

FOR SALE/ LEASE
FREESTANDING INDUSTRIAL BUILDING
20550 HOOVER ST, DETROIT, MI 48205



RENDERING (To be completed by Purchaser)

PROPERTY DETAILS

\$1,100,000.00

\$7.00/SF

ABSOLUTE NET

SALE PRICE

RENT

NNN

LOCATION:	20550 Hoover St Detroit, MI 48205
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
SALES PRICE:	\$1,100,000.00
RENT:	\$7.00/ SF
NNN EXPENSE:	Absolute Net
PROPERTY TAXES:	\$15,960.00
BUILDING SIZE:	27,500 SF
LOT SIZE:	1.01 AC
ZONING:	M-3 General Industrial District
TRAFFIC COUNT:	8 Mile Rd (43,283 CPD)

HIGHLIGHTS

- 27,500 SF Industrial Building
- (2) 12'x16' grade level doors
- 13'-24' clear height
- Municipal approved Medical Green Zone Cannabis Site (Grow/Processing)
- Land Use and Zoning Approval from the City of Detroit for cultivation and processing
- All license types possible, subject to application

EXCLUSIVELY LISTED BY:



**ANTHONY J.
VITALE**

Director

avitale@landmarkcres.com

248 488 2620

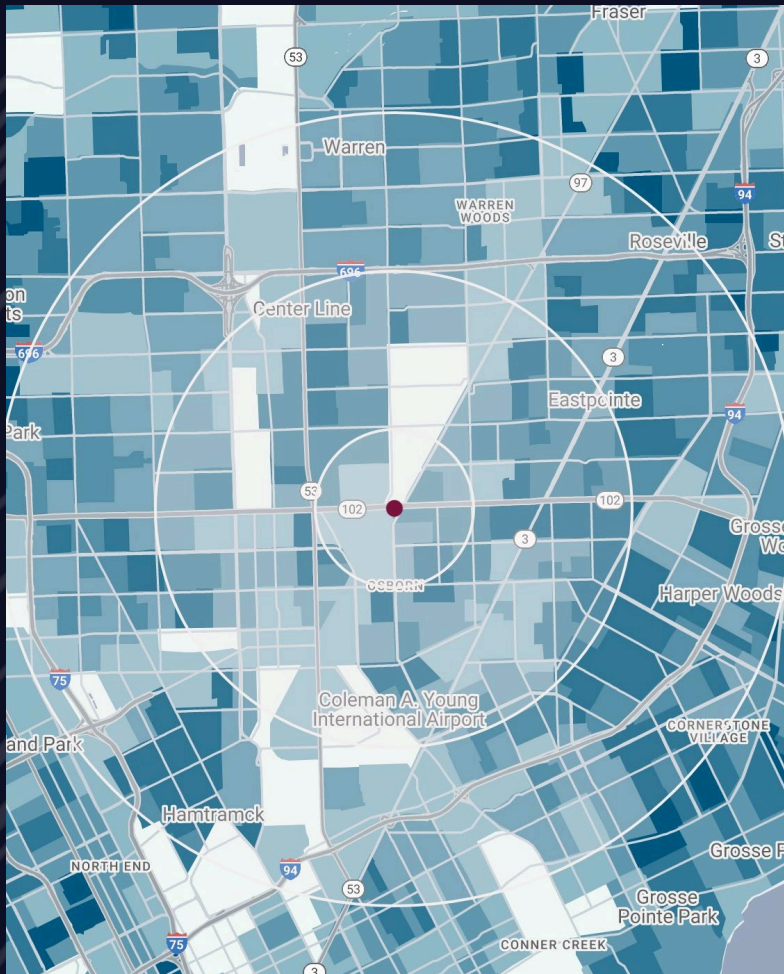
PLAT



MICRO AERIAL



DEMOGRAPHICS



FREESTANDING INDUSTRIAL BUILDING

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	13,664	126,912	377,614
2028 Projected Population	13,679	126,981	374,974
2020 Census Population	13,394	126,399	378,887
2010 Census Population	15,552	139,878	401,004
Projected Annual Growth 2023 to 2028	-	-	-0.1%
Historical Annual Growth 2010 to 2023	-0.9%	-0.7%	-0.4%

HOUSEHOLDS

2023 Estimated Households	4,779	46,583	142,561
2028 Projected Households	4,776	46,694	141,901
2020 Census Households	4,616	45,864	141,384
2010 Census Households	5,271	49,358	147,137
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	-0.7%	-0.4%	-0.2%

RACE

2023 Est. White	22.8%	29.9%	38.8%
2023 Est. Black	71.6%	62.7%	50.5%
2023 Est. Asian or Pacific Islander	1.4%	3.4%	6.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.0%	3.9%	4.0%

INCOME

2023 Est. Average Household Income	\$52,188	\$63,165	\$65,944
2023 Est. Median Household Income	\$37,917	\$46,487	\$50,627
2023 Est. Per Capita Income	\$18,275	\$23,246	\$24,971

BUSINESS

2023 Est. Total Businesses	378	3,707	10,927
2023 Est. Total Employees	4,463	41,266	111,129

CONTACT US



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