

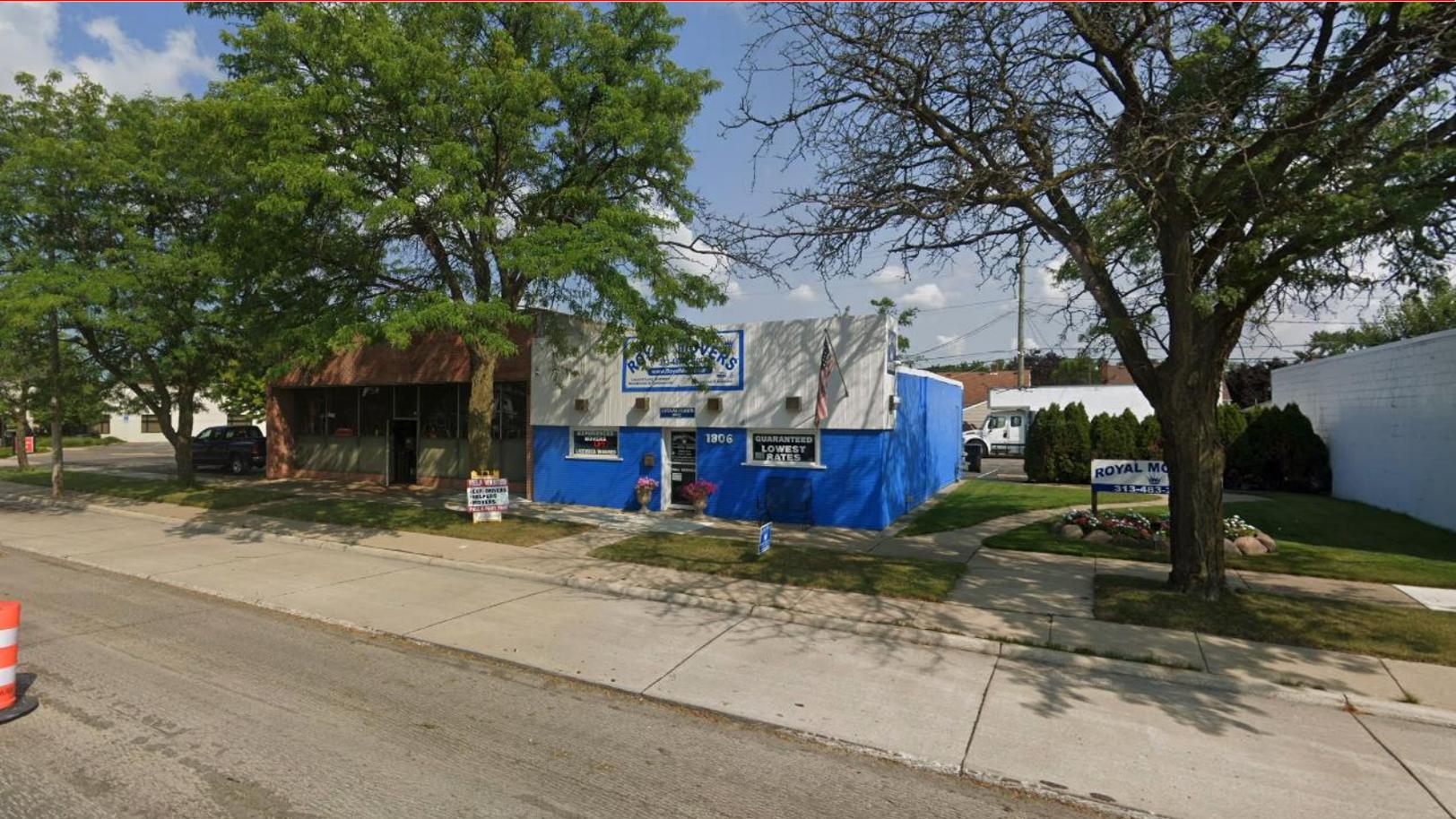
FOR SALE

Retail – Wyandotte

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



1806 Eureka Rd.
Wyandotte, MI, 48192

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

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LOCATION INFORMATION

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ZONING ORDINANCE

B2-General Business District	page 13
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CONTACT INFORMATION

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Retail building offers great visibility and accessibility with main road frontage on Eureka Rd, near Downtown Wyandotte. Location provides convenient access while offering excellent signage opportunity.

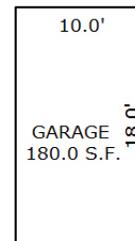
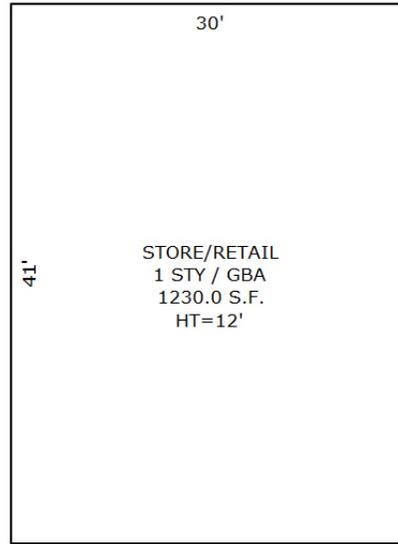
OFFERING SUMMARY

Sale Price:	\$220,000
Building Size:	1,230 SF
Zoning:	B-2 General Business
Year Built:	1937

PROPERTY HIGHLIGHTS

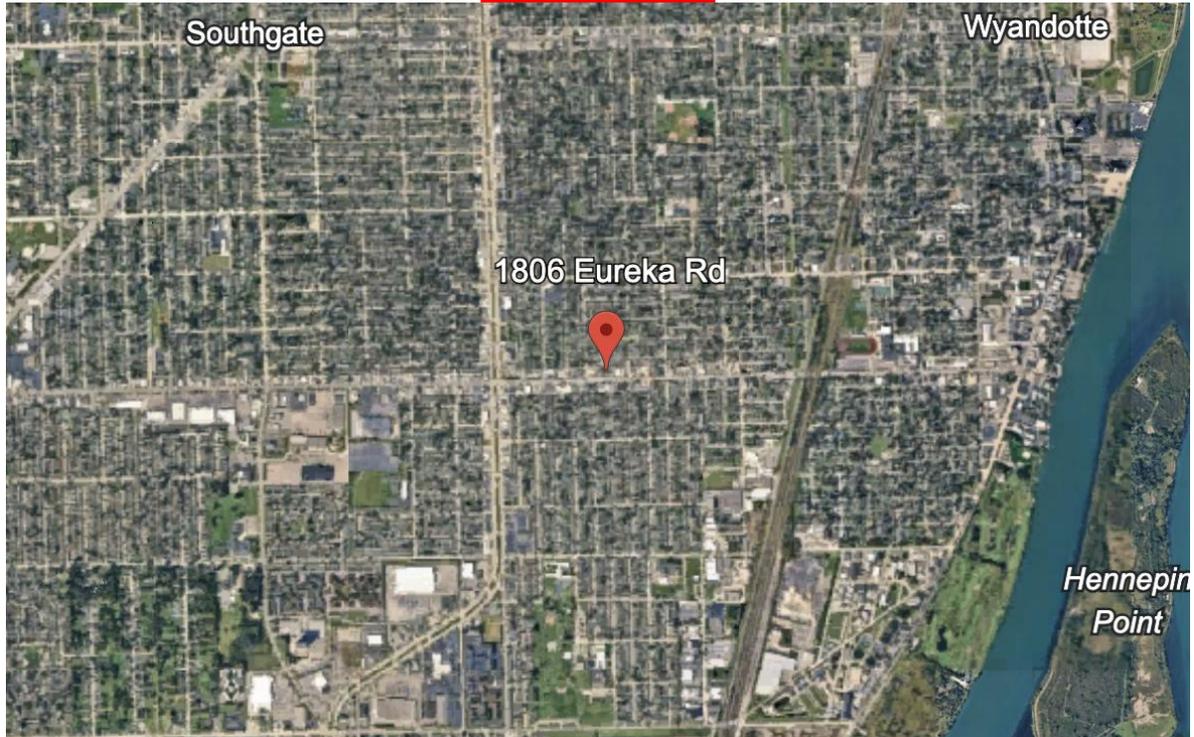
- Directly on Eureka Road
- Between Fort St & Biddle Ave
- Lot Size .15 Acres
- Double Lot



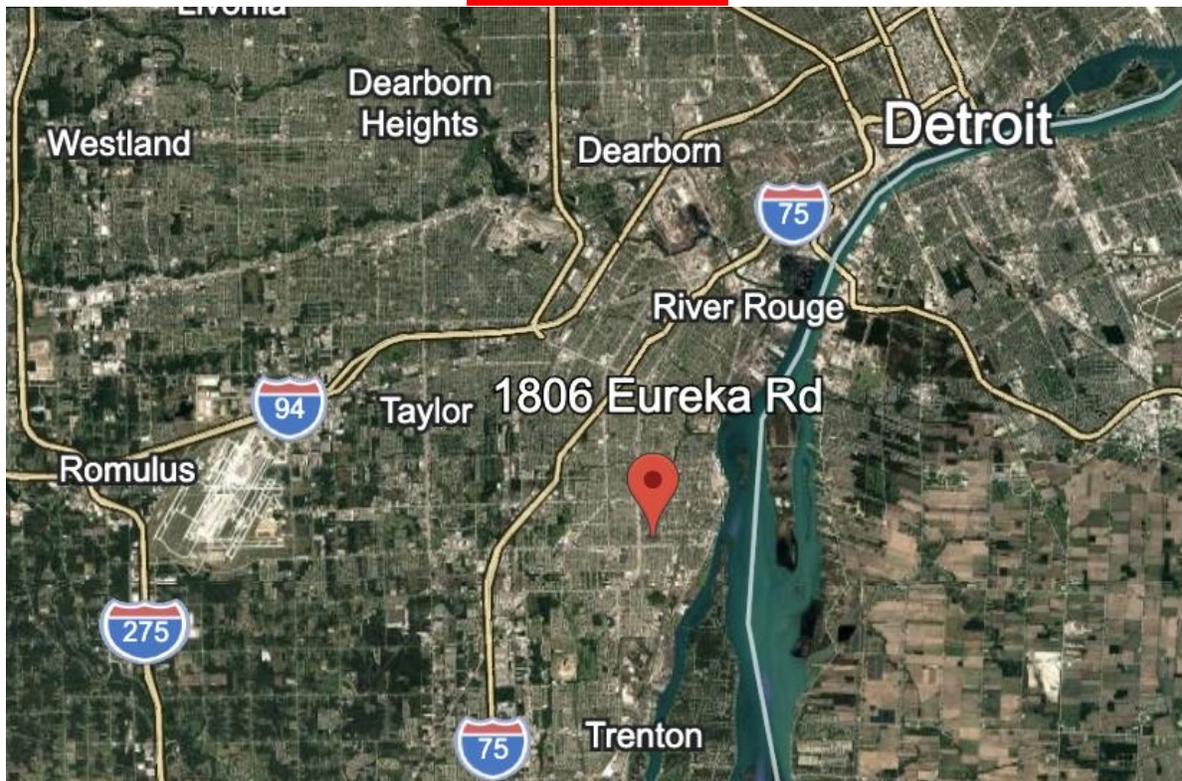


Sketch by Apex Sketch

LOCAL



REGIONAL



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Adam Rizk
Lat/Lon: 42.1997/-83.1648



1806 Eureka Ave	1 mi radius	3 mi radius	5 mi radius
Wyandotte, MI 48192			
Population			
2025 Estimated Population	13,370	78,821	177,476
2030 Projected Population	13,114	76,740	173,002
2020 Census Population	14,197	83,403	184,055
2010 Census Population	14,630	83,339	183,084
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.6%	-0.4%	-0.2%
Households			
2025 Estimated Households	6,174	34,587	75,529
2030 Projected Households	6,067	33,881	74,141
2020 Census Households	6,426	35,795	77,085
2010 Census Households	6,269	34,659	74,989
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	-	-
Age			
2025 Est. Population Under 10 Years	10.4%	11.2%	11.7%
2025 Est. Population 10 to 19 Years	11.3%	11.7%	12.4%
2025 Est. Population 20 to 29 Years	11.7%	12.3%	12.0%
2025 Est. Population 30 to 44 Years	19.9%	19.8%	19.5%
2025 Est. Population 45 to 59 Years	19.1%	18.3%	18.1%
2025 Est. Population 60 to 74 Years	20.5%	18.8%	18.3%
2025 Est. Population 75 Years or Over	7.1%	7.9%	8.0%
2025 Est. Median Age	41.5	40.3	39.9
Marital Status & Gender			
2025 Est. Male Population	49.5%	49.6%	49.2%
2025 Est. Female Population	50.5%	50.4%	50.8%
2025 Est. Never Married	39.2%	37.8%	36.7%
2025 Est. Now Married	38.6%	40.9%	41.4%
2025 Est. Separated or Divorced	16.4%	15.5%	15.7%
2025 Est. Widowed	5.8%	5.8%	6.2%
Income			
2025 Est. HH Income \$200,000 or More	6.4%	6.5%	7.3%
2025 Est. HH Income \$150,000 to \$199,999	7.7%	6.6%	6.9%
2025 Est. HH Income \$100,000 to \$149,999	17.3%	16.7%	16.6%
2025 Est. HH Income \$75,000 to \$99,999	15.0%	14.6%	13.8%
2025 Est. HH Income \$50,000 to \$74,999	18.4%	19.5%	19.2%
2025 Est. HH Income \$35,000 to \$49,999	11.6%	12.6%	11.3%
2025 Est. HH Income \$25,000 to \$34,999	7.6%	7.4%	7.9%
2025 Est. HH Income \$15,000 to \$24,999	7.4%	7.6%	7.2%
2025 Est. HH Income Under \$15,000	8.7%	8.4%	9.9%
2025 Est. Average Household Income	\$89,960	\$88,075	\$90,377
2025 Est. Median Household Income	\$68,790	\$68,916	\$71,416
2025 Est. Per Capita Income	\$41,593	\$38,732	\$38,540
2025 Est. Total Businesses	584	2,181	5,172
2025 Est. Total Employees	4,451	23,699	52,913

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Adam Rizk

Lat/Lon: 42.1997/-83.1648



1806 Eureka Ave	1 mi radius	3 mi radius	5 mi radius
Wyandotte, MI 48192			
Race			
2025 Est. White	85.3%	77.1%	70.7%
2025 Est. Black	5.3%	10.2%	15.1%
2025 Est. Asian or Pacific Islander	1.0%	1.7%	2.1%
2025 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
2025 Est. Other Races	7.9%	10.4%	11.6%
Hispanic			
2025 Est. Hispanic Population	1,180	9,285	23,253
2025 Est. Hispanic Population	8.8%	11.8%	13.1%
2030 Proj. Hispanic Population	10.0%	12.6%	13.8%
2020 Hispanic Population	6.5%	9.8%	10.9%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	9,774	56,372	124,852
2025 Est. Elementary (Grade Level 0 to 8)	1.6%	2.7%	3.5%
2025 Est. Some High School (Grade Level 9 to 11)	6.8%	7.3%	7.9%
2025 Est. High School Graduate	35.5%	35.1%	33.3%
2025 Est. Some College	25.4%	25.0%	24.1%
2025 Est. Associate Degree Only	7.7%	9.0%	8.9%
2025 Est. Bachelor Degree Only	15.0%	14.1%	14.4%
2025 Est. Graduate Degree	8.0%	6.8%	7.9%
Housing			
2025 Est. Total Housing Units	6,855	38,317	83,913
2025 Est. Owner-Occupied	63.5%	62.8%	63.1%
2025 Est. Renter-Occupied	26.5%	27.5%	26.9%
2025 Est. Vacant Housing	9.9%	9.7%	10.0%
Homes Built by Year			
2025 Homes Built 2010 or later	2.2%	1.6%	1.6%
2025 Homes Built 2000 to 2009	3.6%	3.5%	4.0%
2025 Homes Built 1990 to 1999	3.3%	2.9%	3.7%
2025 Homes Built 1980 to 1989	2.2%	4.3%	4.1%
2025 Homes Built 1970 to 1979	4.9%	8.8%	9.6%
2025 Homes Built 1960 to 1969	7.7%	13.4%	13.4%
2025 Homes Built 1950 to 1959	24.0%	29.5%	28.8%
2025 Homes Built Before 1949	42.1%	26.4%	24.8%
Home Values			
2025 Home Value \$1,000,000 or More	0.6%	0.7%	0.7%
2025 Home Value \$500,000 to \$999,999	1.5%	1.9%	2.5%
2025 Home Value \$400,000 to \$499,999	1.2%	1.8%	2.4%
2025 Home Value \$300,000 to \$399,999	6.8%	5.8%	6.2%
2025 Home Value \$200,000 to \$299,999	26.6%	20.3%	22.5%
2025 Home Value \$150,000 to \$199,999	27.7%	28.5%	25.1%
2025 Home Value \$100,000 to \$149,999	21.3%	24.4%	20.6%
2025 Home Value \$50,000 to \$99,999	10.9%	12.3%	13.9%
2025 Home Value \$25,000 to \$49,999	0.9%	1.4%	2.4%
2025 Home Value Under \$25,000	2.4%	3.0%	3.6%
2025 Median Home Value	\$175,745	\$168,261	\$170,719
2025 Median Rent	\$905	\$912	\$906

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

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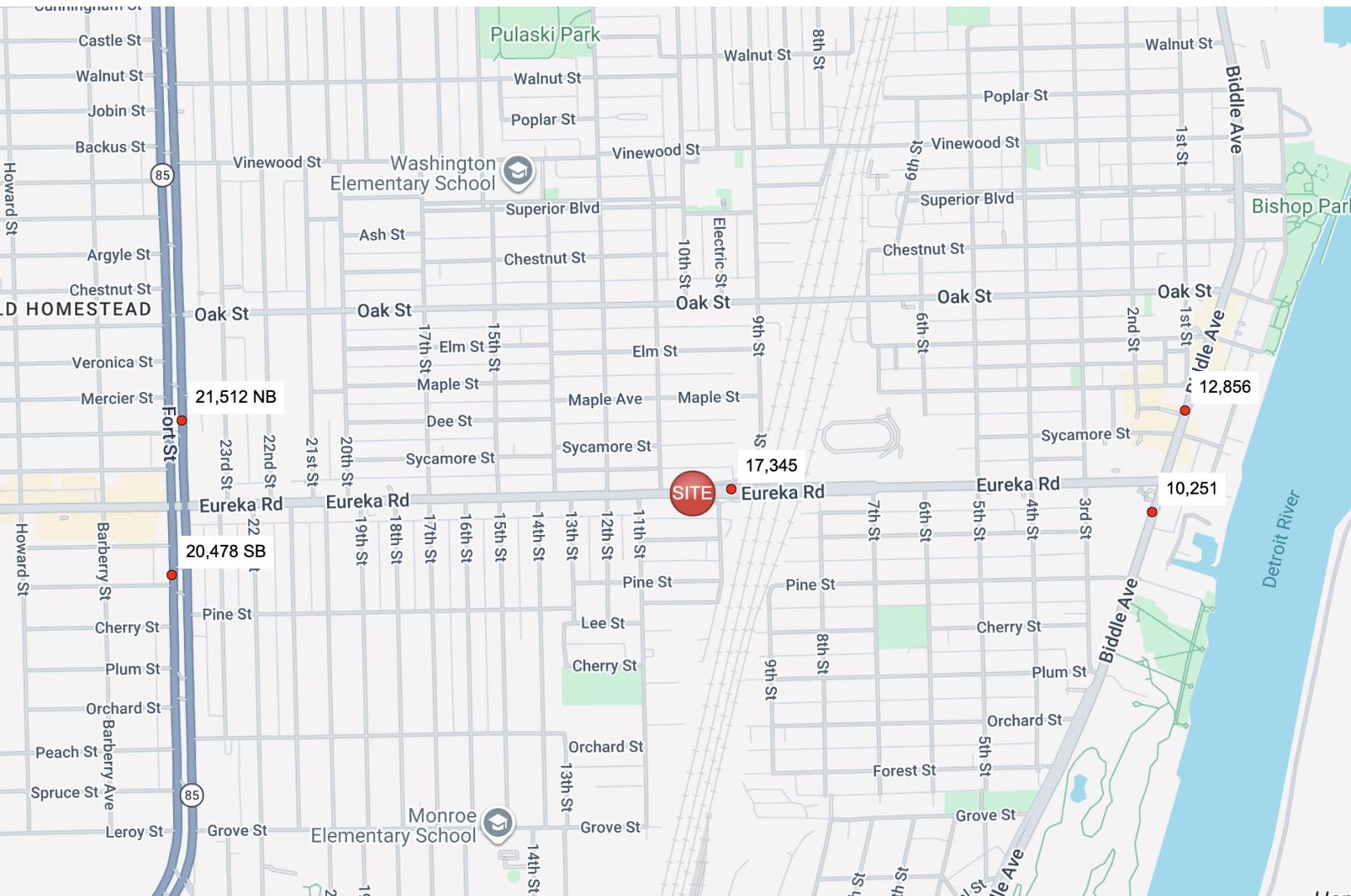
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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	11,038	64,258	143,194
2025 Est. Civilian Employed	60.6%	61.7%	59.3%
2025 Est. Civilian Unemployed	1.5%	2.5%	2.7%
2025 Est. in Armed Forces	0.5%	0.1%	-
2025 Est. not in Labor Force	37.4%	35.7%	37.9%
2025 Labor Force Males	49.4%	49.3%	48.8%
2025 Labor Force Females	50.6%	50.7%	51.2%
Occupation			
2025 Occupation: Population Age 16 Years or Over	6,692	39,622	84,898
2025 Mgmt, Business, & Financial Operations	14.7%	14.3%	14.4%
2025 Professional, Related	20.8%	19.1%	19.7%
2025 Service	16.6%	17.8%	17.2%
2025 Sales, Office	21.0%	19.4%	19.3%
2025 Farming, Fishing, Forestry	0.2%	-	-
2025 Construction, Extraction, Maintenance	9.2%	8.9%	8.5%
2025 Production, Transport, Material Moving	17.5%	20.5%	20.7%
2025 White Collar Workers	56.6%	52.8%	53.4%
2025 Blue Collar Workers	43.4%	47.2%	46.6%
Transportation to Work			
2025 Drive to Work Alone	76.4%	75.4%	75.3%
2025 Drive to Work in Carpool	9.2%	9.8%	9.9%
2025 Travel to Work by Public Transportation	1.8%	1.8%	1.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.6%	1.8%	1.7%
2025 Other Means	1.4%	1.4%	1.5%
2025 Work at Home	9.7%	9.7%	9.7%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	32.8%	27.3%	26.1%
2025 Travel to Work in 15 to 29 Minutes	35.5%	39.7%	40.0%
2025 Travel to Work in 30 to 59 Minutes	28.2%	27.8%	29.0%
2025 Travel to Work in 60 Minutes or More	3.5%	5.2%	4.9%
2025 Average Travel Time to Work	19.4	21.6	22.2
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$554.33 M	\$3.09 B	\$6.87 B
2025 Est. Apparel	\$10.3 M	\$57.8 M	\$128.73 M
2025 Est. Contributions, Tax and Retirement	\$144.66 M	\$789.74 M	\$1.76 B
2025 Est. Education	\$12.62 M	\$69.96 M	\$155.3 M
2025 Est. Entertainment	\$31.93 M	\$179.3 M	\$399.4 M
2025 Est. Food, Beverages, Tobacco	\$67.51 M	\$384.39 M	\$859.25 M
2025 Est. Health Care	\$40.92 M	\$228.64 M	\$502.47 M
2025 Est. Household Furnishings and Equipment	\$14.81 M	\$82.8 M	\$184.19 M
2025 Est. Household Operations, Shelter, Utilities	\$124.53 M	\$705.45 M	\$1.57 B
2025 Est. Miscellaneous Expenses	\$9.59 M	\$53.57 M	\$119.02 M
2025 Est. Personal Care	\$7.21 M	\$41.15 M	\$92.05 M
2025 Est. Transportation	\$90.26 M	\$499.98 M	\$1.09 B

LOCATION INFORMATION

Traffic Counts



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§ 190.185 PRINCIPAL USES PERMITTED.

In a General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

(A) All principal uses permitted in the Central Business District subject to all requirements of the district; provided, the maximum height controls of the B-2 District are complied with and provided dwellings above stores constructed after the adoption date of this chapter shall meet minimum lot area requirements of the RM-1 District;

(B) Wholesale and retail activities;

(C) Indoor sales for new automobiles, boats and recreation vehicles;

(D) Minor automobile repair;

(E) Automobile car wash, when completely enclosed in building;

(F) Bus passenger stations;

(G) Governmental offices or other governmental uses;

(H) Clinics;

(I) Tattoo and body piercing;

(J) Self-service laundry and dry cleaning establishments;

(K) Bowling alleys;

(L) Other uses which are similar to the above uses;

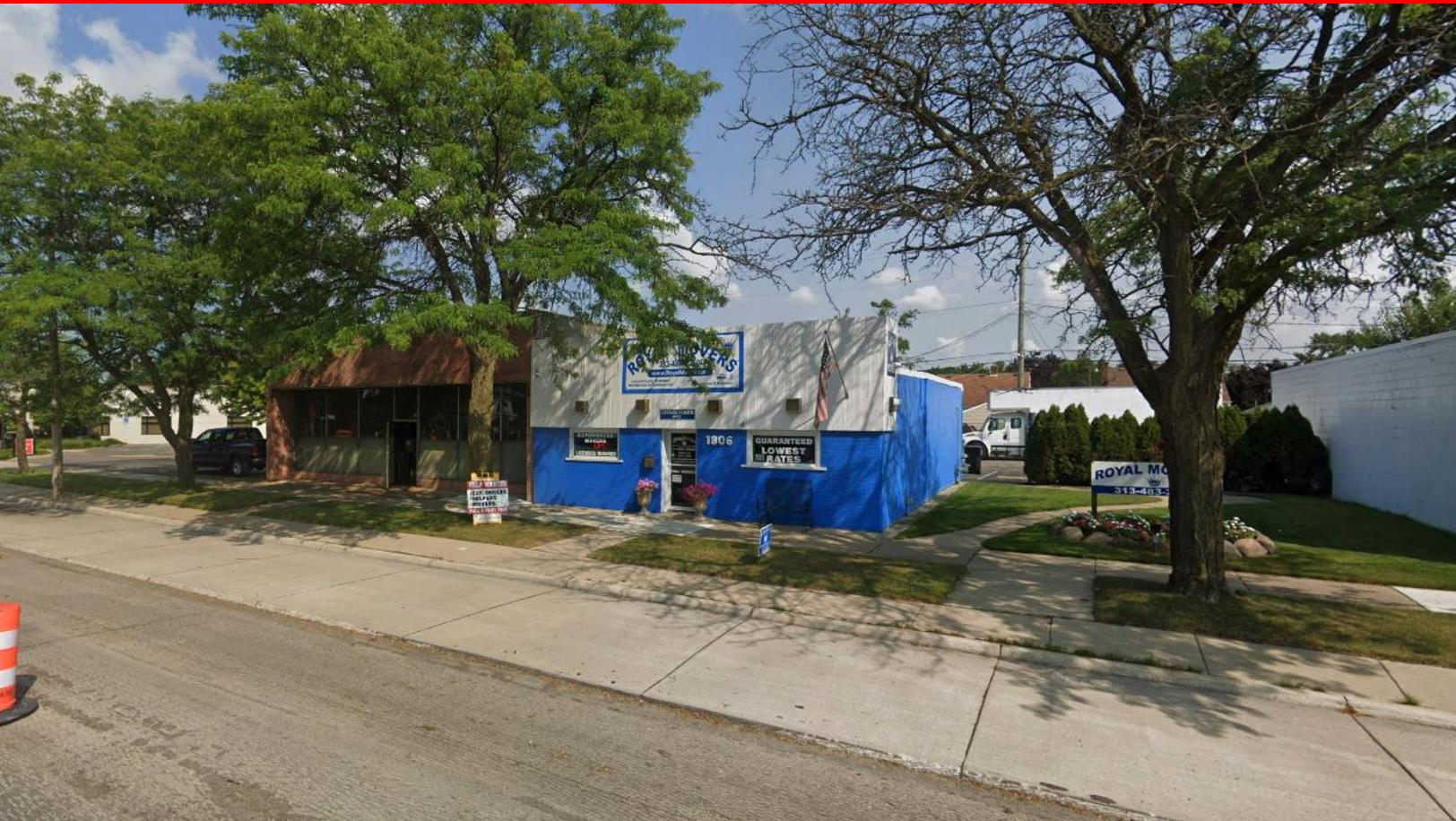
(M) Parking lots and parking structures;

(N) Utility and public service facilities;

(O) Stores that sell alcoholic beverages; and

(P) Accessory structures and uses customarily incidental to any of the above permitted uses; provided, such structures and uses are located on the same zoning lot with a permitted use.

(Prior Code, App. A, § 1400) (Ord. 1277, passed 4-2-2007)



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