

FOR SALE

REDEVELOPMENT

Vacant Land – Hazel Park

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



444 W. 8 Mile Rd.
Hazel Park, MI 48030

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

There is a 0.40 acre land parcel available with 8 Mile Rd frontage in Hazel Park, MI. The land was the site of a former trailer repair business and there is a 2,099 sf industrial structure that remains on the property. All homes have been removed and the land is level and ready for development. Site plans are included with the sale of the property. Addresses are as follows: 444 W 8 Mile Rd (25-35-460-023). 407 W Muir Ave (28-25-35-460-008), 389 W Muir Ave (28-25-35-460-011), Vacant Lot (28-25-35-460-012).

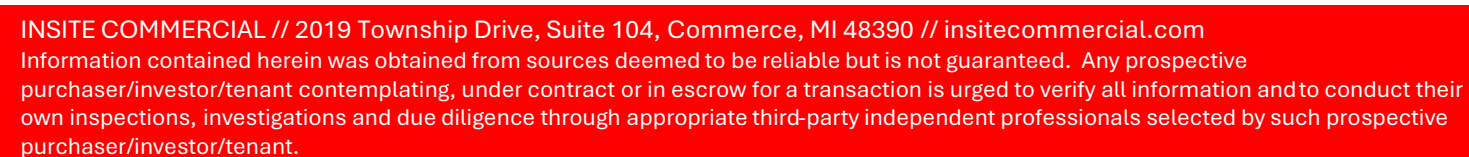
OFFERING SUMMARY

Pricing:	\$240,000.00
Land Size:	0.40 AC Total
Property Taxes:	\$19,530.57 (2025)
Zoning:	LB-M

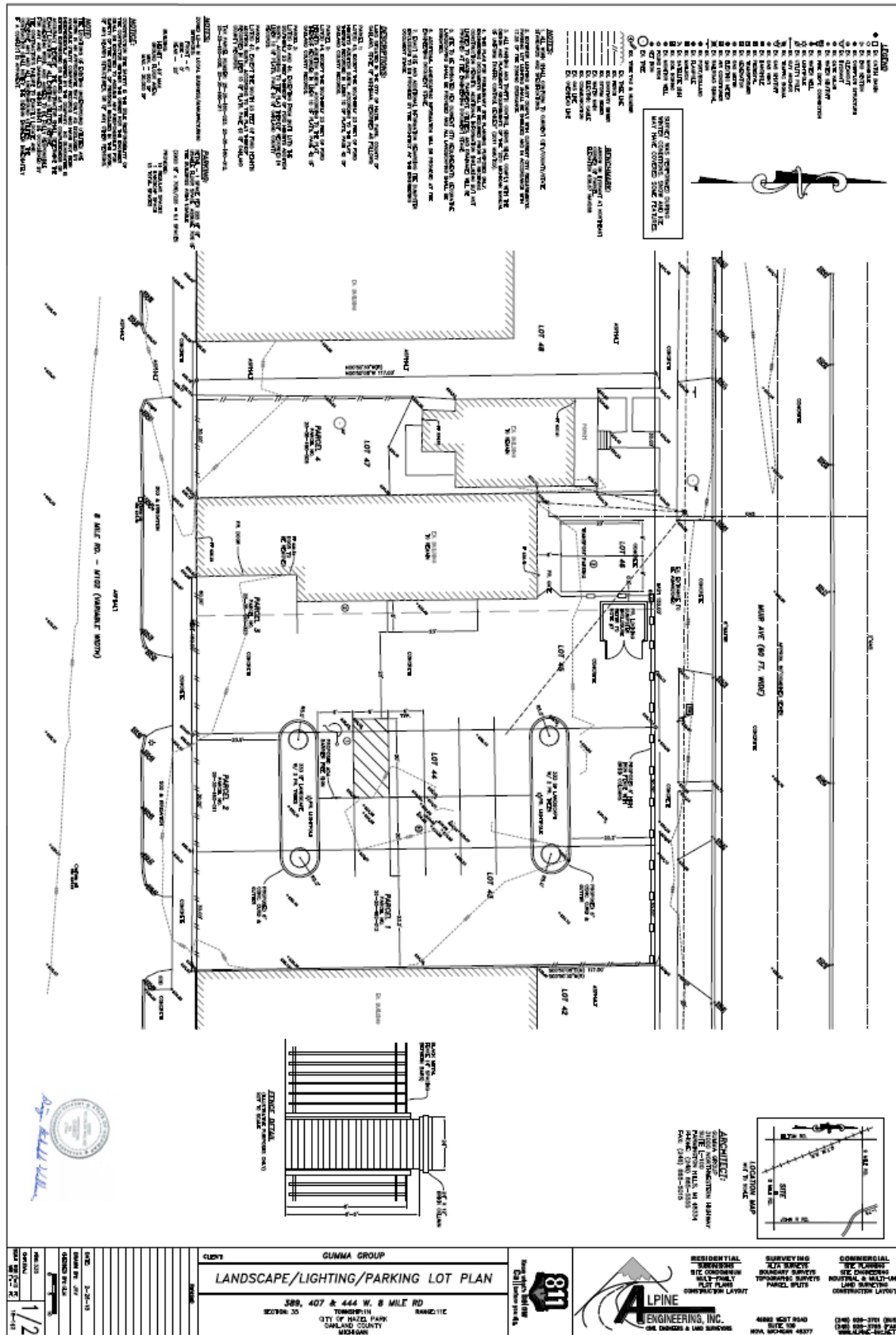
DEMOGRAPHICS (5-Mile Radius)

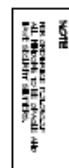
- **Population:** 407,138 people
- **Households:** 170,367 homes
- **Avg. HH Income:** \$89,373 USD
- **Traffic Counts:** 51,978 VPD

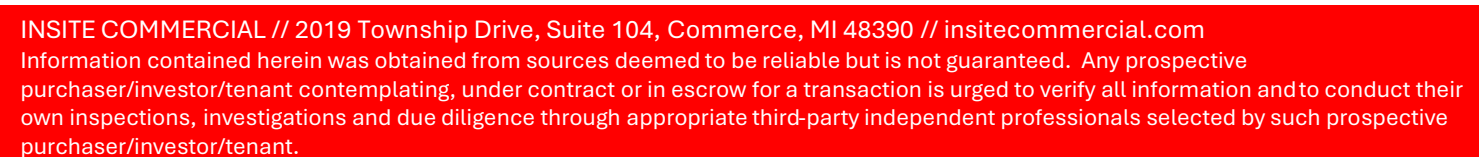
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PROPERTY INFORMATION Site Plan



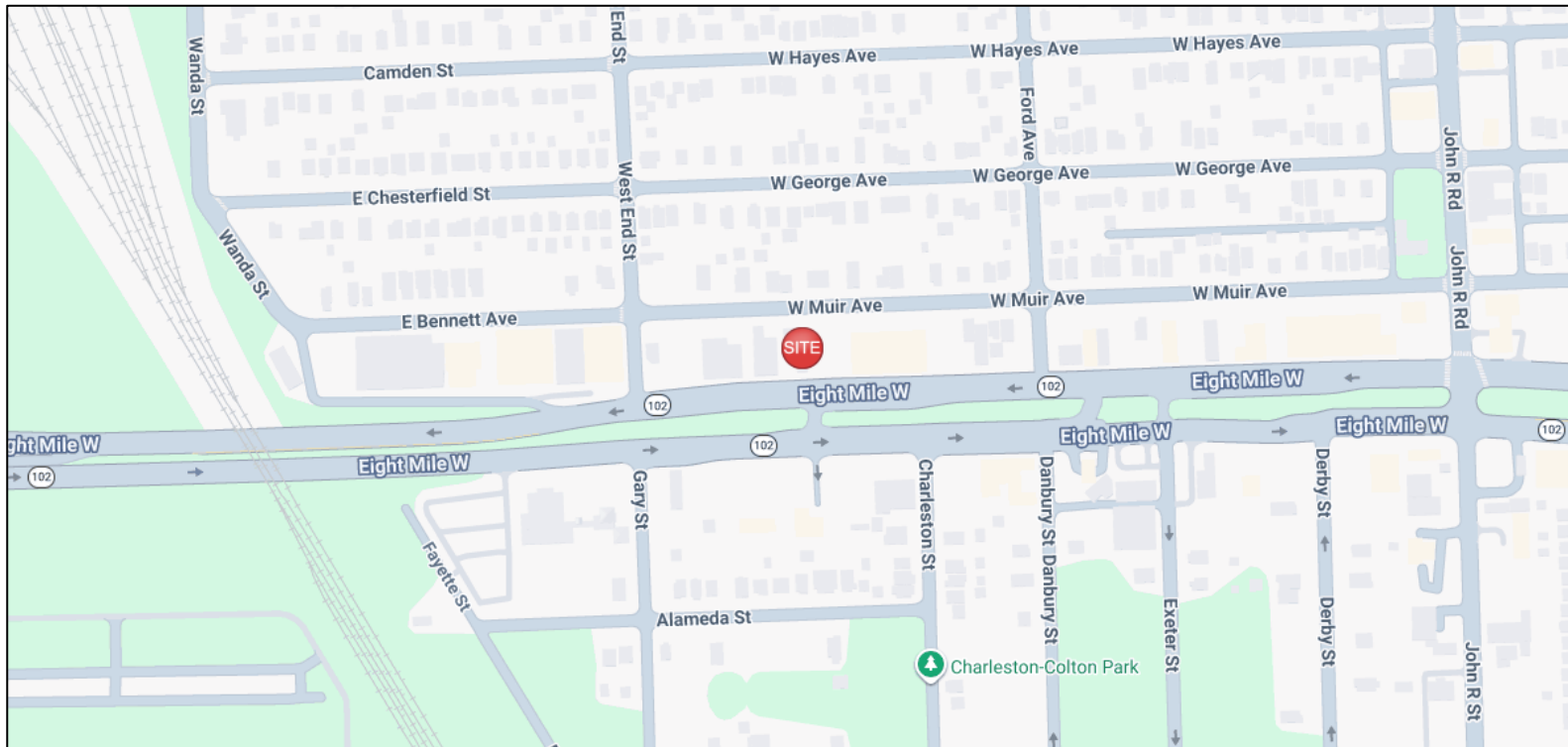




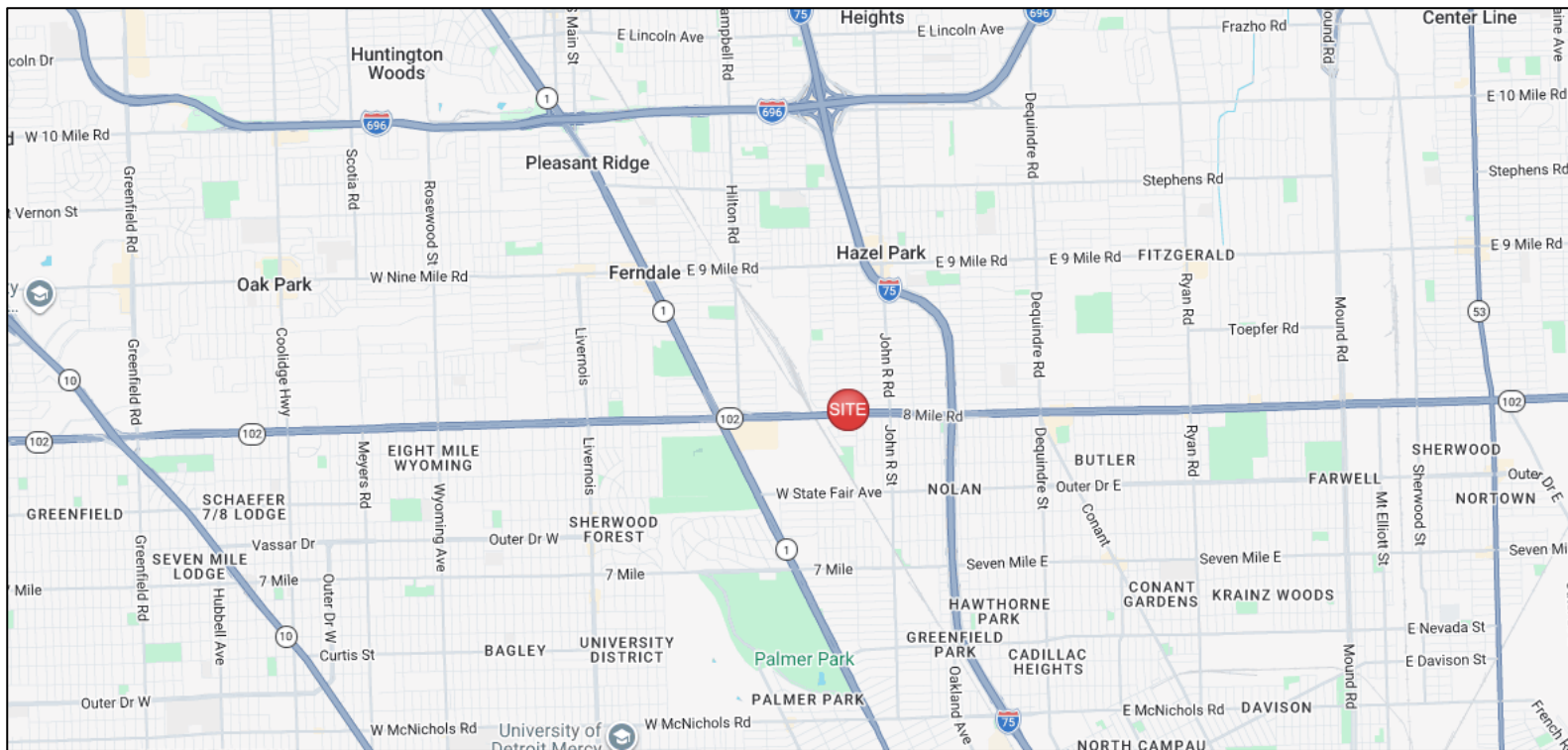
LOCATION INFORMATION

Location Maps

LOCAL



REGIONAL



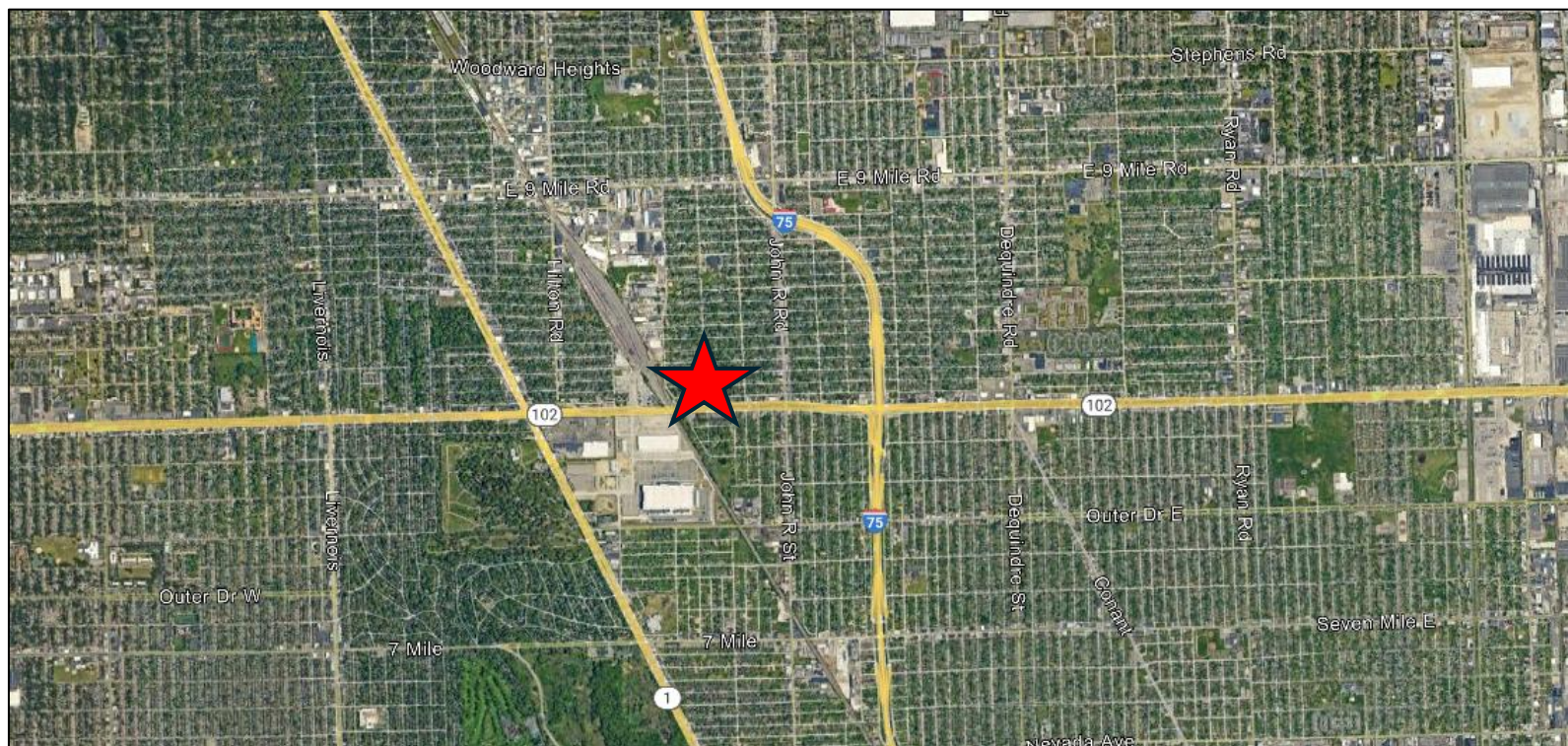
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct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

LOCAL



REGIONAL



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444 Eight Mile W Hazel Park, MI 48030	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	11,081	137,232	407,138
2031 Projected Population	10,914	136,054	402,085
2020 Census Population	10,265	132,424	396,003
2010 Census Population	12,285	142,027	413,617
Projected Annual Growth 2026 to 2031	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	-0.6%	-0.2%	-
Households			
2026 Estimated Households	4,953	60,870	170,367
2031 Projected Households	4,873	60,427	168,578
2020 Census Households	4,511	57,557	162,632
2010 Census Households	4,965	58,427	164,021
Projected Annual Growth 2026 to 2031	-0.3%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2026	-	0.3%	0.2%
Age			
2026 Est. Population Under 10 Years	10.5%	11.3%	12.3%
2026 Est. Population 10 to 19 Years	9.3%	10.5%	11.6%
2026 Est. Population 20 to 29 Years	17.3%	15.0%	14.3%
2026 Est. Population 30 to 44 Years	26.1%	23.6%	22.1%
2026 Est. Population 45 to 59 Years	18.2%	17.7%	17.7%
2026 Est. Population 60 to 74 Years	14.3%	15.7%	15.6%
2026 Est. Population 75 Years or Over	4.4%	6.2%	6.4%
2026 Est. Median Age	35.1	36.6	36.4
Marital Status & Gender			
2026 Est. Male Population	51.5%	49.3%	49.0%
2026 Est. Female Population	48.5%	50.7%	51.0%
2026 Est. Never Married	50.3%	48.0%	46.3%
2026 Est. Now Married	30.8%	31.7%	32.5%
2026 Est. Separated or Divorced	14.2%	15.0%	15.4%
2026 Est. Widowed	4.8%	5.3%	5.8%
Income			
2026 Est. HH Income \$200,000 or More	7.4%	8.8%	7.9%
2026 Est. HH Income \$150,000 to \$199,999	5.0%	6.7%	6.7%
2026 Est. HH Income \$100,000 to \$149,999	17.2%	16.4%	15.4%
2026 Est. HH Income \$75,000 to \$99,999	12.3%	11.9%	11.5%
2026 Est. HH Income \$50,000 to \$74,999	21.1%	17.5%	16.7%
2026 Est. HH Income \$35,000 to \$49,999	7.2%	10.7%	10.9%
2026 Est. HH Income \$25,000 to \$34,999	6.4%	7.6%	8.3%
2026 Est. HH Income \$15,000 to \$24,999	3.7%	6.7%	8.2%
2026 Est. HH Income Under \$15,000	19.7%	13.8%	14.4%
2026 Est. Average Household Income	\$83,065	\$95,132	\$89,373
2026 Est. Median Household Income	\$63,596	\$72,257	\$68,358
2026 Est. Per Capita Income	\$37,315	\$42,286	\$37,490
2026 Est. Total Businesses	370	4,712	14,458
2026 Est. Total Employees	3,337	39,237	133,170

444 Eight Mile W Hazel Park, MI 48030	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	60.6%	46.7%	43.2%
2026 Est. Black	29.9%	44.1%	45.2%
2026 Est. Asian or Pacific Islander	2.7%	4.2%	7.1%
2026 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2026 Est. Other Races	6.5%	4.8%	4.3%
Hispanic			
2026 Est. Hispanic Population	499	4,295	10,770
2026 Est. Hispanic Population	4.5%	3.1%	2.6%
2031 Proj. Hispanic Population	5.0%	3.7%	3.2%
2020 Hispanic Population	3.7%	2.9%	2.6%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	8,187	99,073	284,868
2026 Est. Elementary (Grade Level 0 to 8)	2.5%	2.5%	4.6%
2026 Est. Some High School (Grade Level 9 to 11)	7.0%	7.4%	7.5%
2026 Est. High School Graduate	27.9%	26.2%	27.3%
2026 Est. Some College	17.4%	21.6%	22.2%
2026 Est. Associate Degree Only	9.9%	8.1%	8.0%
2026 Est. Bachelor Degree Only	24.6%	20.8%	18.6%
2026 Est. Graduate Degree	10.7%	13.4%	12.0%
Housing			
2026 Est. Total Housing Units	5,393	66,832	188,726
2026 Est. Owner-Occupied	51.1%	54.0%	52.5%
2026 Est. Renter-Occupied	40.7%	37.1%	37.7%
2026 Est. Vacant Housing	8.2%	8.9%	9.7%
Homes Built by Year			
2026 Homes Built 2010 or later	4.2%	4.2%	3.5%
2026 Homes Built 2000 to 2009	2.1%	3.6%	3.0%
2026 Homes Built 1990 to 1999	2.2%	2.7%	2.9%
2026 Homes Built 1980 to 1989	3.4%	3.4%	3.5%
2026 Homes Built 1970 to 1979	4.8%	7.4%	7.5%
2026 Homes Built 1960 to 1969	8.2%	8.3%	9.1%
2026 Homes Built 1950 to 1959	24.6%	20.7%	22.3%
2026 Homes Built Before 1949	42.4%	40.9%	38.4%
Home Values			
2026 Home Value \$1,000,000 or More	0.9%	1.3%	1.2%
2026 Home Value \$500,000 to \$999,999	5.8%	7.4%	7.3%
2026 Home Value \$400,000 to \$499,999	4.8%	6.9%	6.1%
2026 Home Value \$300,000 to \$399,999	10.7%	13.5%	12.1%
2026 Home Value \$200,000 to \$299,999	22.2%	23.1%	23.2%
2026 Home Value \$150,000 to \$199,999	24.9%	14.5%	14.6%
2026 Home Value \$100,000 to \$149,999	12.5%	11.9%	12.2%
2026 Home Value \$50,000 to \$99,999	9.5%	12.0%	13.3%
2026 Home Value \$25,000 to \$49,999	3.6%	4.7%	4.9%
2026 Home Value Under \$25,000	5.3%	4.7%	4.9%
2026 Median Home Value	\$185,372	\$211,158	\$205,906
2026 Median Rent	\$1,031	\$1,039	\$1,001

444 Eight Mile W Hazel Park, MI 48030	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	9,329	113,077	328,569
2026 Est. Civilian Employed	62.2%	60.4%	56.2%
2026 Est. Civilian Unemployed	4.8%	4.1%	4.3%
2026 Est. in Armed Forces	-	-	-
2026 Est. not in Labor Force	32.9%	35.5%	39.5%
2026 Labor Force Males	51.5%	49.0%	48.5%
2026 Labor Force Females	48.5%	51.0%	51.5%
Occupation			
2026 Occupation: Population Age 16 Years or Over	5,806	68,297	184,611
2026 Mgmt, Business, & Financial Operations	18.1%	17.4%	16.5%
2026 Professional, Related	30.6%	27.8%	25.8%
2026 Service	16.8%	16.7%	16.9%
2026 Sales, Office	14.2%	17.3%	18.5%
2026 Farming, Fishing, Forestry	0.3%	0.3%	0.2%
2026 Construction, Extraction, Maintenance	7.4%	6.1%	5.7%
2026 Production, Transport, Material Moving	12.6%	14.5%	16.2%
2026 White Collar Workers	62.8%	62.5%	60.9%
2026 Blue Collar Workers	37.2%	37.5%	39.1%
Transportation to Work			
2026 Drive to Work Alone	78.4%	72.6%	74.0%
2026 Drive to Work in Carpool	8.1%	7.8%	8.2%
2026 Travel to Work by Public Transportation	1.2%	1.7%	1.7%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	1.8%	1.9%	1.7%
2026 Other Means	1.2%	1.1%	1.2%
2026 Work at Home	9.4%	14.9%	13.2%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	15.7%	17.6%	20.7%
2026 Travel to Work in 15 to 29 Minutes	55.4%	51.1%	46.9%
2026 Travel to Work in 30 to 59 Minutes	24.0%	26.0%	27.7%
2026 Travel to Work in 60 Minutes or More	5.0%	5.2%	4.7%
2026 Average Travel Time to Work	22.7	22.4	22.2
Consumer Expenditure			
2026 Est. Total Household Expenditure	\$387.26 M	\$5 B	\$13.71 B
2026 Est. Apparel	\$8.61 M	\$110.22 M	\$305.51 M
2026 Est. Contributions, Tax and Retirement	\$92.31 M	\$1.24 B	\$3.26 B
2026 Est. Education	\$6.41 M	\$83.38 M	\$226.03 M
2026 Est. Entertainment	\$19.51 M	\$249.51 M	\$691.67 M
2026 Est. Food, Beverages, Tobacco	\$52.12 M	\$660.57 M	\$1.86 B
2026 Est. Health Care	\$30.3 M	\$386.34 M	\$1.09 B
2026 Est. Household Furnishings and Equipment	\$10.07 M	\$129.66 M	\$356.64 M
2026 Est. Household Operations, Shelter, Utilities	\$101.4 M	\$1.28 B	\$3.61 B
2026 Est. Miscellaneous Expenses	\$5.91 M	\$75.91 M	\$208.44 M
2026 Est. Personal Care	\$4.56 M	\$57.52 M	\$162.76 M
2026 Est. Transportation	\$56.06 M	\$720.74 M	\$1.95 B

LOCATION INFORMATION

Traffic Counts

