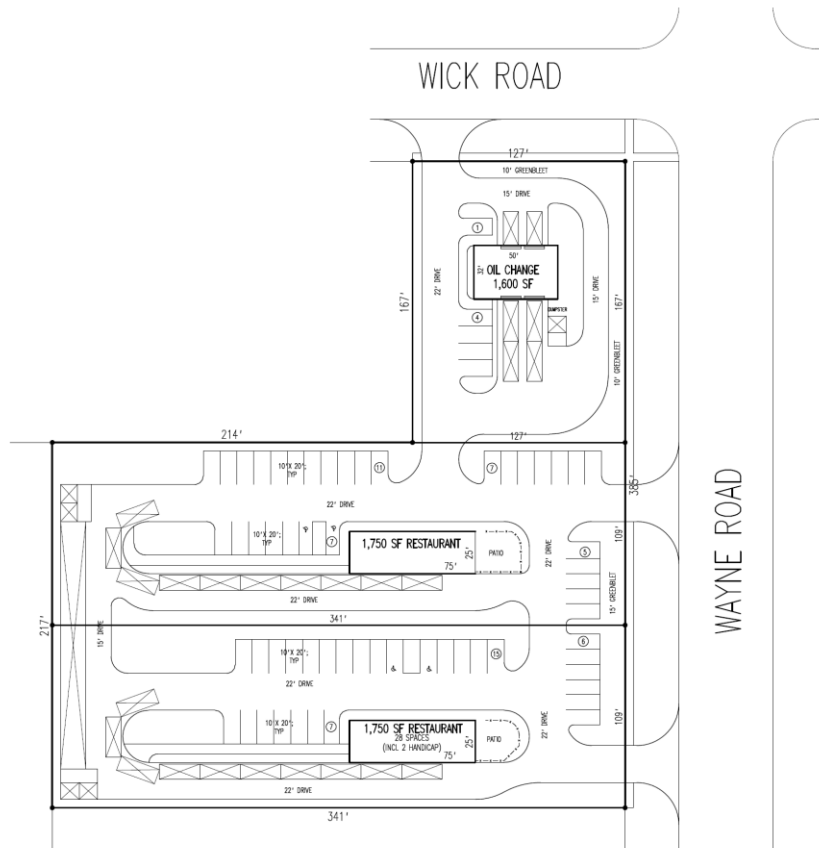


LAND FOR SALE



**SWC Wayne & Wick Rd
Romulus, Michigan**



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

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LAND FOR SALE

SWC Wayne & Wick Rd Romulus, Michigan

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PROPERTY SUMMARY

1

OFFICE | INDUSTRIAL | RETAIL | **LAND** | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: SWC Wayne & Wick Rd
Romulus, MI 48174

Parcel ID's: 80-065-99-0001-001 (0.54 Acre)
80-065-99-0004-001 (0.85 Acre)
80-065-99-0005-001 (0.85 Acre)

Total Land Size: 2.24 Acres

Sale Price: \$795,000

Utilities: All utilities at the road

Zoning: C-3 – Highway Service & C-2 – General Business

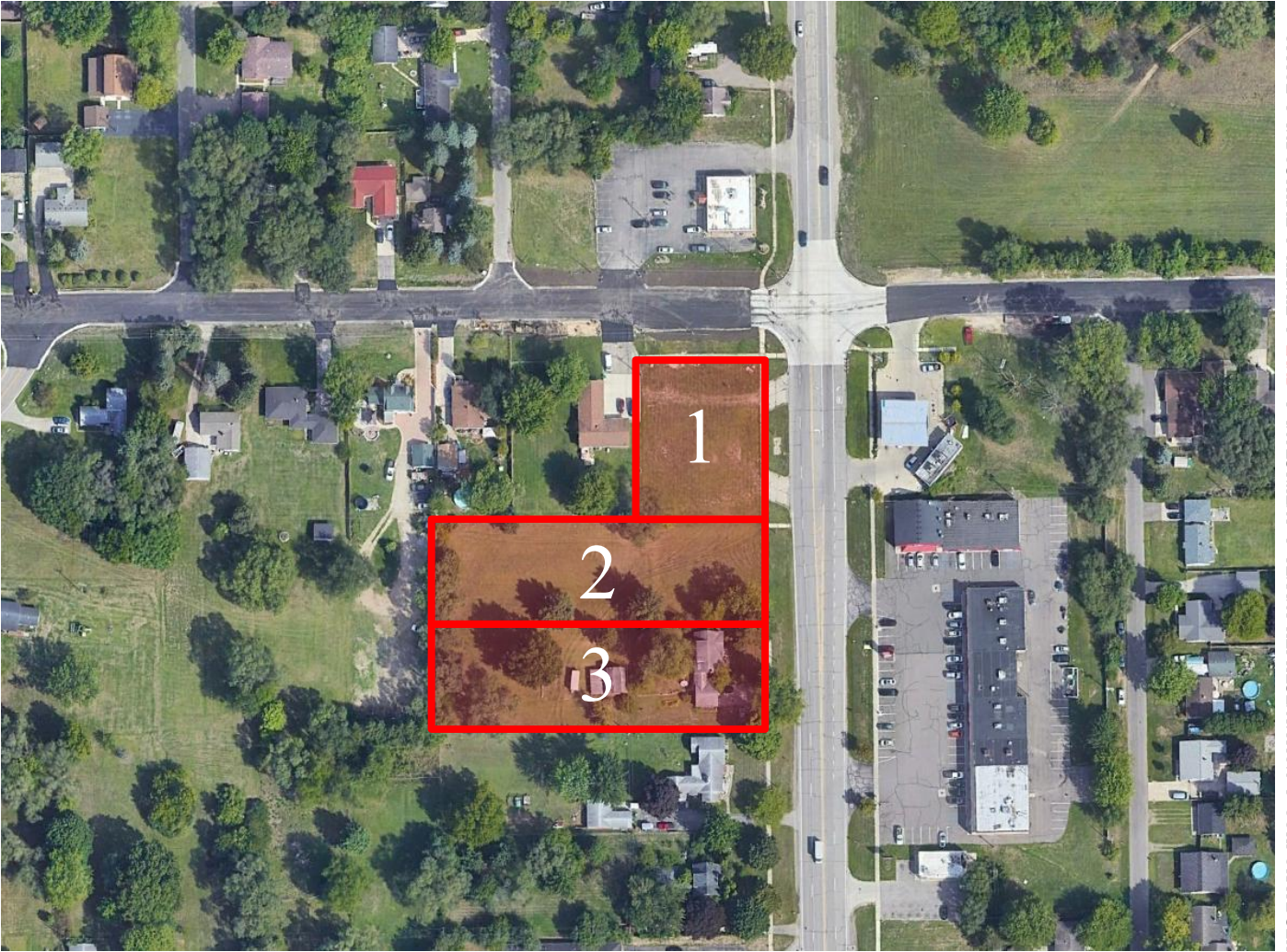
Demographics within a 5 mile radius:	Population:	105,741 Persons
	Households:	43,497 Homes
	Avg. HH Income:	\$87,647 USD
	Traffic Count:	20,212 VPD – Wayne Rd

Comments: Hard corner site just north of I-94, near Romulus High School and within minutes from the Metro Detroit Airport. Allowing for drive-thru restaurants, coffee, and oil change. Site made up of three parcels, with the potential for one large retail or grocery store up to 20,000SF.

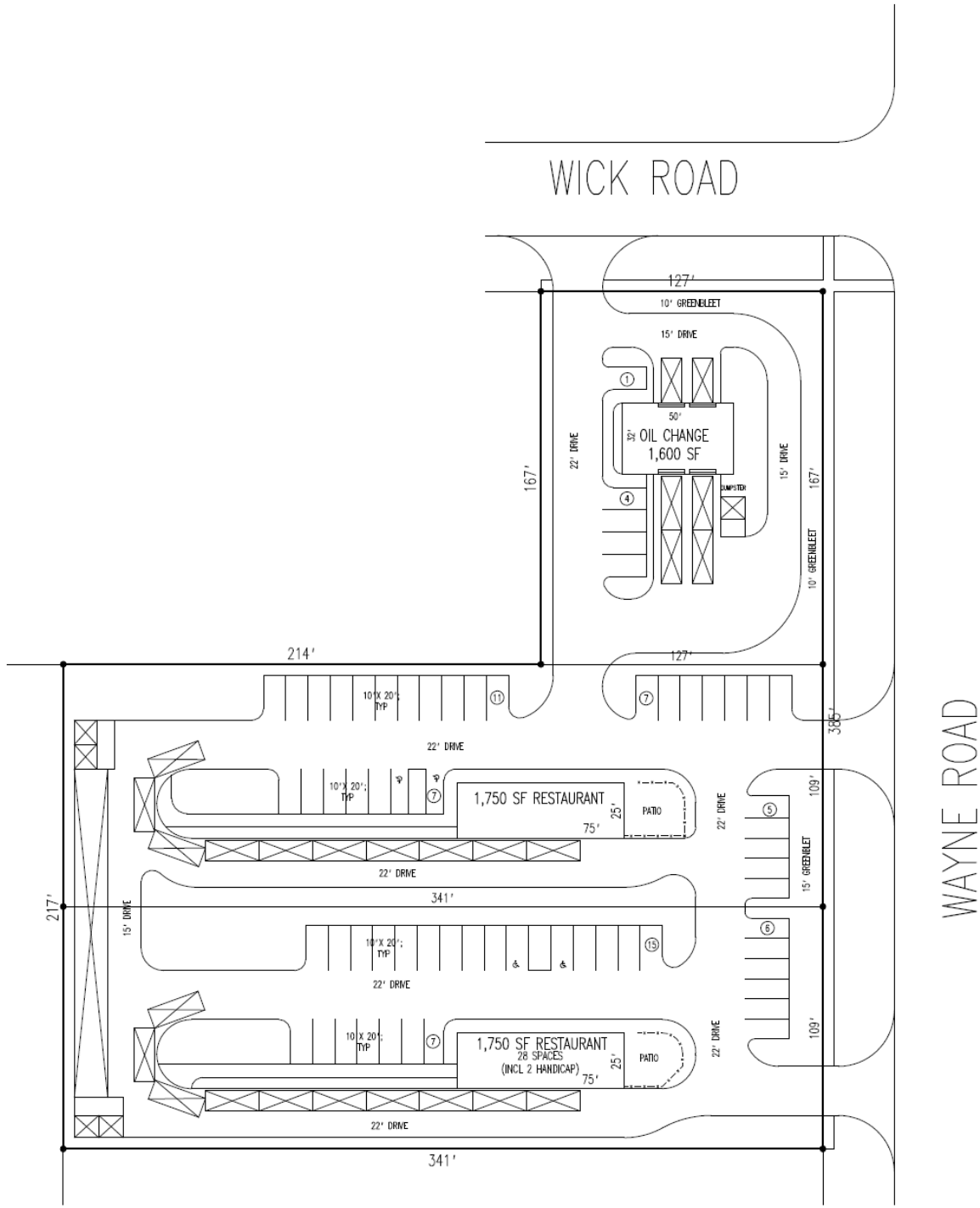
For Information Contact:
Mo Abubars
248-359-9000



Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.



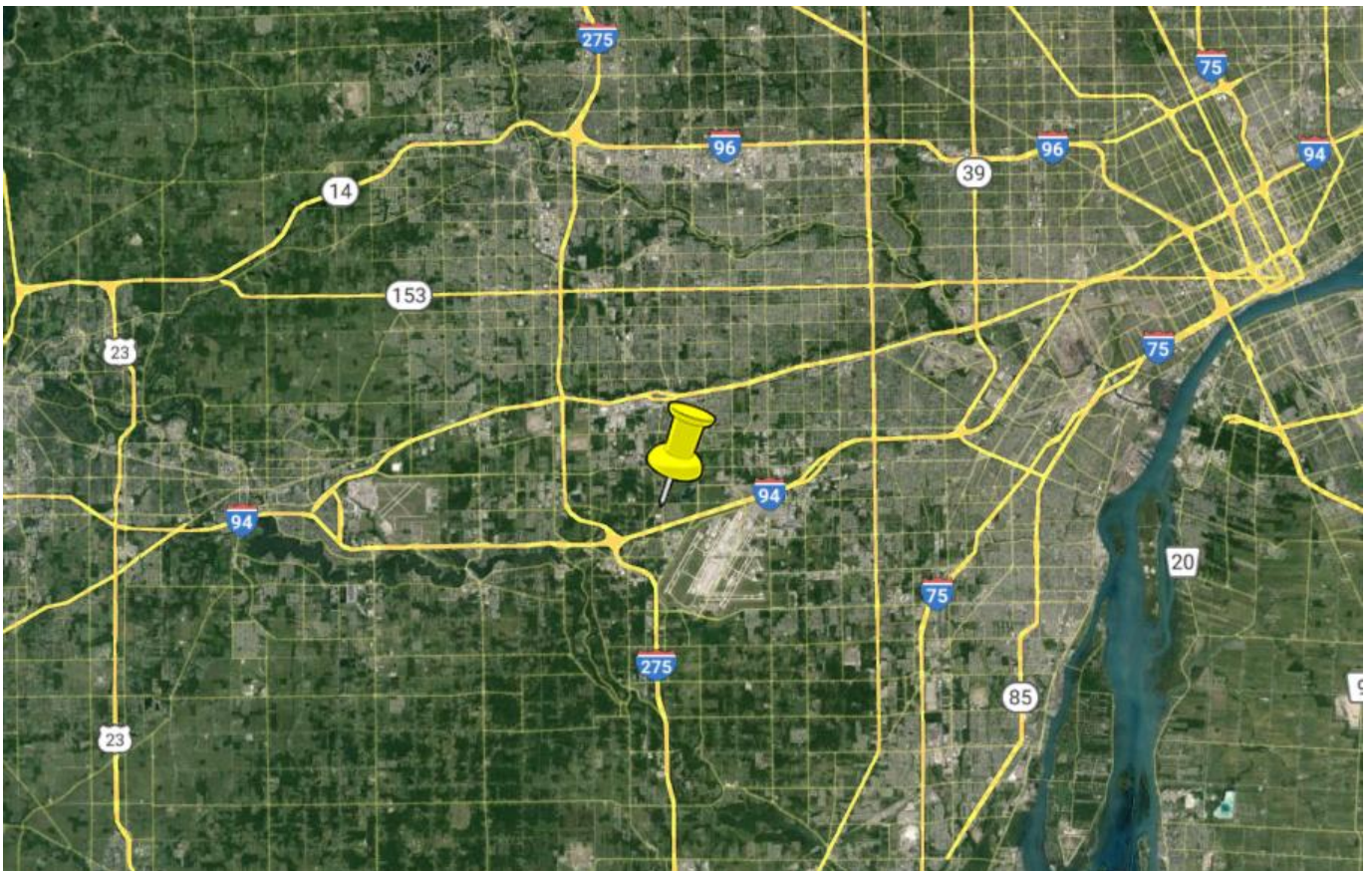
CONCEPTUAL SITE PLAN #1



4

WAYNE ROAD





Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2366/-83.3863

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

9282 Wayne Rd Romulus, MI 48174	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,798	25,070	105,741
2028 Projected Population	4,780	24,642	106,504
2020 Census Population	5,005	25,804	106,913
2010 Census Population	4,669	24,820	105,179
Projected Annual Growth 2023 to 2028	-	-0.3%	0.1%
Historical Annual Growth 2010 to 2023	0.2%	-	-
Households			
2023 Estimated Households	1,998	10,221	43,497
2028 Projected Households	2,028	10,229	44,684
2020 Census Households	2,001	10,334	42,658
2010 Census Households	1,826	9,593	40,682
Projected Annual Growth 2023 to 2028	0.3%	-	0.5%
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.5%
Age			
2023 Est. Population Under 10 Years	12.2%	12.2%	12.3%
2023 Est. Population 10 to 19 Years	12.4%	12.1%	11.8%
2023 Est. Population 20 to 29 Years	13.6%	13.4%	14.1%
2023 Est. Population 30 to 44 Years	21.1%	21.9%	22.3%
2023 Est. Population 45 to 59 Years	19.4%	19.6%	19.0%
2023 Est. Population 60 to 74 Years	17.0%	16.3%	16.0%
2023 Est. Population 75 Years or Over	4.2%	4.5%	4.6%
2023 Est. Median Age	36.5	36.9	36.6
Marital Status & Gender			
2023 Est. Male Population	47.2%	48.0%	48.9%
2023 Est. Female Population	52.8%	52.0%	51.1%
2023 Est. Never Married	40.7%	39.5%	38.0%
2023 Est. Now Married	38.2%	39.9%	39.3%
2023 Est. Separated or Divorced	14.1%	15.6%	17.1%
2023 Est. Widowed	6.9%	5.0%	5.6%
Income			
2023 Est. HH Income \$200,000 or More	4.5%	4.6%	6.7%
2023 Est. HH Income \$150,000 to \$199,999	5.9%	6.1%	6.8%
2023 Est. HH Income \$100,000 to \$149,999	11.9%	15.4%	14.9%
2023 Est. HH Income \$75,000 to \$99,999	10.0%	12.7%	12.7%
2023 Est. HH Income \$50,000 to \$74,999	21.7%	19.2%	19.0%
2023 Est. HH Income \$35,000 to \$49,999	13.4%	13.2%	13.5%
2023 Est. HH Income \$25,000 to \$34,999	8.9%	7.8%	8.3%
2023 Est. HH Income \$15,000 to \$24,999	9.8%	8.2%	7.5%
2023 Est. HH Income Under \$15,000	13.9%	12.8%	10.7%
2023 Est. Average Household Income	\$57,907	\$80,483	\$87,647
2023 Est. Median Household Income	\$51,827	\$59,933	\$65,437
2023 Est. Per Capita Income	\$24,263	\$32,913	\$36,196
2023 Est. Total Businesses	110	956	3,174
2023 Est. Total Employees	1,064	14,890	43,584

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2366/-83.3863

9282 Wayne Rd Romulus, MI 48174	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	37.7%	51.6%	57.0%
2023 Est. Black	53.6%	38.8%	32.4%
2023 Est. Asian or Pacific Islander	1.7%	2.3%	3.1%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	6.6%	7.0%	7.2%
Hispanic			
2023 Est. Hispanic Population	221	1,282	6,100
2023 Est. Hispanic Population	4.6%	5.1%	5.8%
2028 Proj. Hispanic Population	4.9%	5.2%	5.9%
2020 Hispanic Population	4.0%	4.6%	5.1%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	3,319	17,457	73,397
2023 Est. Elementary (Grade Level 0 to 8)	4.1%	2.9%	2.8%
2023 Est. Some High School (Grade Level 9 to 11)	7.3%	8.3%	7.6%
2023 Est. High School Graduate	37.0%	36.1%	33.8%
2023 Est. Some College	25.2%	25.2%	24.7%
2023 Est. Associate Degree Only	6.2%	7.8%	8.5%
2023 Est. Bachelor Degree Only	13.6%	13.1%	14.4%
2023 Est. Graduate Degree	6.5%	6.5%	8.1%
Housing			
2023 Est. Total Housing Units	2,130	11,002	47,577
2023 Est. Owner-Occupied	57.2%	58.0%	57.0%
2023 Est. Renter-Occupied	36.6%	34.9%	34.4%
2023 Est. Vacant Housing	6.2%	7.1%	8.6%
Homes Built by Year			
2023 Homes Built 2010 or later	3.6%	4.5%	3.4%
2023 Homes Built 2000 to 2009	8.2%	10.3%	9.4%
2023 Homes Built 1990 to 1999	6.5%	6.9%	7.7%
2023 Homes Built 1980 to 1989	4.1%	4.6%	5.8%
2023 Homes Built 1970 to 1979	16.6%	10.8%	15.7%
2023 Homes Built 1960 to 1969	24.2%	18.8%	14.5%
2023 Homes Built 1950 to 1959	19.3%	20.0%	18.8%
2023 Homes Built Before 1949	11.4%	16.9%	16.2%
Home Values			
2023 Home Value \$1,000,000 or More	0.2%	0.4%	0.5%
2023 Home Value \$500,000 to \$999,999	3.3%	2.3%	2.2%
2023 Home Value \$400,000 to \$499,999	1.6%	1.7%	2.0%
2023 Home Value \$300,000 to \$399,999	2.2%	4.2%	5.8%
2023 Home Value \$200,000 to \$299,999	19.9%	19.7%	21.1%
2023 Home Value \$150,000 to \$199,999	23.3%	19.1%	20.5%
2023 Home Value \$100,000 to \$149,999	22.6%	22.4%	21.9%
2023 Home Value \$50,000 to \$99,999	13.8%	19.6%	16.2%
2023 Home Value \$25,000 to \$49,999	6.3%	4.9%	4.3%
2023 Home Value Under \$25,000	6.8%	5.8%	5.5%
2023 Median Home Value	\$150,562	\$147,064	\$153,082
2023 Median Rent	\$738	\$775	\$809

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2366/-83.3863

9282 Wayne Rd Romulus, MI 48174	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	3,842	20,141	85,012
2023 Est. Civilian Employed	63.5%	62.6%	62.1%
2023 Est. Civilian Unemployed	2.0%	3.5%	2.9%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	34.4%	33.9%	35.0%
2023 Labor Force Males	46.3%	47.2%	48.2%
2023 Labor Force Females	53.7%	52.8%	51.8%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,441	12,613	52,775
2023 Mgmt, Business, & Financial Operations	12.1%	10.9%	13.1%
2023 Professional, Related	17.8%	17.0%	18.8%
2023 Service	16.3%	16.4%	17.4%
2023 Sales, Office	22.5%	21.4%	20.8%
2023 Farming, Fishing, Forestry	-	0.1%	-
2023 Construction, Extraction, Maintenance	7.3%	8.6%	7.8%
2023 Production, Transport, Material Moving	24.0%	25.4%	22.0%
2023 White Collar Workers	52.3%	49.4%	52.7%
2023 Blue Collar Workers	47.7%	50.6%	47.3%
Transportation to Work			
2023 Drive to Work Alone	68.3%	70.6%	68.9%
2023 Drive to Work in Carpool	5.9%	6.9%	7.1%
2023 Travel to Work by Public Transportation	1.2%	1.7%	1.8%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.1%	1.6%	1.6%
2023 Other Means	2.3%	1.2%	1.3%
2023 Work at Home	20.2%	18.0%	19.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	26.7%	23.4%	23.4%
2023 Travel to Work in 15 to 29 Minutes	49.1%	41.2%	39.1%
2023 Travel to Work in 30 to 59 Minutes	20.9%	31.5%	32.2%
2023 Travel to Work in 60 Minutes or More	3.2%	3.9%	5.3%
2023 Average Travel Time to Work	21.4	23.3	23.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$95.89 M	\$616.87 M	\$2.78 B
2023 Est. Apparel	\$3.37 M	\$21.69 M	\$98.16 M
2023 Est. Contributions, Gifts	\$5.3 M	\$34.24 M	\$157.55 M
2023 Est. Education, Reading	\$3 M	\$19.25 M	\$89.27 M
2023 Est. Entertainment	\$5.35 M	\$34.6 M	\$156.7 M
2023 Est. Food, Beverages, Tobacco	\$14.86 M	\$95.45 M	\$427.71 M
2023 Est. Furnishings, Equipment	\$3.33 M	\$21.52 M	\$97.35 M
2023 Est. Health Care, Insurance	\$8.84 M	\$56.8 M	\$254.41 M
2023 Est. Household Operations, Shelter, Utilities	\$31.32 M	\$200.77 M	\$902.78 M
2023 Est. Miscellaneous Expenses	\$1.82 M	\$11.67 M	\$52.67 M
2023 Est. Personal Care	\$1.29 M	\$8.29 M	\$37.32 M
2023 Est. Transportation	\$17.43 M	\$112.61 M	\$505.39 M

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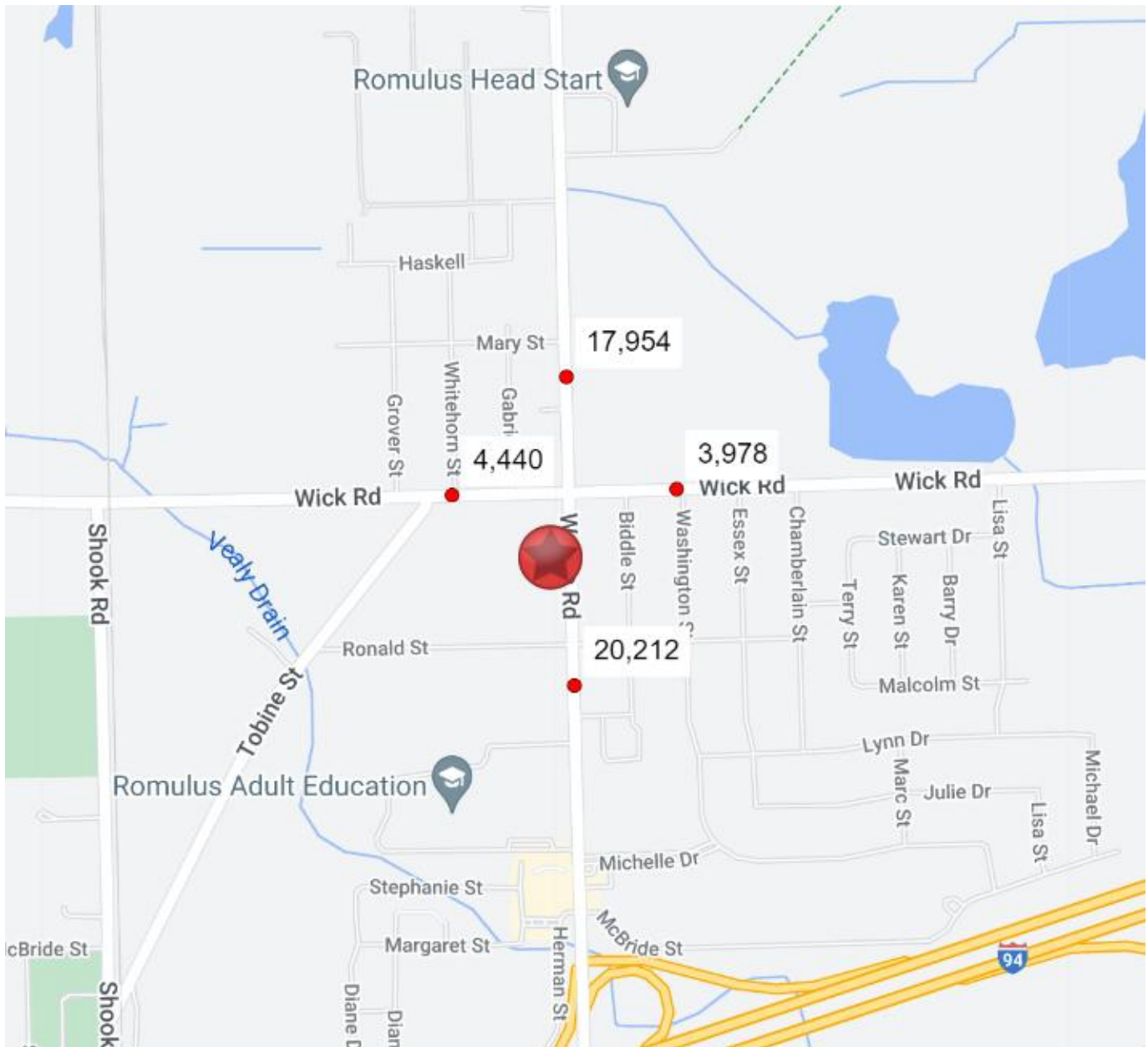


Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Residential						
Multiple-family dwellings					P	11.01(c)
Boarding homes			SLU	SLU		
Institutional and Educational						
Business schools	P	P	P	P	P	
Colleges, universities and other institutions of higher learning, public and private, offering courses in general, technical, or religious education	P		P	P	P	11.02(b)
Law enforcement facilities, customs, homeland security and emergency services including fire stations and medical care units	P	P	P	P	P	
Performing and fine arts schools	P	P	P	P	P	
Places of worship	P	P	P	P	P	11.02(c)
Municipal buildings and uses	P	P	P	P	P	
Trade, technical and vocational schools, not including truck driving schools	P	P	P	P	P	
Human Care and Medical						
Child day care centers, nursery schools and day nurseries (more than 12 children less than 24 hours per day)	P	P	P	P	P	11.03(c)
Hospitals and 24-hour urgent care centers	P	P	P	P	P	11.03(d)
Therapy and rehabilitation centers	P	P	P	P	P	11.03(e)
Medical or dental clinics	P	P	P	P	P	
Nursing and convalescence homes	P	P	P	P	P	11.03(f)
Shelters and social assistance centers	SLU		SLU	SLU		11.03(g)
Substance abuse rehabilitation centers	SLU		SLU	SLU		11.03(h)
Medical, optical and pharmaceutical laboratories	P		P	P	P	
Animal/Agricultural						
Kennels, commercial			SLU	SLU		11.15(c)
Kennels and long-term parking (park and bark)					SLU	11.15(c), 14.05
Pet day care		SLU	SLU	SLU	SLU	11.15(d)
Kennels, commercial			SLU	SLU		11.15(c)

Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Pet grooming and obedience training with no boarding or daycare		P	P	P	P	
Veterinary hospitals and clinics	P	P	P	P	P	
Retail						
Retail businesses whose principal activity is the sale or rental of merchandise within a completely enclosed building		P	P	P	P	
Convenience food store and party store		P	P	P	P	
Drive-thru uses accessory to a principal permitted use (except restaurants)		SLU	SLU	P	P	11.04(a)
Flea markets within a completely enclosed building			SLU	SLU		
Nurseries and similar commercial outdoor retail sale of trees, fruits, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, trellises, lawn furniture, and other home and garden supplies and equipment, and similar uses			SLU	SLU		11.04(b)
Commercial outdoor display, sales and storage (accessory)				P	P	11.04(b)
Pharmacies with drive-thru prescription windows		SLU	SLU	P	P	11.04(a)
Pharmacies without drive-thru prescription windows	P	P	P	P	P	
Pawn shops			SLU	SLU		
Resale and consignment shops		P	P	P		
Retail sales of home improvement supplies			P	P		
Services						
Personal service establishments which perform services on the premises, such as watch repair, home electronics, and appliance repair, shoe repair shops, tailors, dressmaker, photographic studios, photographic reproduction locksmiths and similar establishments requiring a retail adjunct	P	P	P	P	P	
Barber and beauty shops, tanning salons and health spas	P	P	P	P	P	
Funeral homes and mortuaries	P	P	P	P		
Hotel, motel, bed and breakfast inns			P	P	P	
Laundry or dry-cleaning customer outlets, coin operated laundromats, self-serve dry-cleaning centers, and the like. Dry cleaning or laundry plants serving more than one retail outlet are prohibited		P	P	P		
Tattoo and piercing parlors		P	P	P		
Tool and equipment rental without outdoor storage			P	P		
Tool and equipment rental with outdoor storage, but excluding vehicles			SLU	SLU		
Restaurants and Bars						
Carryout restaurants		P	P	P	P	

Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Cocktail lounge/night club		SLU	P	P	P	
Drive-in restaurants			SLU	SLU	P	11.06(a)
Drive-thru restaurants			SLU	SLU	SLU	11.06(a)
Restaurants, taverns, brewpubs, and microbreweries	SLU	P	P	P	P	
Restaurants and taverns with outdoor seating	SLU	SLU	P	P	P	11.06(b)
Restaurants with open front windows		SLU	P	P	P	
Vehicle and Truck Repair, Service and Parking						
Long-term parking facilities (park-and-fly, vehicle storage)					SLU	14.05
Truck (small – under 10,000 pounds), utility trailer and small equipment sales, rental, or lease				SLU	SLU	11.04(b)
Vehicle dealerships (new) including automobile, motorcycle, boat and recreational vehicle sales, rental or lease; use may include up to 25% used vehicle sales				P	P	11.07(a) 11.04(b)
Vehicle dealerships (used) including automobile, motorcycle, boat and recreational vehicle sales, rental or lease				P		11.07(a) 11.04(b)
Vehicle engine and body repair (major) establishments				SLU		11.07(d)
Vehicle maintenance and repair (minor) establishments				P	P	11.07(e)
Vehicle (car) rental establishments				SLU	SLU	11.07(a) and 14.05
Vehicle service centers/fueling stations				SLU	SLU	11.07(f)
Vehicle wash and auto-detailing				P	SLU	11.07(g)
Recreation \ Leisure \ Entertainment						
Accessory outdoor recreation facilities such as tennis courts and swimming pools when such uses are intended primarily for the guests or tenants of a principal permitted use of the site			P	P	P	
Adult uses			SLU	SLU		11.08(a)
Arcades			SLU	SLU	SLU	11.08(b)
Bowling alleys			P	P	P	
Casinos and racetracks					SLU	
Comedy clubs			P	P	P	
Golf courses					SLU	11.08(c)
Indoor commercial recreation uses such as tennis courts, ice-skating rinks, court sports facilities and similar uses		P	P	P	P	
Banquet halls, entertainment establishments and poker rooms			P	P	P	

Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Pool and billiard halls			P	P	P	
Private service clubs, fraternal organizations, lodge and union halls	P	P	P	P		
Publicly owned and operated parks and recreational facilities	P	P	P	P	P	
Recreational, health services and related uses including but not limited to: health clubs or gyms; martial arts, instruction or practice; gymnasiums; tanning salons			P	P	P	
Bath houses, saunas or businesses providing whirlpool baths, or mineral baths			SLU	SLU	SLU	
Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar outdoor recreation uses				P	P	
Theaters, motion picture and live (not including adult)			P	P	P	
Office/Professional/Financial						
Office buildings	P	P	P	P	P	
Business services such as mailing, copying, data processing and retail office supplies	P	P	P	P	P	
Corporate headquarter offices, administrative, professional, and/or business offices of permitted principal uses, legal, engineering, surveying, accounting, architectural and similar professional offices	P	P	P	P	P	
Data processing and computer centers, including incidental service and maintenance of electronic data processing	P	P	P	P	P	
Financial establishments such as banks, credit unions, savings and loan associations	P	P	P	P	P	
Financial establishments with drive-thru tellers	P	P	P	P	P	11.09(a)
Free standing automated teller machine kiosks not located on a bank site.	SLU	SLU	SLU	SLU	SLU	
Insurance offices and brokerage houses	P	P	P	P	P	
Management and conference centers, convention facilities, corporate education and training facilities	P		P	P	P	
Specialized or customized photographic or graphic design services	P		P	P		

Table 7.02 Schedule of Uses

Use	O-1	C-1	C-2	C-3	RC	Other Requirements
Construction Contractors/Supplies						
Contractor establishment of an office, showroom, or workshop nature, without outdoor storage, of an electrician, plumber, heating, and air-conditioning contractor, decorator, building contractor, painter, upholsterer or similar contractor which requires a retail adjunct, providing such use is within a completely enclosed building and excludes outside storage yards		P	P	P		
Transportation and Warehousing						
Bus, railroad and transit terminals	P	P	P	P	P	
Utilities						
Utility distribution facilities such as water mains, sewer mains, electrical, gas, distribution lines, and associated structures that are designed to serve the immediate vicinity	P	P	P	P	P	
Utility buildings, substations, including pump stations and transformer substations that are necessary to serve the immediate vicinity	P	P	P	P	P	11.13(a)
Accessory						
Accessory buildings and uses customarily incidental to any of the above permitted uses	P	P	P	P	P	
Commercial outdoor display, sales, and storage				P	P	11.04(b)
Charitable donation drop boxes	P	P	P	P	P	13.09