

SALE/BTS

Vacant Land – Ferndale

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



1333 E. 8 Mile Road
Ferndale, MI 48220

EXCLUSIVELY LISTED BY:

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TABLE OF CONTENTS



PROPERTY INFORMATION

Executive Summary	page 3
Site Plan	page 4

LOCATION INFORMATION

Location Maps	page 5
Retailer Map	page 6
Demographics	pages 7-9
Traffic Counts	page 10

ZONING ORDINANCE

MXD-2: Corridor Mixed Use	page 11
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CONTACT INFORMATION

page 12



PROPERTY OVERVIEW

Approximately three quarters of an acre available for sale or Build-To-Suit. Located on the north side of 8 Mile Rd., between Woodward Ave. and John R Rd. Recently demolished building with two additional adjacent parcels.

OFFERING SUMMARY

Sale Price:	Contact Broker
Parcel IDs:	24-25-35-459-001 24-25-35-459-002 24-25-35-459-009
Land Size:	0.12 Acres 0.08 Acres 0.55 Acres
Property Taxes:	\$691.45 (2024) \$711.16 (2024) \$10,478.76 (2024)
Zoning:	MXD-2

PROPERTY HIGHLIGHTS

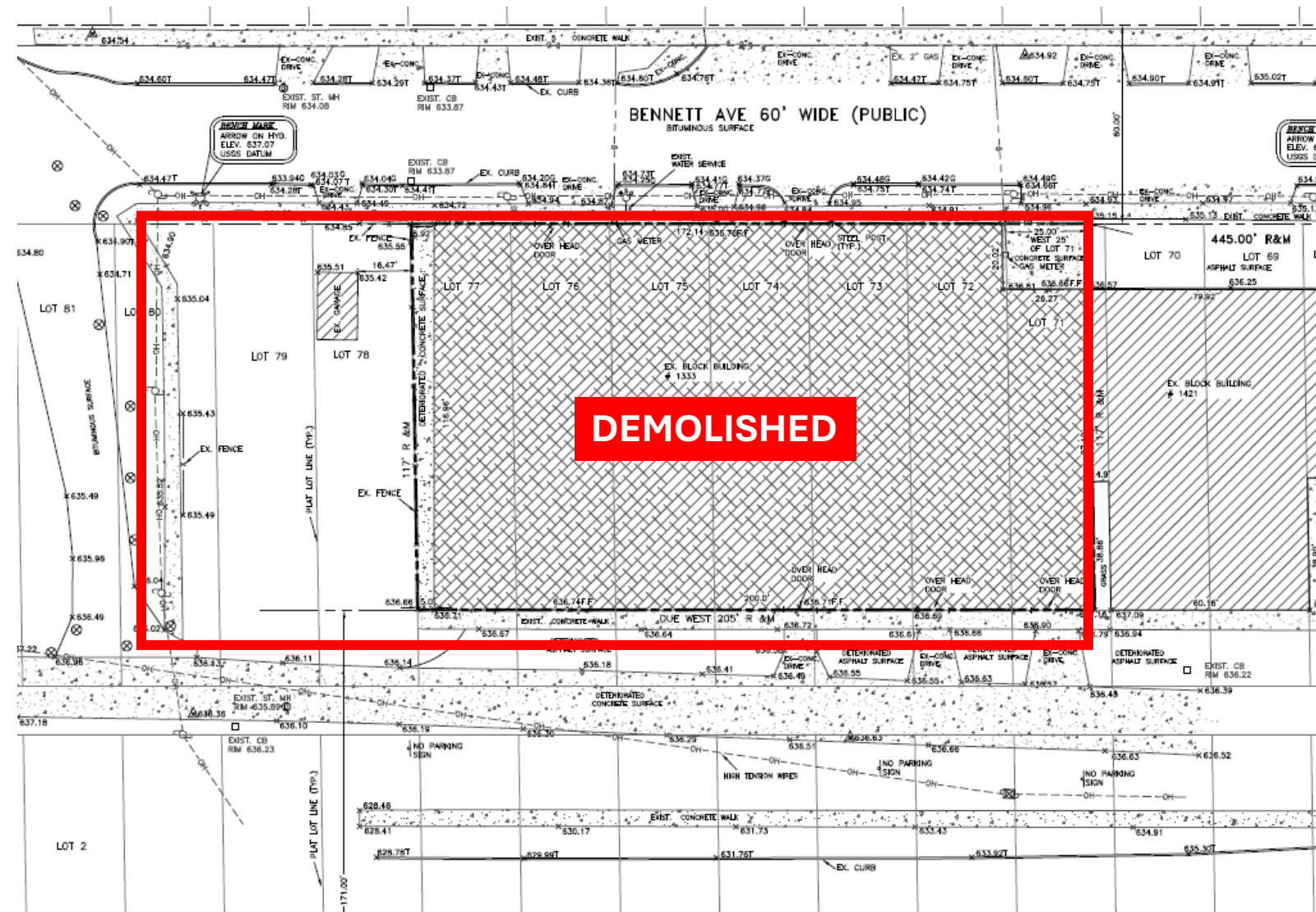
- Mixed use zoning allows for many uses, including multi-family, general office, medical office, health/fitness clubs, vocational schools, banks/credit unions, gas stations, car wash, small retail, and restaurants.

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 409,777 people
- **Households:** 169,873 homes
- **Avg. HH Income:** \$83,488 USD
- **Traffic Counts:** 53,013 VPD

PROPERTY INFORMATION

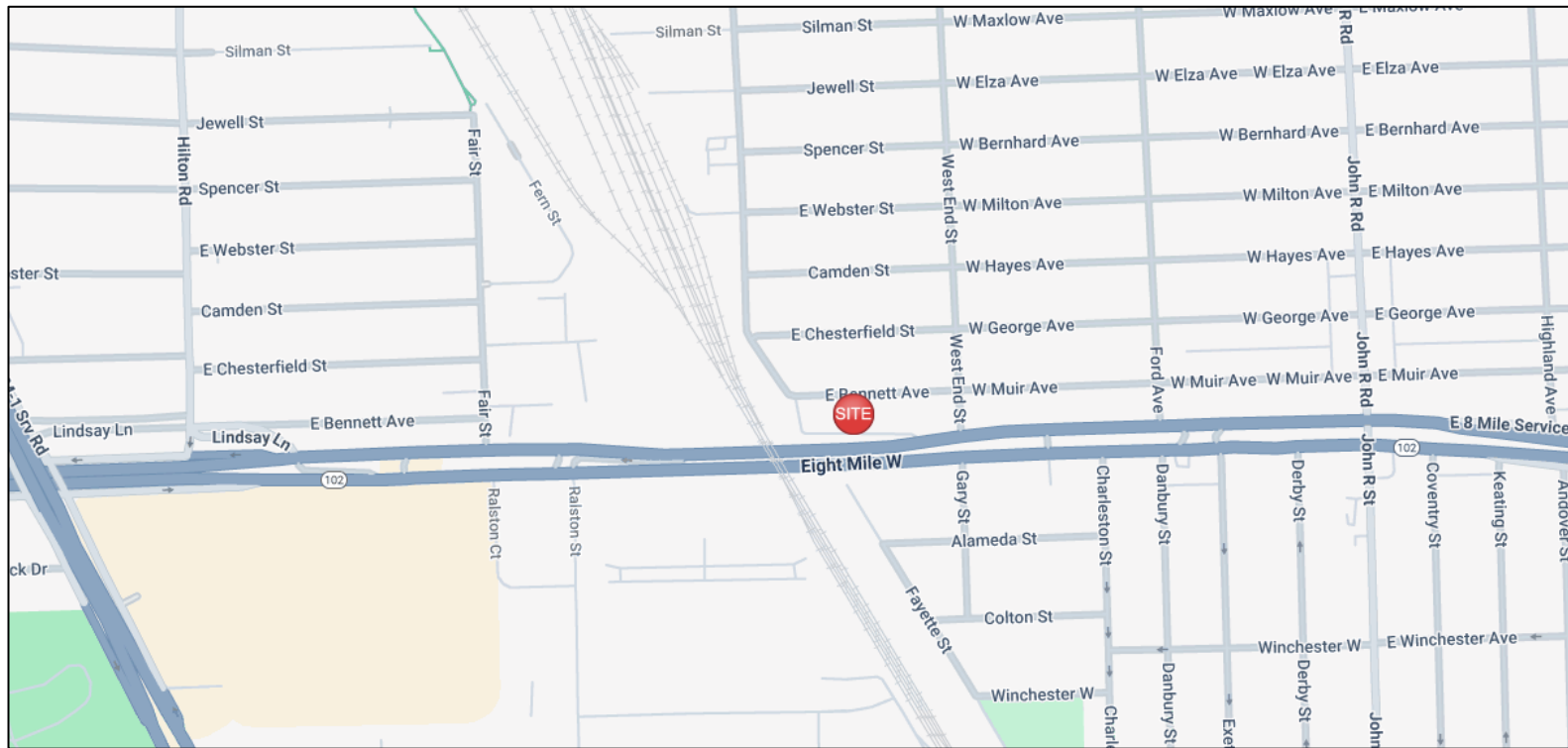
Site Plan



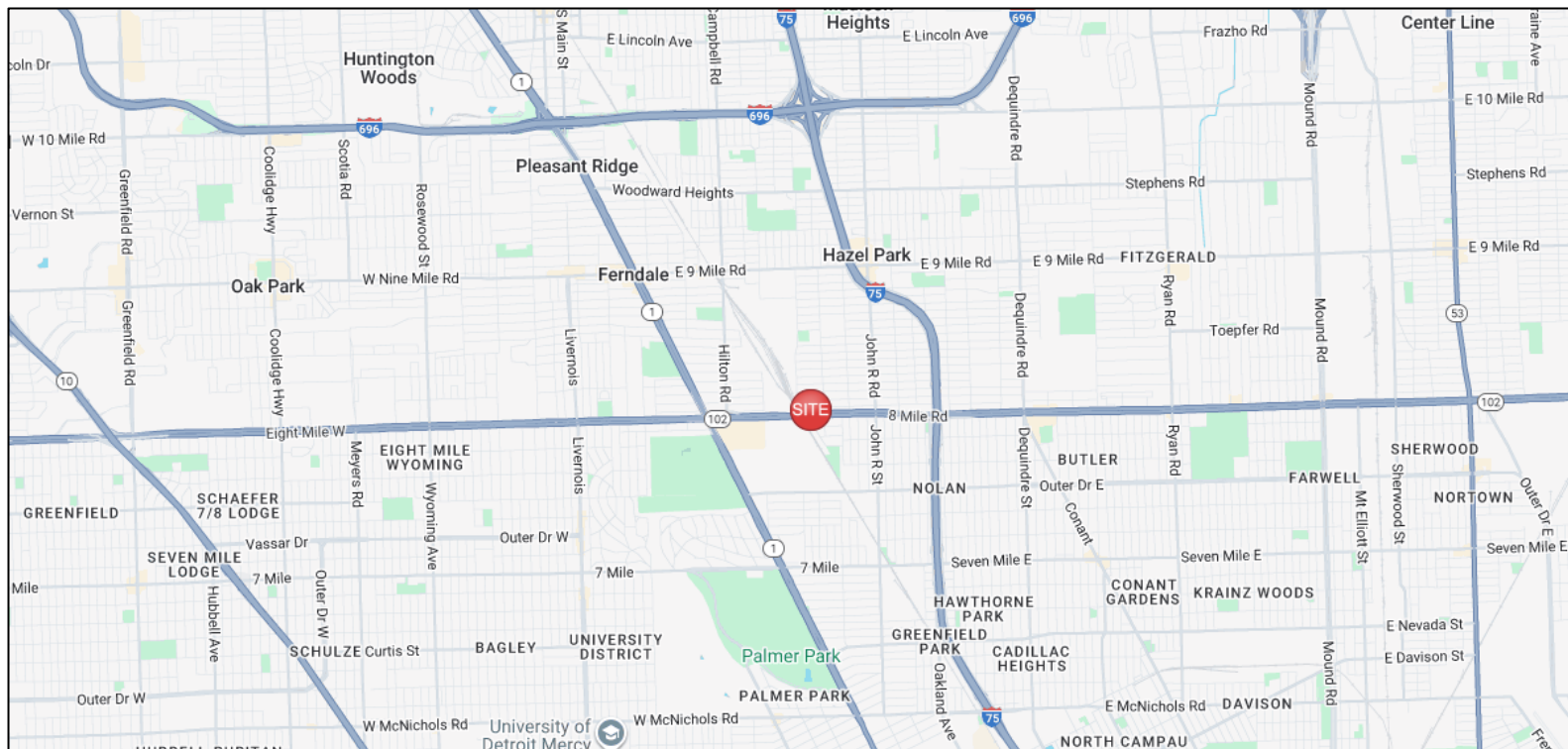
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCATION INFORMATION

Retailer Map



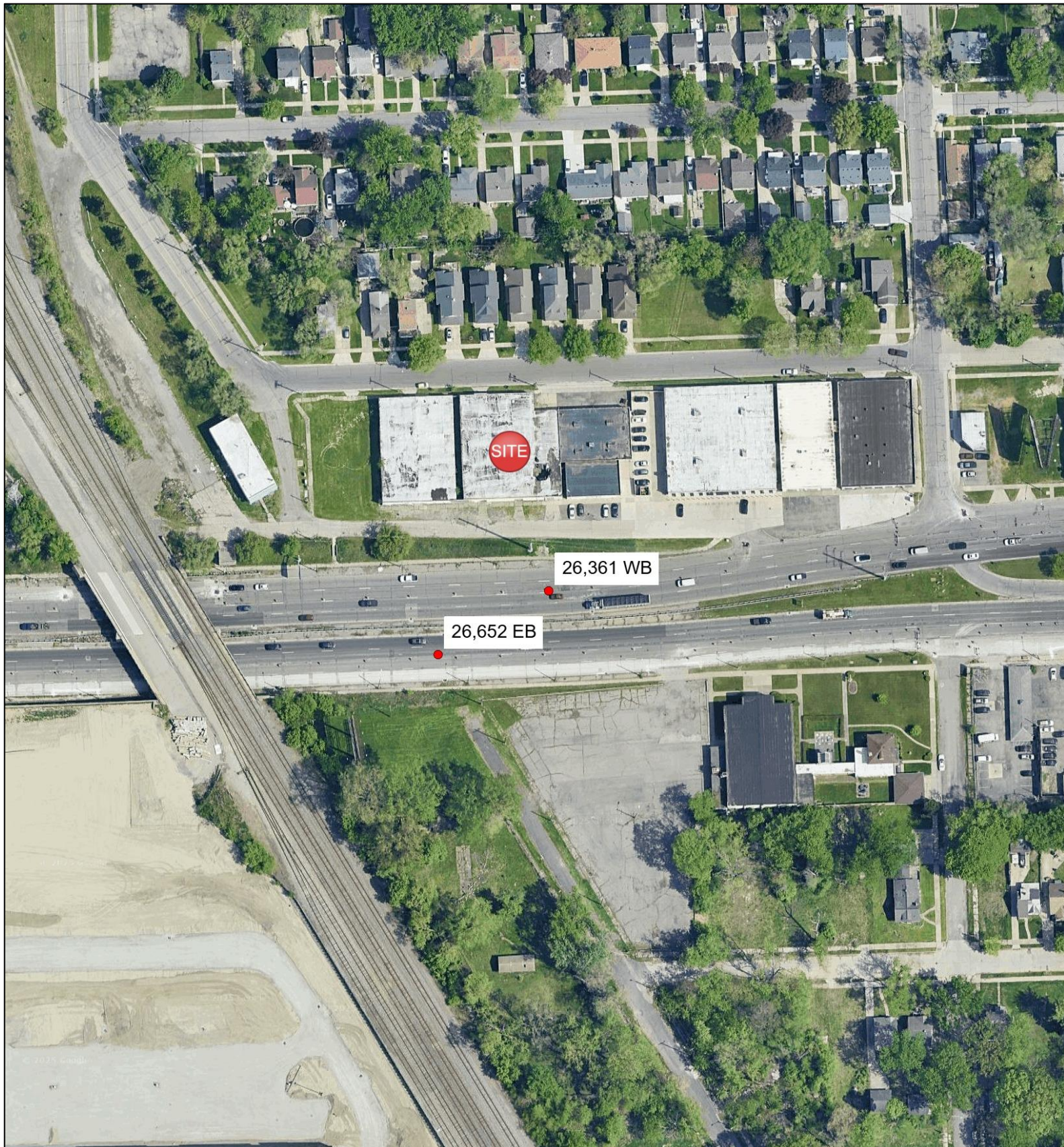
1333 Eight Mile W Ferndale, MI 48220	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,592	139,123	409,777
2030 Projected Population	10,351	136,554	400,466
2020 Census Population	9,965	134,458	398,064
2010 Census Population	11,688	143,896	415,984
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	-0.6%	-0.2%	-
Households			
2025 Estimated Households	4,857	61,267	169,873
2030 Projected Households	4,811	61,046	168,532
2020 Census Households	4,533	58,590	163,802
2010 Census Households	4,859	59,333	165,158
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.2%
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%
Age			
2025 Est. Population Under 10 Years	10.0%	11.4%	12.5%
2025 Est. Population 10 to 19 Years	8.6%	10.5%	11.8%
2025 Est. Population 20 to 29 Years	17.9%	15.2%	14.3%
2025 Est. Population 30 to 44 Years	27.0%	23.3%	21.8%
2025 Est. Population 45 to 59 Years	18.3%	18.1%	17.9%
2025 Est. Population 60 to 74 Years	14.0%	15.6%	15.5%
2025 Est. Population 75 Years or Over	4.1%	5.9%	6.2%
2025 Est. Median Age	35.3	36.5	36.3
Marital Status & Gender			
2025 Est. Male Population	51.4%	49.3%	48.9%
2025 Est. Female Population	48.6%	50.7%	51.1%
2025 Est. Never Married	53.7%	50.3%	47.4%
2025 Est. Now Married	27.4%	27.7%	29.8%
2025 Est. Separated or Divorced	13.9%	16.0%	16.7%
2025 Est. Widowed	5.0%	6.0%	6.1%
Income			
2025 Est. HH Income \$200,000 or More	6.0%	7.8%	7.1%
2025 Est. HH Income \$150,000 to \$199,999	7.8%	6.8%	6.3%
2025 Est. HH Income \$100,000 to \$149,999	16.4%	15.1%	13.9%
2025 Est. HH Income \$75,000 to \$99,999	12.7%	12.5%	12.0%
2025 Est. HH Income \$50,000 to \$74,999	20.3%	18.1%	17.2%
2025 Est. HH Income \$35,000 to \$49,999	9.2%	11.7%	12.0%
2025 Est. HH Income \$25,000 to \$34,999	5.5%	7.3%	8.2%
2025 Est. HH Income \$15,000 to \$24,999	5.3%	7.1%	8.6%
2025 Est. HH Income Under \$15,000	16.8%	13.7%	14.5%
2025 Est. Average Household Income	\$82,410	\$88,444	\$83,488
2025 Est. Median Household Income	\$66,611	\$69,552	\$65,117
2025 Est. Per Capita Income	\$37,956	\$39,037	\$34,697
2025 Est. Total Businesses	387	4,918	14,569
2025 Est. Total Employees	3,357	39,332	129,046

1333 Eight Mile W Ferndale, MI 48220	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	63.0%	44.7%	41.4%
2025 Est. Black	27.9%	47.3%	48.0%
2025 Est. Asian or Pacific Islander	2.1%	3.2%	6.4%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2025 Est. Other Races	6.6%	4.6%	4.1%
Hispanic			
2025 Est. Hispanic Population	473	4,026	9,800
2025 Est. Hispanic Population	4.5%	2.9%	2.4%
2030 Proj. Hispanic Population	4.7%	3.2%	2.7%
2020 Hispanic Population	3.3%	2.7%	2.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	7,962	100,330	285,390
2025 Est. Elementary (Grade Level 0 to 8)	2.7%	2.5%	4.4%
2025 Est. Some High School (Grade Level 9 to 11)	6.1%	7.4%	7.6%
2025 Est. High School Graduate	23.2%	26.2%	26.8%
2025 Est. Some College	20.2%	22.4%	23.4%
2025 Est. Associate Degree Only	8.5%	7.4%	7.5%
2025 Est. Bachelor Degree Only	27.8%	21.5%	18.9%
2025 Est. Graduate Degree	11.6%	12.6%	11.4%
Housing			
2025 Est. Total Housing Units	5,258	67,349	188,314
2025 Est. Owner-Occupied	52.6%	54.0%	52.7%
2025 Est. Renter-Occupied	39.8%	36.9%	37.5%
2025 Est. Vacant Housing	7.6%	9.0%	9.8%
Homes Built by Year			
2025 Homes Built 2010 or later	3.9%	3.7%	2.9%
2025 Homes Built 2000 to 2009	4.4%	3.5%	3.1%
2025 Homes Built 1990 to 1999	1.9%	2.7%	3.0%
2025 Homes Built 1980 to 1989	3.0%	3.1%	3.2%
2025 Homes Built 1970 to 1979	6.2%	7.0%	7.3%
2025 Homes Built 1960 to 1969	7.3%	9.2%	9.9%
2025 Homes Built 1950 to 1959	22.6%	20.3%	22.6%
2025 Homes Built Before 1949	43.1%	41.5%	38.3%
Home Values			
2025 Home Value \$1,000,000 or More	1.2%	1.0%	1.0%
2025 Home Value \$500,000 to \$999,999	4.5%	5.5%	6.0%
2025 Home Value \$400,000 to \$499,999	3.0%	5.8%	5.0%
2025 Home Value \$300,000 to \$399,999	9.5%	13.2%	11.2%
2025 Home Value \$200,000 to \$299,999	23.1%	20.1%	21.4%
2025 Home Value \$150,000 to \$199,999	27.7%	15.4%	15.7%
2025 Home Value \$100,000 to \$149,999	14.4%	13.9%	12.5%
2025 Home Value \$50,000 to \$99,999	8.5%	15.6%	16.6%
2025 Home Value \$25,000 to \$49,999	3.1%	3.7%	4.4%
2025 Home Value Under \$25,000	4.9%	5.8%	6.2%
2025 Median Home Value	\$179,751	\$193,060	\$189,229
2025 Median Rent	\$1,018	\$988	\$950

1333 Eight Mile W Ferndale, MI 48220	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	9,002	114,560	329,475
2025 Est. Civilian Employed	66.2%	60.4%	56.3%
2025 Est. Civilian Unemployed	3.4%	4.8%	4.9%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	30.3%	34.7%	38.7%
2025 Labor Force Males	51.4%	48.9%	48.4%
2025 Labor Force Females	48.6%	51.1%	51.6%
Occupation			
2025 Occupation: Population Age 16 Years or Over	5,962	69,231	185,528
2025 Mgmt, Business, & Financial Operations	17.4%	18.3%	16.9%
2025 Professional, Related	32.5%	26.5%	24.3%
2025 Service	15.4%	16.1%	16.5%
2025 Sales, Office	16.0%	17.9%	19.1%
2025 Farming, Fishing, Forestry	-	0.2%	0.1%
2025 Construction, Extraction, Maintenance	6.0%	5.2%	5.3%
2025 Production, Transport, Material Moving	12.7%	15.8%	17.7%
2025 White Collar Workers	65.9%	62.7%	60.3%
2025 Blue Collar Workers	34.1%	37.3%	39.7%
Transportation to Work			
2025 Drive to Work Alone	76.5%	71.6%	72.8%
2025 Drive to Work in Carpool	6.0%	7.6%	8.2%
2025 Travel to Work by Public Transportation	0.8%	1.3%	1.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.1%	1.9%	1.8%
2025 Other Means	0.9%	0.9%	1.0%
2025 Work at Home	13.7%	16.8%	14.9%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	15.5%	16.6%	20.2%
2025 Travel to Work in 15 to 29 Minutes	49.4%	49.5%	46.0%
2025 Travel to Work in 30 to 59 Minutes	30.2%	28.6%	29.0%
2025 Travel to Work in 60 Minutes or More	4.9%	5.3%	4.9%
2025 Average Travel Time to Work	23.7	23.3	22.7
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$418.4 M	\$5.4 B	\$14.66 B
2025 Est. Apparel	\$7.83 M	\$101.38 M	\$277.34 M
2025 Est. Contributions, Tax and Retirement	\$107.29 M	\$1.4 B	\$3.65 B
2025 Est. Education	\$9.46 M	\$122.12 M	\$327.9 M
2025 Est. Entertainment	\$24.35 M	\$314.92 M	\$862.49 M
2025 Est. Food, Beverages, Tobacco	\$52.19 M	\$677.97 M	\$1.89 B
2025 Est. Health Care	\$29.5 M	\$388.8 M	\$1.09 B
2025 Est. Household Furnishings and Equipment	\$11.22 M	\$144.99 M	\$394.51 M
2025 Est. Household Operations, Shelter, Utilities	\$98.55 M	\$1.27 B	\$3.54 B
2025 Est. Miscellaneous Expenses	\$7.27 M	\$93.71 M	\$254.93 M
2025 Est. Personal Care	\$5.59 M	\$72.6 M	\$203.68 M
2025 Est. Transportation	\$65.15 M	\$812.76 M	\$2.17 B

LOCATION INFORMATION

Traffic Counts



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ZONING ORDINANCE

MXD-2: Corridor Mixed Use

P = Permitted Use	MXD-2
S = Special Land Use	
Residential:	
Home businesses	P
Multiple-family dwellings (including a maintenance building, community buildings and private swimming pools intended to serve the occupants of the complex)	P
Multiple-family dwellings (at a higher density than R-3, developments of at least 40 units may have convenience/service establishments located on the ground floor, if designed and intended primarily for use by residents)	P
Single-family attached dwellings, 3 or more	P
Single-family dwellings in existence at the time of adoption of this ordinance	P
Upper level residential units	P
Health Care Facilities:	
Assisted living facilities	S
Medical, dental and physical therapy offices, clinics and medical and dental laboratories and similar uses (not permitting overnight patients)	P
State licensed day care centers	P
Entertainment and Recreational:	
Banquet halls	S
Health, fitness and exercise clubs	P
Private clubs	P
Service, Retail and Office:	
Art, music, dance, craft, ceramic, glass, cooking, and similar schools and studios	P
Banks, credit unions, savings and loans and similar uses	P
Business service establishments (including printing and photocopying services, mail and packaging services, data processing and office support services and similar uses)	P

P = Permitted Use	MXD-2
S = Special Land Use	
Service, Retail and Office:	
Computer service centers and similar uses (including maintenance of electronic equipment)	P
Office buildings	P
Retail establishments, small	P
Production facilities that have a minimum of 20% floor area dedicated to retail sales (production of consumer goods such as food, beverages, art, clothing, textiles, etc.)	P
Service and repair establishments (photographic studios; barber and beauty shops; tanning salons; body decorating salons; watch, clothing and shoe repair shops; dressmaking, interior decorating, lock smith, small household appliances, musical instruments, bicycles, furniture, eyeglasses, office or business machines and similar establishments)	P
Shops of building trades, caterers, blue printers and similar services	P
Sidewalk cafés	P
Standard restaurants	P
Standard restaurants with outdoor seating	S
Vehicle filling and service stations	S
Vehicle repair, minor	S
Vehicle washes	S
Veterinary offices and hospitals, groomers (including accessory boarding, but outdoor exercise runs or pens are prohibited)	P
Video rental and sales establishments (no more than 20% of floor space is occupied by adult-related items)	P



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