

# FOR LEASE

Industrial – Oak Park

**Insite**  
COMMERCIAL  
Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



14350 W. 8 Mile Rd.  
Oak Park, MI 48237

EXCLUSIVELY LISTED BY:

Kyle Nelson, CCIM  
Sales Associate  
C: (313) 467-2597  
O: (248) 359-9000 x5  
[knelson@insitecommercial.com](mailto:knelson@insitecommercial.com)

Zak Shepler  
Sales Associate  
C: (810) 845-6777  
O: (248) 359-9000 x4  
[zshepler@insitecommercial.com](mailto:zshepler@insitecommercial.com)

(248) 359-9000

[www.insitecommercial.com](http://www.insitecommercial.com)



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## PROPERTY OVERVIEW

Large multi-tenant industrial building located on the north side of 8 Mile Rd., between Greenfield Rd. and Coolidge Hwy. This property has ample parking and easy access to units with a drive-through corridor. Ideal for warehouse, distribution, small manufacturing, wholesale, contractor workshop etc.

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$12.00 PSF FS</b>
<b>Space Available:</b>	<b>Unit 100 – 2,500 SF Unit 110 – 2,100 SF</b>
<b>Building Size:</b>	<b>47,638 SF</b>
<b>Ceiling Height:</b>	<b>11'6" Clear Height</b>
<b>Zoning:</b>	<b>LI</b>
<b>Year Built:</b>	<b>1985</b>

## PROPERTY HIGHLIGHTS

- White-boxed units, each with a built-out office and bathroom.
- Dedicated HVAC and separately metered.

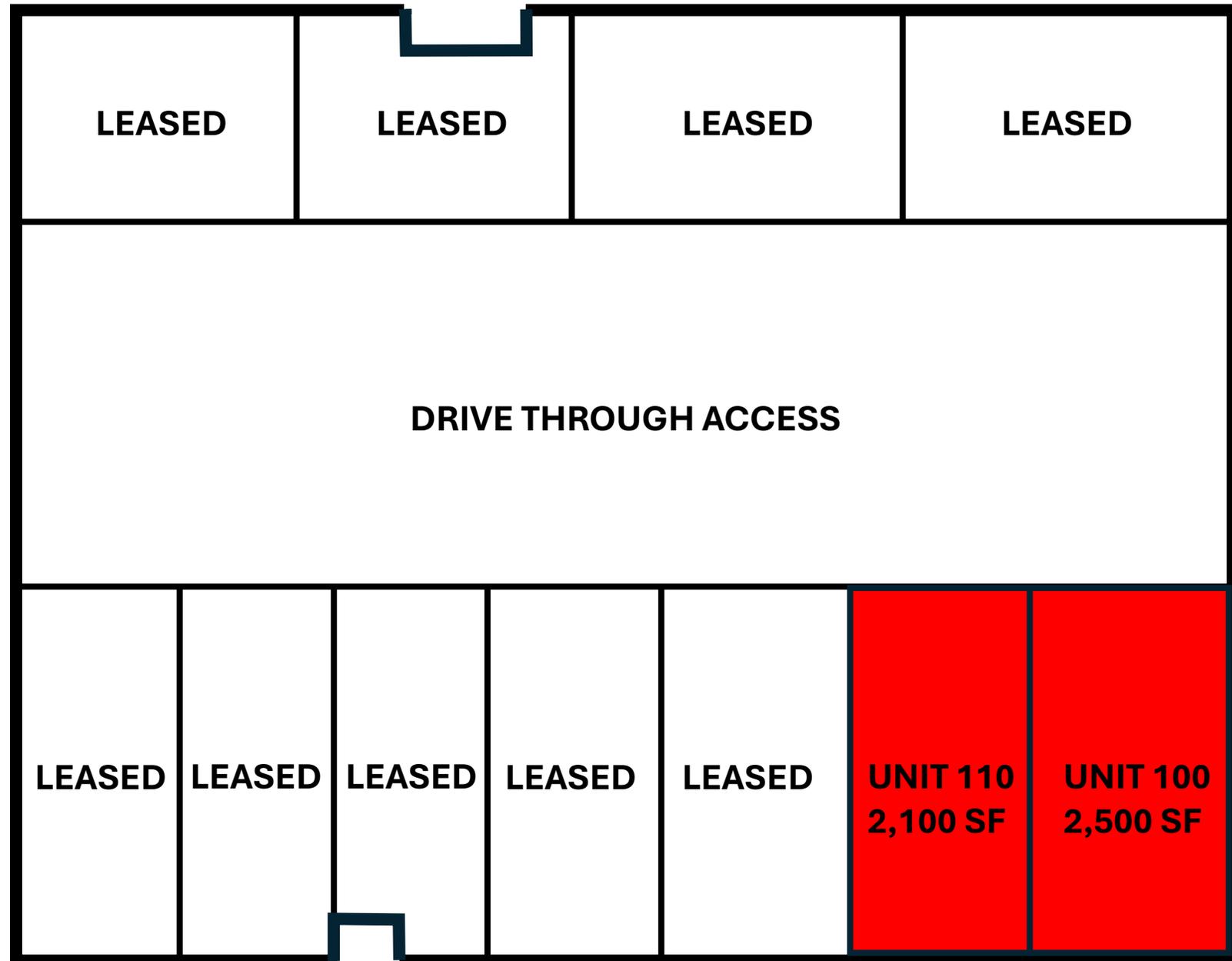
## DEMOGRAPHICS (5-Mile Radius)

- **Population:** 392,219 people
- **Households:** 168,293 homes
- **Avg. HH Income:** \$87,877 USD
- **Traffic Counts:** 62,848 VPD



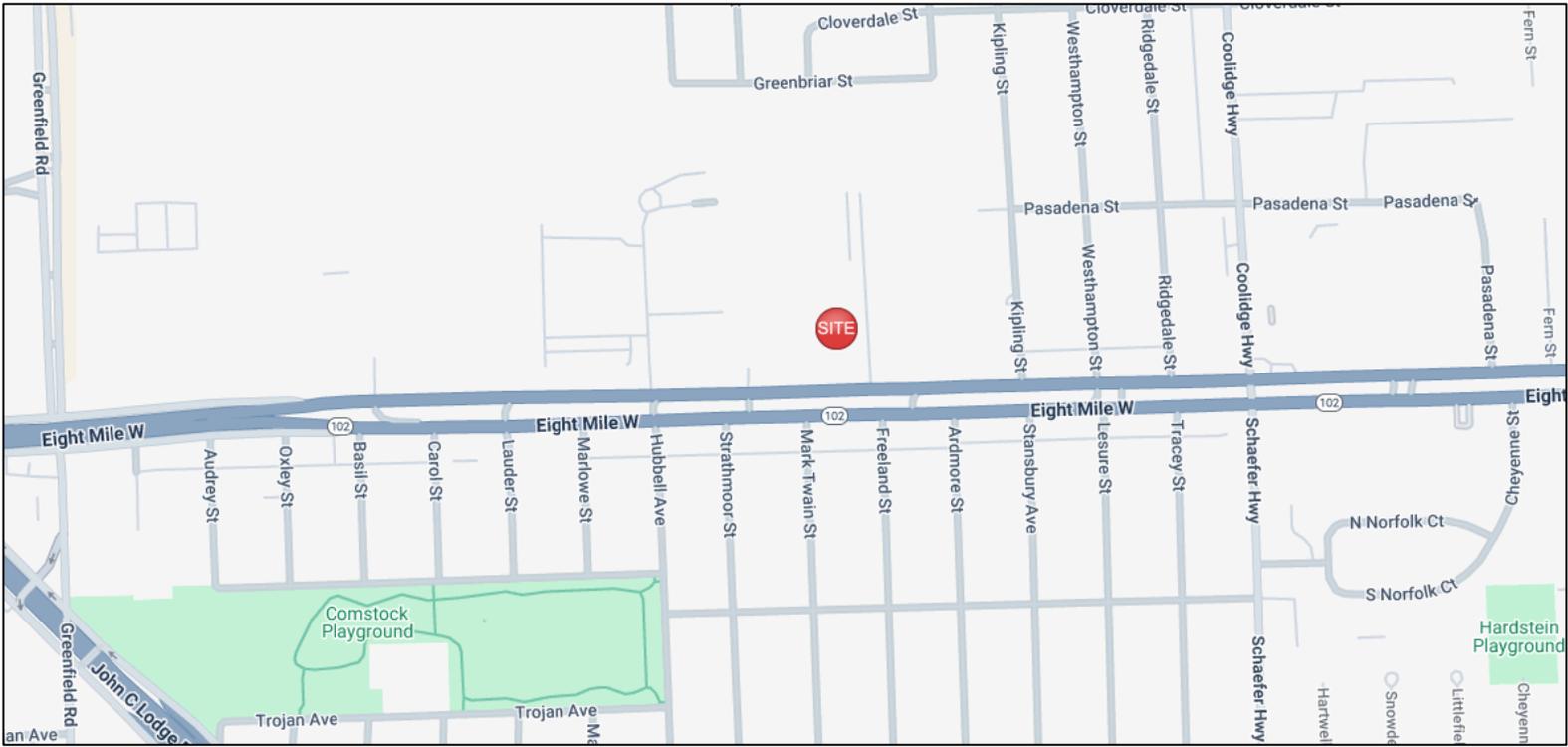
# PROPERTY INFORMATION

## Floor Layout

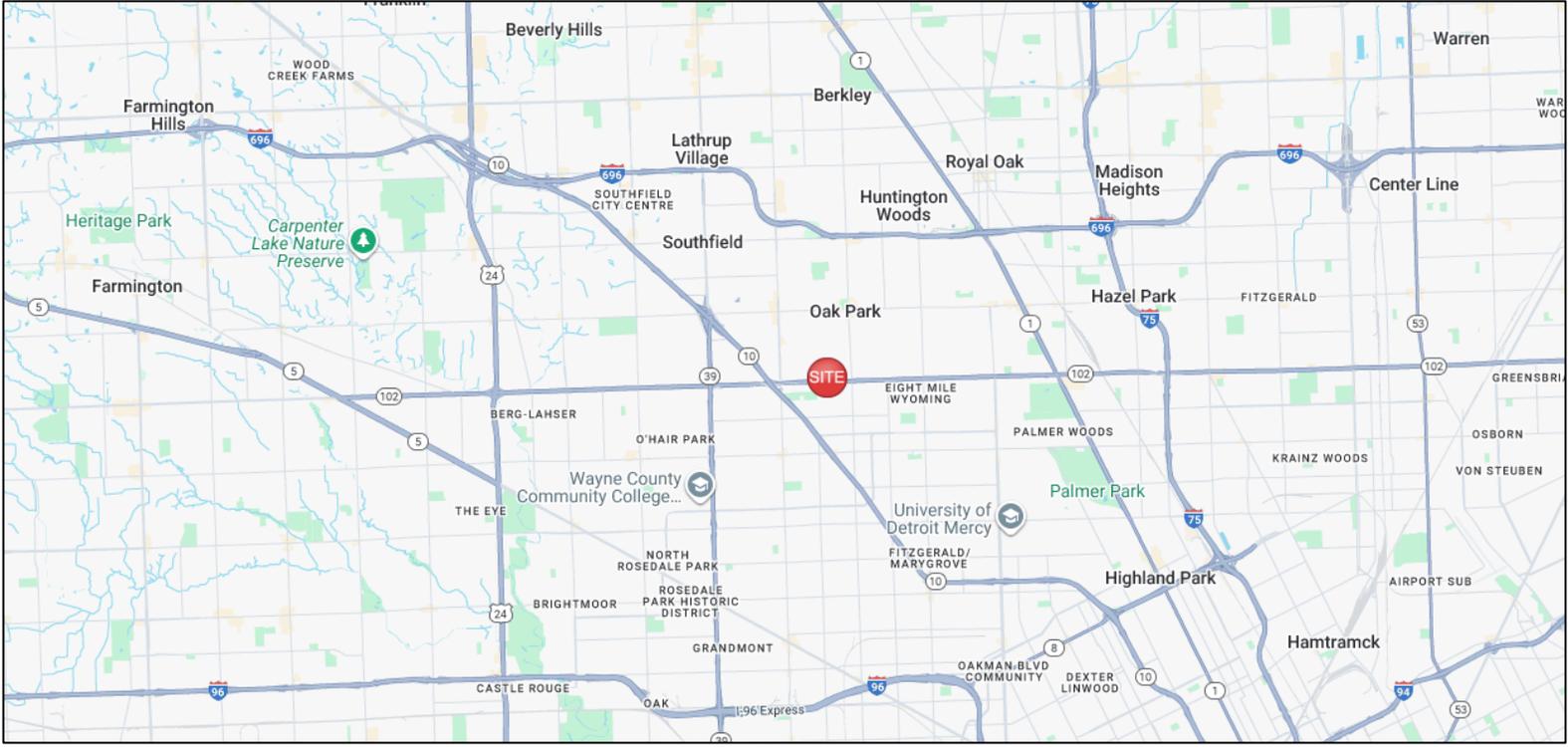


\*Not to scale

### LOCAL



### REGIONAL



**LOCAL**



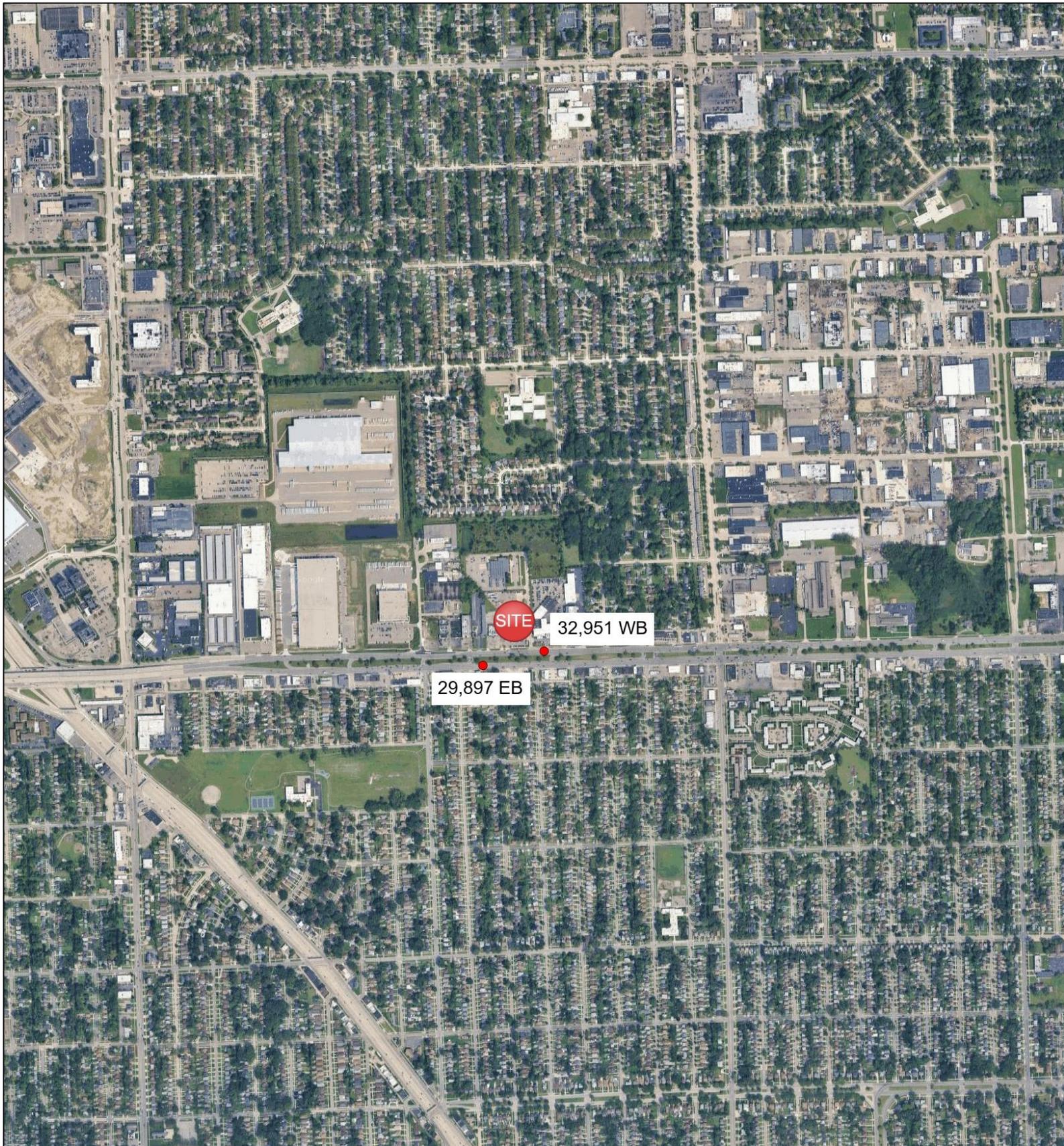
**REGIONAL**



<b>14350 Eight Mile W</b> <b>Oak Park, MI 48237</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	15,805	164,628	392,219
2030 Projected Population	15,541	160,124	382,963
2020 Census Population	15,484	163,280	384,914
2010 Census Population	15,379	164,082	398,768
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.2%	-	-0.1%
<b>Households</b>			
2025 Estimated Households	6,849	68,432	168,293
2030 Projected Households	6,816	67,618	166,645
2020 Census Households	6,707	67,987	163,607
2010 Census Households	6,294	65,556	162,554
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.2%
<b>Age</b>			
2025 Est. Population Under 10 Years	10.8%	12.1%	11.7%
2025 Est. Population 10 to 19 Years	12.4%	12.4%	11.4%
2025 Est. Population 20 to 29 Years	12.3%	12.7%	13.8%
2025 Est. Population 30 to 44 Years	18.7%	19.9%	21.3%
2025 Est. Population 45 to 59 Years	19.8%	18.1%	18.2%
2025 Est. Population 60 to 74 Years	17.9%	17.2%	16.8%
2025 Est. Population 75 Years or Over	8.1%	7.5%	6.8%
2025 Est. Median Age	40.4	38.3	37.7
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	44.7%	46.1%	47.8%
2025 Est. Female Population	55.3%	53.9%	52.2%
2025 Est. Never Married	44.9%	47.7%	47.7%
2025 Est. Now Married	21.9%	27.4%	28.6%
2025 Est. Separated or Divorced	23.6%	17.9%	17.3%
2025 Est. Widowed	9.6%	6.9%	6.3%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	4.5%	6.6%	7.8%
2025 Est. HH Income \$150,000 to \$199,999	4.7%	7.1%	7.5%
2025 Est. HH Income \$100,000 to \$149,999	9.3%	13.4%	14.5%
2025 Est. HH Income \$75,000 to \$99,999	11.7%	11.7%	11.9%
2025 Est. HH Income \$50,000 to \$74,999	20.7%	17.2%	16.7%
2025 Est. HH Income \$35,000 to \$49,999	14.4%	12.4%	11.6%
2025 Est. HH Income \$25,000 to \$34,999	10.8%	8.6%	7.9%
2025 Est. HH Income \$15,000 to \$24,999	8.5%	8.6%	7.9%
2025 Est. HH Income Under \$15,000	15.3%	14.4%	14.3%
2025 Est. Average Household Income	\$61,399	\$83,275	\$87,877
2025 Est. Median Household Income	\$50,384	\$65,418	\$68,194
2025 Est. Per Capita Income	\$26,639	\$34,681	\$37,825
2025 Est. Total Businesses	941	7,258	17,946
2025 Est. Total Employees	6,084	53,287	151,008

<b>14350 Eight Mile W</b> <b>Oak Park, MI 48237</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Race</b>			
2025 Est. White	10.8%	23.7%	32.9%
2025 Est. Black	85.7%	71.9%	61.9%
2025 Est. Asian or Pacific Islander	0.7%	1.0%	1.4%
2025 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2025 Est. Other Races	2.7%	3.2%	3.7%
<b>Hispanic</b>			
2025 Est. Hispanic Population	203	2,652	8,475
2025 Est. Hispanic Population	1.3%	1.6%	2.2%
2030 Proj. Hispanic Population	1.6%	1.9%	2.5%
2020 Hispanic Population	1.7%	1.9%	2.2%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	11,222	114,918	278,422
2025 Est. Elementary (Grade Level 0 to 8)	2.5%	2.4%	2.2%
2025 Est. Some High School (Grade Level 9 to 11)	5.7%	6.2%	6.4%
2025 Est. High School Graduate	27.7%	25.1%	24.6%
2025 Est. Some College	32.7%	26.8%	25.2%
2025 Est. Associate Degree Only	11.0%	8.4%	8.0%
2025 Est. Bachelor Degree Only	13.0%	17.8%	19.8%
2025 Est. Graduate Degree	7.3%	13.2%	13.9%
<b>Housing</b>			
2025 Est. Total Housing Units	7,403	74,506	185,143
2025 Est. Owner-Occupied	54.4%	53.3%	53.6%
2025 Est. Renter-Occupied	38.2%	38.5%	37.3%
2025 Est. Vacant Housing	7.5%	8.2%	9.1%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	1.3%	2.1%	2.6%
2025 Homes Built 2000 to 2009	2.3%	2.2%	2.9%
2025 Homes Built 1990 to 1999	1.5%	2.3%	2.6%
2025 Homes Built 1980 to 1989	1.2%	2.3%	2.5%
2025 Homes Built 1970 to 1979	8.9%	8.0%	7.8%
2025 Homes Built 1960 to 1969	8.3%	11.5%	11.2%
2025 Homes Built 1950 to 1959	45.2%	29.4%	24.3%
2025 Homes Built Before 1949	23.9%	34.0%	37.0%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.7%	0.8%	0.9%
2025 Home Value \$500,000 to \$999,999	3.1%	6.1%	6.5%
2025 Home Value \$400,000 to \$499,999	1.9%	4.9%	5.6%
2025 Home Value \$300,000 to \$399,999	4.2%	9.6%	13.5%
2025 Home Value \$200,000 to \$299,999	14.6%	20.8%	22.6%
2025 Home Value \$150,000 to \$199,999	21.6%	15.8%	13.3%
2025 Home Value \$100,000 to \$149,999	14.9%	13.4%	11.9%
2025 Home Value \$50,000 to \$99,999	23.9%	20.0%	16.7%
2025 Home Value \$25,000 to \$49,999	6.1%	4.3%	4.1%
2025 Home Value Under \$25,000	9.0%	4.2%	5.0%
2025 Median Home Value	\$125,732	\$188,669	\$202,396
2025 Median Rent	\$944	\$988	\$985

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<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	12,912	132,135	319,265
2025 Est. Civilian Employed	51.7%	54.2%	56.7%
2025 Est. Civilian Unemployed	5.5%	5.3%	5.0%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	42.8%	40.5%	38.2%
2025 Labor Force Males	43.2%	44.9%	47.1%
2025 Labor Force Females	56.8%	55.1%	52.9%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	6,675	71,590	181,028
2025 Mgmt, Business, & Financial Operations	17.4%	17.2%	18.0%
2025 Professional, Related	17.2%	25.5%	26.6%
2025 Service	20.0%	17.2%	16.1%
2025 Sales, Office	17.7%	19.2%	19.1%
2025 Farming, Fishing, Forestry	-	0.1%	0.1%
2025 Construction, Extraction, Maintenance	2.8%	3.9%	4.7%
2025 Production, Transport, Material Moving	24.9%	17.0%	15.4%
2025 White Collar Workers	52.3%	61.9%	63.7%
2025 Blue Collar Workers	47.7%	38.1%	36.3%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	76.0%	71.6%	71.2%
2025 Drive to Work in Carpool	9.0%	8.5%	7.8%
2025 Travel to Work by Public Transportation	1.3%	1.4%	1.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.7%	1.7%	1.9%
2025 Other Means	1.0%	1.1%	1.0%
2025 Work at Home	10.9%	15.6%	16.7%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	17.0%	19.9%	18.9%
2025 Travel to Work in 15 to 29 Minutes	46.9%	45.9%	46.4%
2025 Travel to Work in 30 to 59 Minutes	31.2%	29.8%	29.9%
2025 Travel to Work in 60 Minutes or More	4.9%	4.4%	4.8%
2025 Average Travel Time to Work	24.6	23.2	23.1
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$529.91 M	\$5.88 B	\$14.88 B
2025 Est. Apparel	\$10.05 M	\$111.16 M	\$279.58 M
2025 Est. Contributions, Tax and Retirement	\$116.84 M	\$1.45 B	\$3.84 B
2025 Est. Education	\$11.49 M	\$131.12 M	\$335.47 M
2025 Est. Entertainment	\$31.3 M	\$345.75 M	\$868.74 M
2025 Est. Food, Beverages, Tobacco	\$71.14 M	\$761.34 M	\$1.88 B
2025 Est. Health Care	\$45.33 M	\$451.72 M	\$1.09 B
2025 Est. Household Furnishings and Equipment	\$14.17 M	\$158.04 M	\$399.36 M
2025 Est. Household Operations, Shelter, Utilities	\$131.68 M	\$1.42 B	\$3.52 B
2025 Est. Miscellaneous Expenses	\$9.18 M	\$102.16 M	\$257.97 M
2025 Est. Personal Care	\$7.7 M	\$81.93 M	\$201.29 M
2025 Est. Transportation	\$81.03 M	\$871.72 M	\$2.21 B





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Sales Associate

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