



PILOT

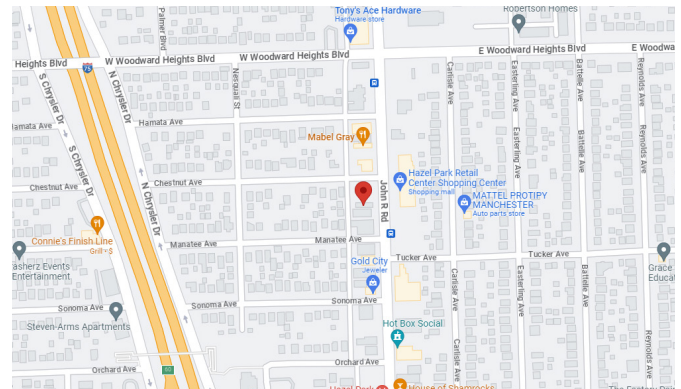
PROPERTY GROUP

23725 JOHN R, HAZEL PARK, MI 48030

PROPERTY OVERVIEW:

- Exciting opportunity in up-and-coming Hazel Park.
- Recently completed façade upgrade.
- Building has potential for expansion/outdoor patio.
- Located in Hazel Park's "Culinary District" steps away from Mabel Gray and FRAMEbar.
- Huge Signage opportunity.
- Easily Accessible from I-696 and I-75.
- Professional and Creative Landlords.

Property Type: Retail
 Cross Streets: John R, between Woodward Heights Blvd and 9 Mile
 Total Square Footage: 1,534
 Zoning: LB (Local Business)
 Property Taxes: 2022 - \$6,639.62
 Lease Rate: \$3,500.00 / Month
 Lease Type: NNN



Building Name: Two Guys from Italy
 Lot Size: 0.25 Acres (Approx.)
 Parking Spaces: 18

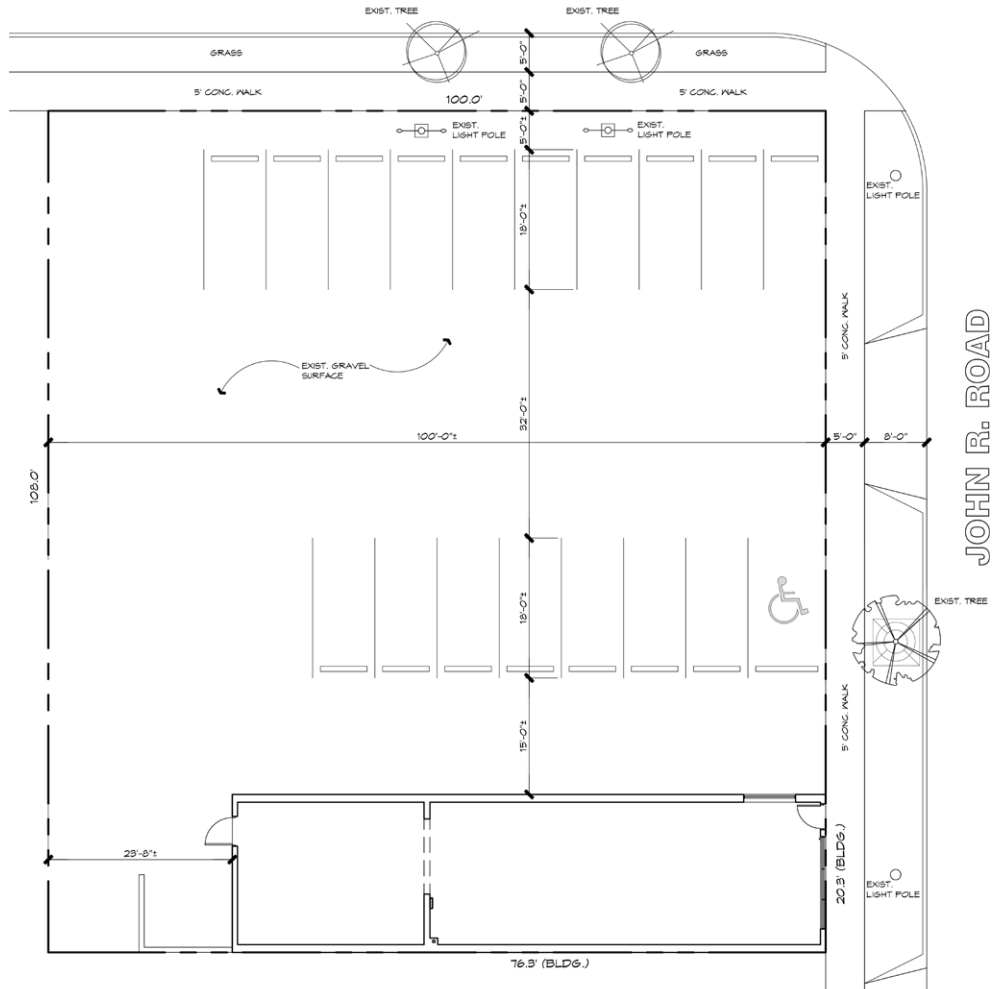
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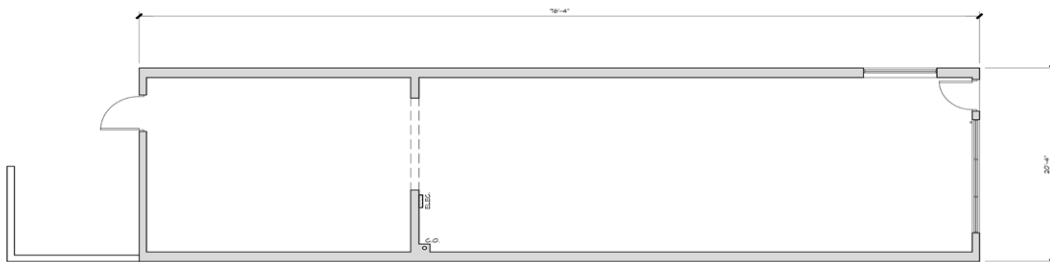
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SITE PLAN



FLOOR PLAN



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DEMOGRAPHICS SUMMARY

Population			
	2 mile	5 mile	10 mile
2010 Population	62,062	378,940	1,395,383
2023 Population	59,954	360,713	1,352,509
2028 Population Projection	59,522	358,420	1,351,577
Annual Growth 2010-2023	-0.3%	-0.4%	-0.2%
Annual Growth 2023-2028	-0.1%	-0.1%	0%
Median Age	39.7	39.5	39
Bachelor's Degree or Higher	28%	26%	24%
U.S. Armed Forces	54	166	409

Population By Race			
	2 mile	5 mile	10 mile
White	45,282	181,228	585,248
Black	9,616	149,122	655,116
American Indian/Alaskan Native	336	1,395	4,743
Asian	2,377	18,311	69,342
Hawaiian & Pacific Islander	40	128	322
Two or More Races	2,304	10,530	37,738
Hispanic Origin	2,038	8,830	44,699

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$142,845	\$145,283	\$142,717
Median Year Built	1952	1953	1955

Households			
	2 mile	5 mile	10 mile
2010 Households	26,942	154,470	551,249
2023 Households	26,024	146,903	534,368
2028 Household Projection	25,829	145,875	533,842
Annual Growth 2010-2023	-0.3%	-0.4%	-0.4%
Annual Growth 2023-2028	-0.2%	-0.1%	0%
Owner Occupied Households	17,300	94,280	326,700
Renter Occupied Households	8,529	51,595	207,142
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	1
Total Specified Consumer Spending (\$)	\$698.2M	\$3.9B	\$13.8B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$70,688	\$71,132	\$70,151
Median Household Income	\$56,078	\$52,412	\$49,727
< \$25,000	6,199	35,683	140,498
\$25,000 - 50,000	5,591	35,153	127,799
\$50,000 - 75,000	4,759	25,476	90,127
\$75,000 - 100,000	3,517	17,996	59,845
\$100,000 - 125,000	2,427	12,151	41,312
\$125,000 - 150,000	1,562	7,003	25,225
\$150,000 - 200,000	1,196	7,269	24,557
\$200,000+	775	6,171	25,004

TRAFFIC COUNTS

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
John R Rd	Hamata Ave S	16,348	2022	0.09 mi
W Woodward Heights Blvd	John R Rd E	4,889	2022	0.13 mi
E Woodward Heights Blvd	Carlisle Ave E	4,262	2022	0.14 mi
John R Rd	Orchard Ave N	14,221	2022	0.15 mi
John R Rd	E Annabelle Ave N	16,545	2022	0.16 mi
I-75	Sonoma	90,122	2020	0.19 mi
North Walter P. Chrysler Freeway	Sonoma N	149,041	2022	0.19 mi
I- 75	W Woodward Heights Blvd N	155,371	2022	0.24 mi
Berdeno Ave	Breckenridge Ave SW	6,623	2022	0.24 mi
I-75 ON RAMP	Breckenridge Ave	5,818	2020	0.24 mi

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ADDITIONAL PHOTOS



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