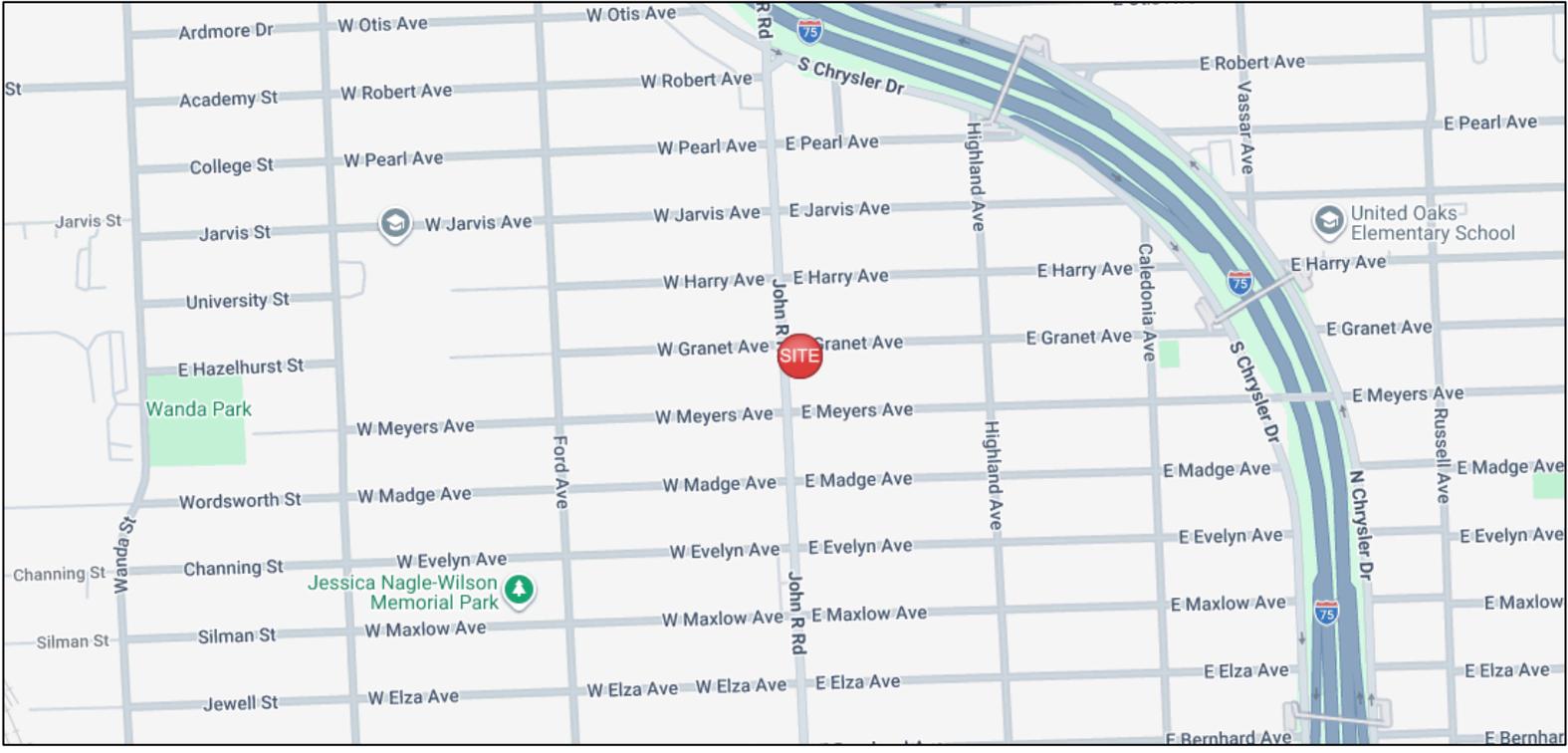
OFFERING SUMMARY	
Lease Rate:	\$2,000/month, plus utilities
Space Available:	1,200 SF
Building Size:	2,282 SF
Co-Tenant:	JAG Real Estate
Zoning:	FC: Flex Corridor
Year Built:	1952

DEMOGRAPHICS (5-Mile Radius)

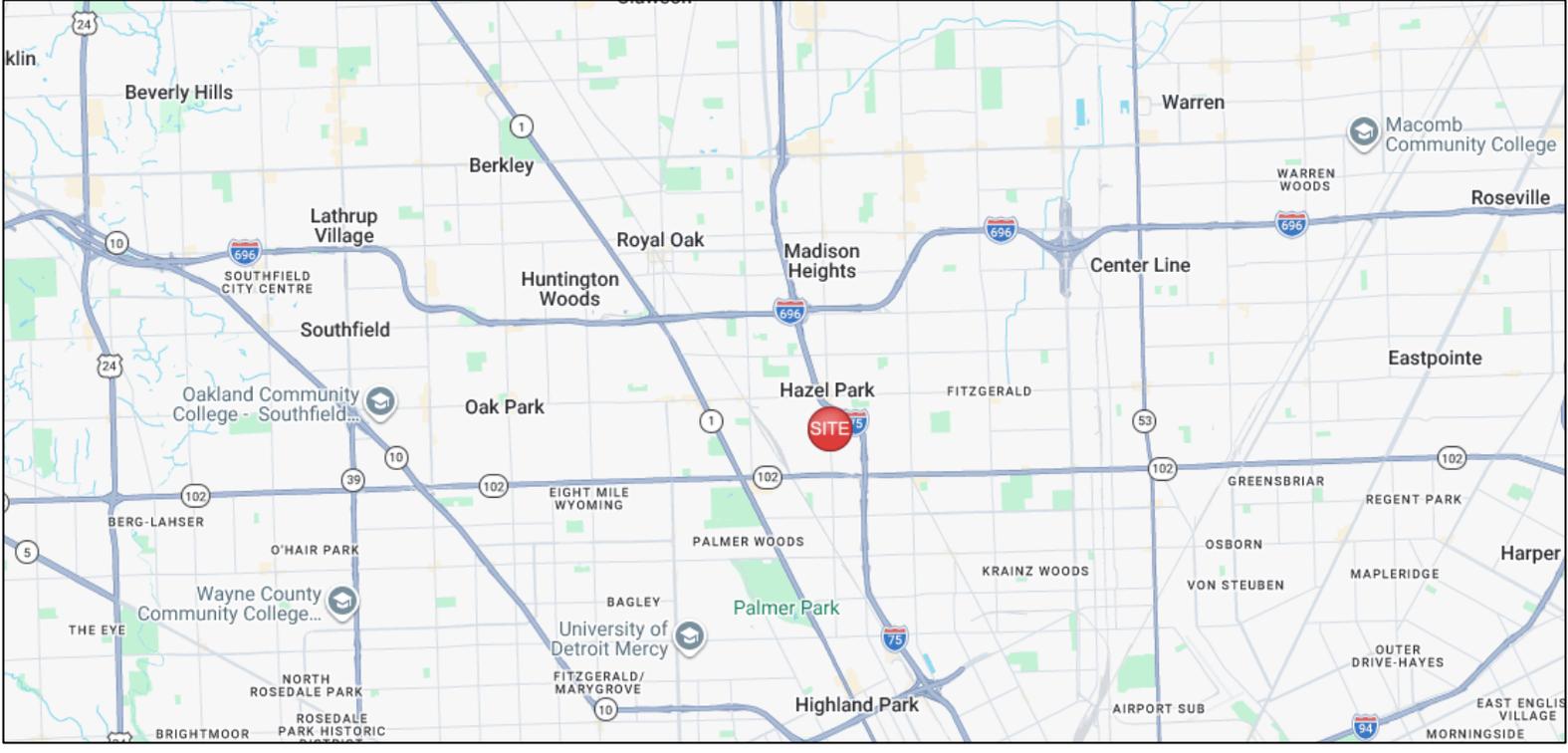
- **Population:** 393,761 people
- **Households:** 164,327 homes
- **Avg. HH Income:** \$86,985 USD
- **Traffic Counts:** 10,156 VPD



LOCAL



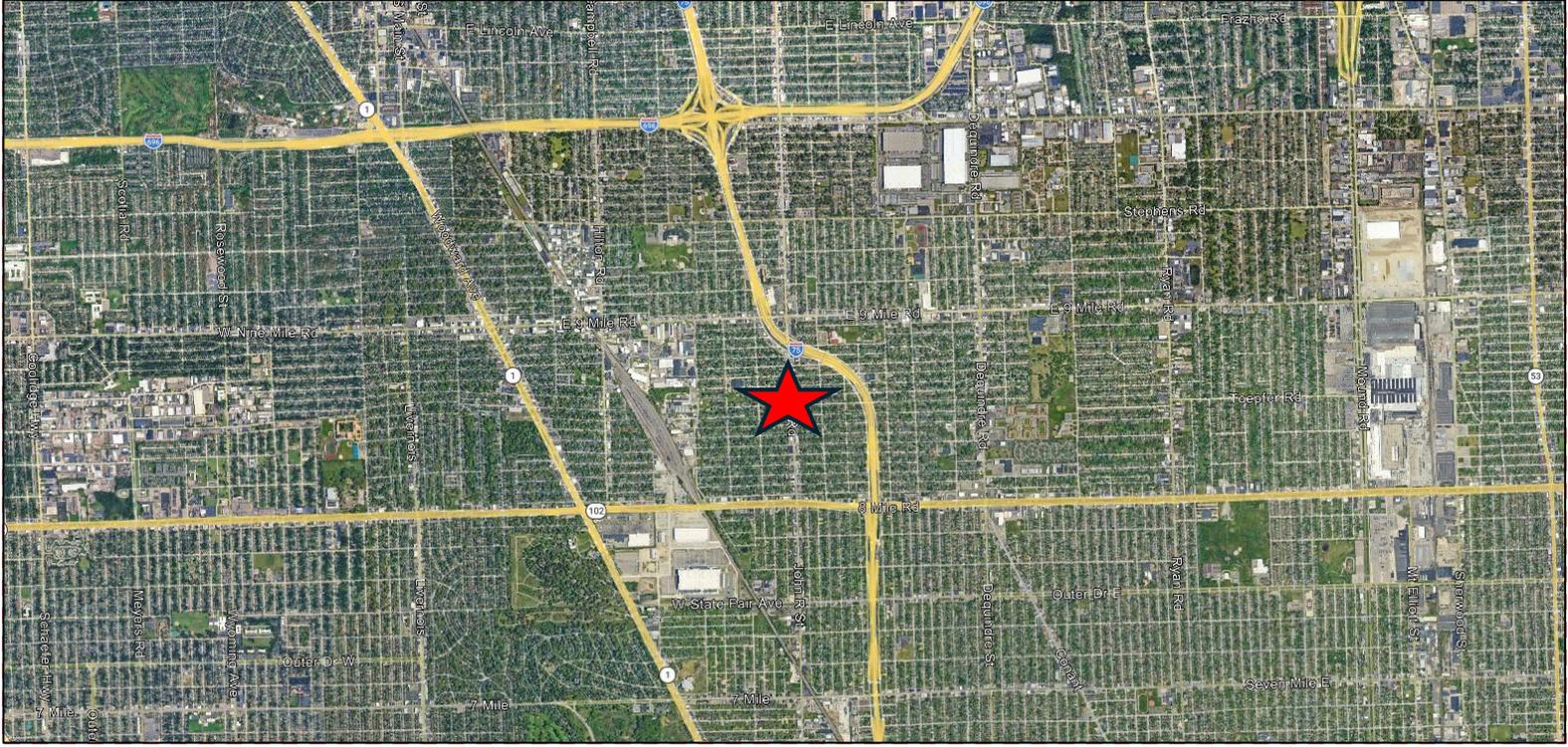
REGIONAL



LOCAL



REGIONAL



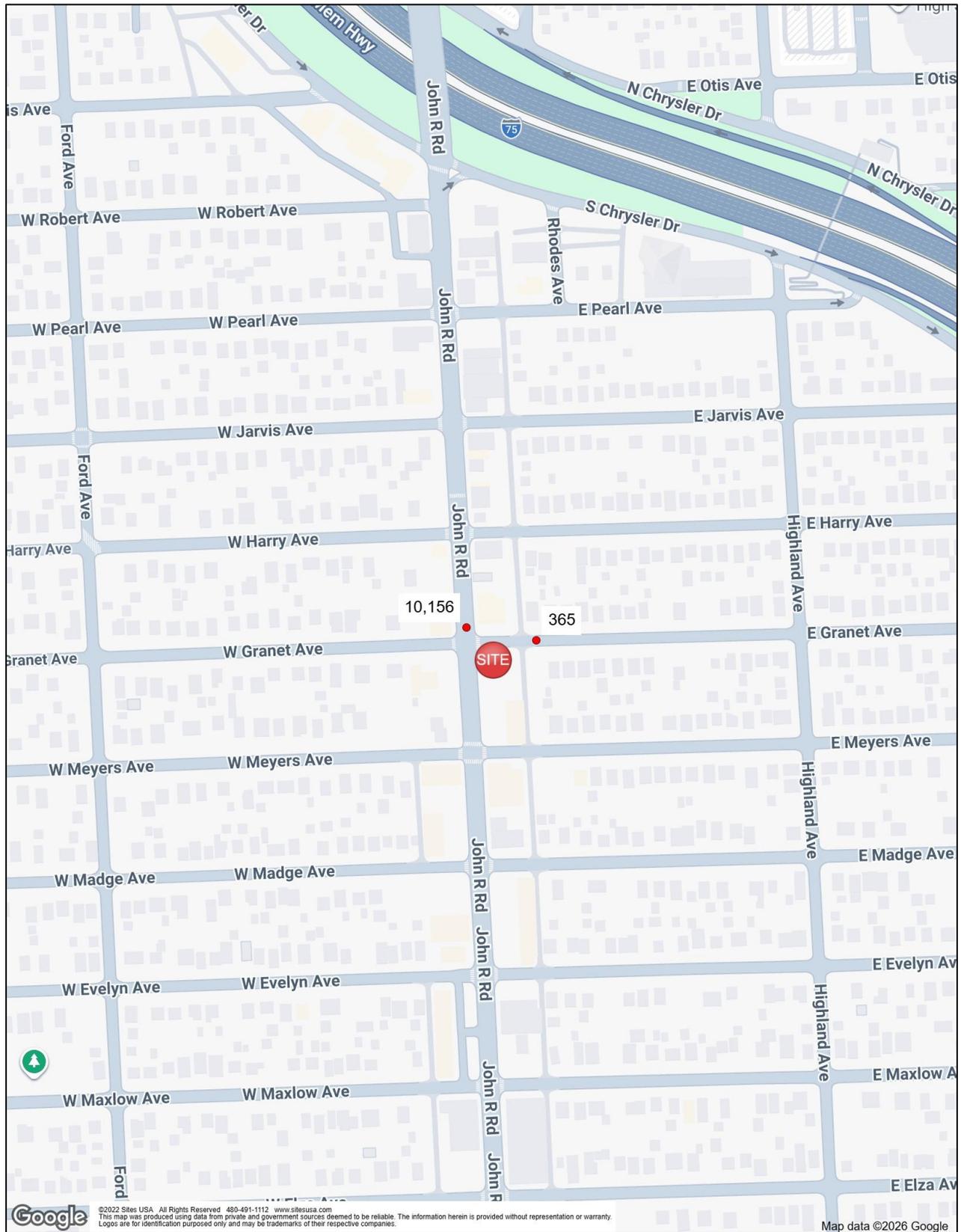
21738 John R Rd Hazel Park, MI 48030	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,775	136,630	393,761
2030 Projected Population	15,364	134,358	384,865
2020 Census Population	15,001	132,160	383,532
2010 Census Population	16,808	139,887	399,003
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	-0.4%	-0.2%	-
Households			
2025 Estimated Households	7,165	60,976	164,327
2030 Projected Households	7,081	60,952	163,350
2020 Census Households	6,743	58,257	158,781
2010 Census Households	6,764	58,331	159,292
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.3%	0.2%
Age			
2025 Est. Population Under 10 Years	9.7%	11.2%	12.1%
2025 Est. Population 10 to 19 Years	9.0%	10.0%	11.4%
2025 Est. Population 20 to 29 Years	17.1%	15.2%	14.4%
2025 Est. Population 30 to 44 Years	25.8%	24.3%	22.3%
2025 Est. Population 45 to 59 Years	18.0%	17.6%	17.7%
2025 Est. Population 60 to 74 Years	15.2%	15.7%	15.7%
2025 Est. Population 75 Years or Over	5.1%	6.0%	6.4%
2025 Est. Median Age	36.1	36.5	36.6
Marital Status & Gender			
2025 Est. Male Population	51.3%	49.5%	49.0%
2025 Est. Female Population	48.7%	50.5%	51.0%
2025 Est. Never Married	47.8%	45.9%	45.4%
2025 Est. Now Married	32.0%	34.4%	34.3%
2025 Est. Separated or Divorced	15.8%	14.5%	14.8%
2025 Est. Widowed	4.4%	5.2%	5.5%
Income			
2025 Est. HH Income \$200,000 or More	5.5%	8.2%	7.6%
2025 Est. HH Income \$150,000 to \$199,999	4.4%	7.4%	7.0%
2025 Est. HH Income \$100,000 to \$149,999	19.0%	15.9%	14.5%
2025 Est. HH Income \$75,000 to \$99,999	14.9%	13.2%	12.9%
2025 Est. HH Income \$50,000 to \$74,999	23.2%	18.1%	16.7%
2025 Est. HH Income \$35,000 to \$49,999	9.6%	11.0%	11.6%
2025 Est. HH Income \$25,000 to \$34,999	6.3%	7.4%	8.0%
2025 Est. HH Income \$15,000 to \$24,999	6.8%	7.2%	8.4%
2025 Est. HH Income Under \$15,000	10.2%	11.4%	13.3%
2025 Est. Average Household Income	\$81,553	\$92,013	\$86,985
2025 Est. Median Household Income	\$66,640	\$73,076	\$68,562
2025 Est. Per Capita Income	\$37,138	\$41,102	\$36,383
2025 Est. Total Businesses	546	4,934	13,972
2025 Est. Total Employees	4,916	41,123	130,001

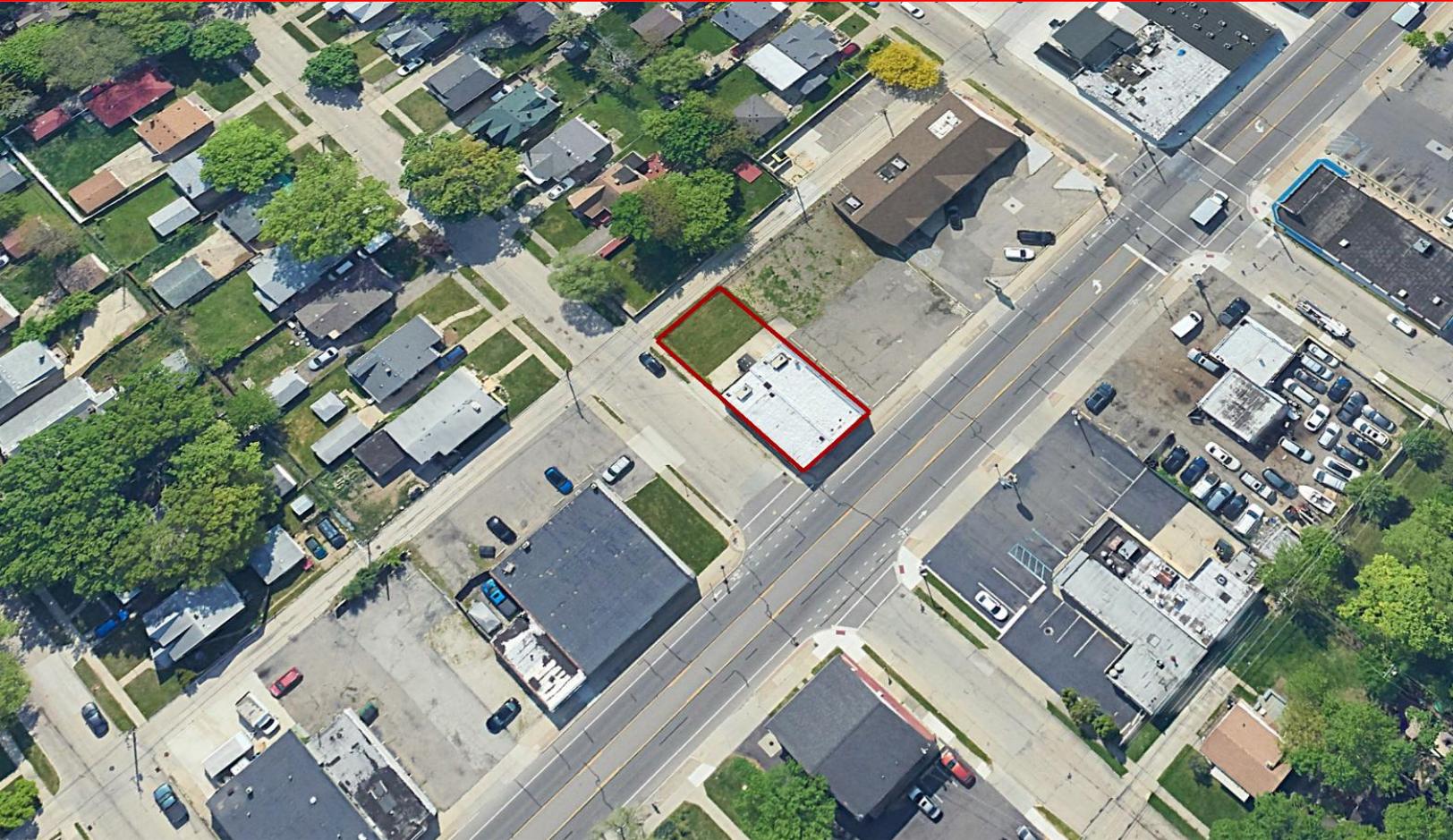
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Race			
2025 Est. White	71.9%	52.9%	46.2%
2025 Est. Black	18.4%	36.0%	41.4%
2025 Est. Asian or Pacific Islander	2.8%	6.0%	7.8%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2025 Est. Other Races	6.6%	4.9%	4.4%
Hispanic			
2025 Est. Hispanic Population	763	4,589	10,740
2025 Est. Hispanic Population	4.8%	3.4%	2.7%
2030 Proj. Hispanic Population	5.0%	3.7%	3.1%
2020 Hispanic Population	3.5%	2.9%	2.5%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	11,870	99,770	277,229
2025 Est. Elementary (Grade Level 0 to 8)	3.5%	2.8%	4.4%
2025 Est. Some High School (Grade Level 9 to 11)	6.2%	7.5%	7.5%
2025 Est. High School Graduate	31.4%	26.5%	26.3%
2025 Est. Some College	19.9%	21.2%	22.9%
2025 Est. Associate Degree Only	8.8%	7.2%	7.6%
2025 Est. Bachelor Degree Only	22.3%	22.2%	19.6%
2025 Est. Graduate Degree	7.8%	12.7%	11.7%
Housing			
2025 Est. Total Housing Units	7,642	66,237	180,971
2025 Est. Owner-Occupied	56.3%	56.0%	53.9%
2025 Est. Renter-Occupied	37.5%	36.1%	36.9%
2025 Est. Vacant Housing	6.2%	7.9%	9.2%
Homes Built by Year			
2025 Homes Built 2010 or later	3.4%	4.0%	3.2%
2025 Homes Built 2000 to 2009	4.7%	3.6%	3.2%
2025 Homes Built 1990 to 1999	2.1%	3.1%	3.0%
2025 Homes Built 1980 to 1989	3.5%	3.7%	3.5%
2025 Homes Built 1970 to 1979	8.3%	8.1%	7.5%
2025 Homes Built 1960 to 1969	12.6%	10.7%	11.2%
2025 Homes Built 1950 to 1959	28.0%	21.9%	23.0%
2025 Homes Built Before 1949	31.2%	36.9%	36.2%
Home Values			
2025 Home Value \$1,000,000 or More	0.6%	1.0%	1.0%
2025 Home Value \$500,000 to \$999,999	3.3%	5.8%	6.1%
2025 Home Value \$400,000 to \$499,999	5.3%	5.9%	5.4%
2025 Home Value \$300,000 to \$399,999	7.7%	13.6%	12.0%
2025 Home Value \$200,000 to \$299,999	14.6%	21.3%	22.2%
2025 Home Value \$150,000 to \$199,999	27.9%	16.1%	15.8%
2025 Home Value \$100,000 to \$149,999	23.7%	13.8%	12.3%
2025 Home Value \$50,000 to \$99,999	10.9%	13.5%	15.4%
2025 Home Value \$25,000 to \$49,999	2.7%	3.4%	3.9%
2025 Home Value Under \$25,000	3.4%	5.5%	5.8%
2025 Median Home Value	\$161,719	\$200,415	\$196,363
2025 Median Rent	\$1,146	\$1,027	\$972

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	13,391	112,895	318,973
2025 Est. Civilian Employed	67.0%	63.3%	59.1%
2025 Est. Civilian Unemployed	3.7%	4.4%	5.0%
2025 Est. in Armed Forces	0.4%	-	-
2025 Est. not in Labor Force	28.8%	32.3%	35.9%
2025 Labor Force Males	51.3%	49.2%	48.6%
2025 Labor Force Females	48.7%	50.8%	51.4%
Occupation			
2025 Occupation: Population Age 16 Years or Over	8,976	71,415	188,515
2025 Mgmt, Business, & Financial Operations	15.2%	18.6%	17.2%
2025 Professional, Related	27.0%	26.7%	24.9%
2025 Service	16.7%	15.7%	16.1%
2025 Sales, Office	18.4%	18.1%	19.1%
2025 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
2025 Construction, Extraction, Maintenance	5.7%	5.8%	5.3%
2025 Production, Transport, Material Moving	16.5%	15.0%	17.3%
2025 White Collar Workers	60.6%	63.4%	61.1%
2025 Blue Collar Workers	39.4%	36.6%	38.9%
Transportation to Work			
2025 Drive to Work Alone	79.7%	72.4%	72.9%
2025 Drive to Work in Carpool	6.4%	7.6%	8.1%
2025 Travel to Work by Public Transportation	1.0%	1.1%	1.2%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.4%	1.8%	1.8%
2025 Other Means	0.6%	0.9%	1.0%
2025 Work at Home	9.8%	16.2%	15.1%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	16.5%	16.6%	20.5%
2025 Travel to Work in 15 to 29 Minutes	51.1%	50.4%	45.8%
2025 Travel to Work in 30 to 59 Minutes	27.3%	28.1%	28.9%
2025 Travel to Work in 60 Minutes or More	5.1%	4.8%	4.9%
2025 Average Travel Time to Work	23.2	23.0	22.7
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$622.3 M	\$5.53 B	\$14.54 B
2025 Est. Apparel	\$11.66 M	\$103.62 M	\$274.19 M
2025 Est. Contributions, Tax and Retirement	\$156.72 M	\$1.47 B	\$3.7 B
2025 Est. Education	\$14.07 M	\$126.1 M	\$327.11 M
2025 Est. Entertainment	\$36.2 M	\$321.56 M	\$852.13 M
2025 Est. Food, Beverages, Tobacco	\$77.78 M	\$684.69 M	\$1.85 B
2025 Est. Health Care	\$44.41 M	\$384.79 M	\$1.06 B
2025 Est. Household Furnishings and Equipment	\$16.69 M	\$148.63 M	\$391.02 M
2025 Est. Household Operations, Shelter, Utilities	\$146.38 M	\$1.29 B	\$3.47 B
2025 Est. Miscellaneous Expenses	\$10.82 M	\$96.01 M	\$252.59 M
2025 Est. Personal Care	\$8.33 M	\$73.14 M	\$198.97 M
2025 Est. Transportation	\$99.24 M	\$840.09 M	\$2.16 B

LOCATION INFORMATION

Traffic Counts





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