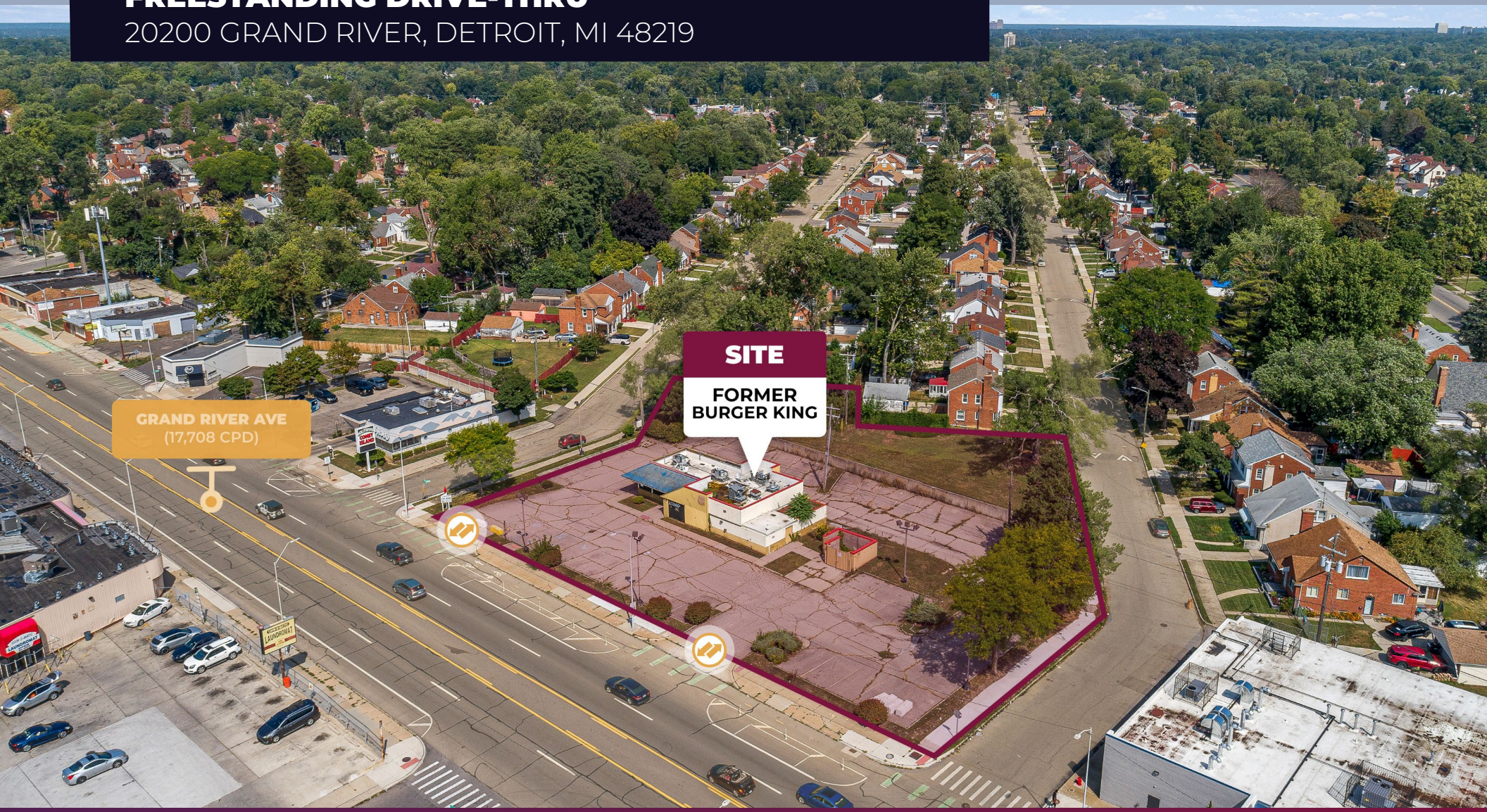
FOR SALE/LEASE

FREESTANDING DRIVE-THRU

20200 GRAND RIVER, DETROIT, MI 48219



ECODE #1038

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION:	20200 Grand River, Detroit, MI 48219
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
SALES PRICE:	$499,000.00
RENT:	$12.00/SF NNN
NNN EXPENSE:	$5.50/SF
BUILDING SIZE:	2,860 SF
LOT SIZE:	1.14 AC
AVAILABLE SPACE:	2,860 SF
ZONING:	B-4 (General Commercial)
GROSS LEASABLE AREA:	2,860 SF
TRAFFIC COUNT:	Grand River Ave (17,708 CPD) Evergreen Rd (8,248 CPD)

EXCLUSIVELY LISTED BY:

RG

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AV

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Vice President
avitale@landmarkcres.com
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$499,000.00
SALES PRICE

$12.00/SF NNN
RENT

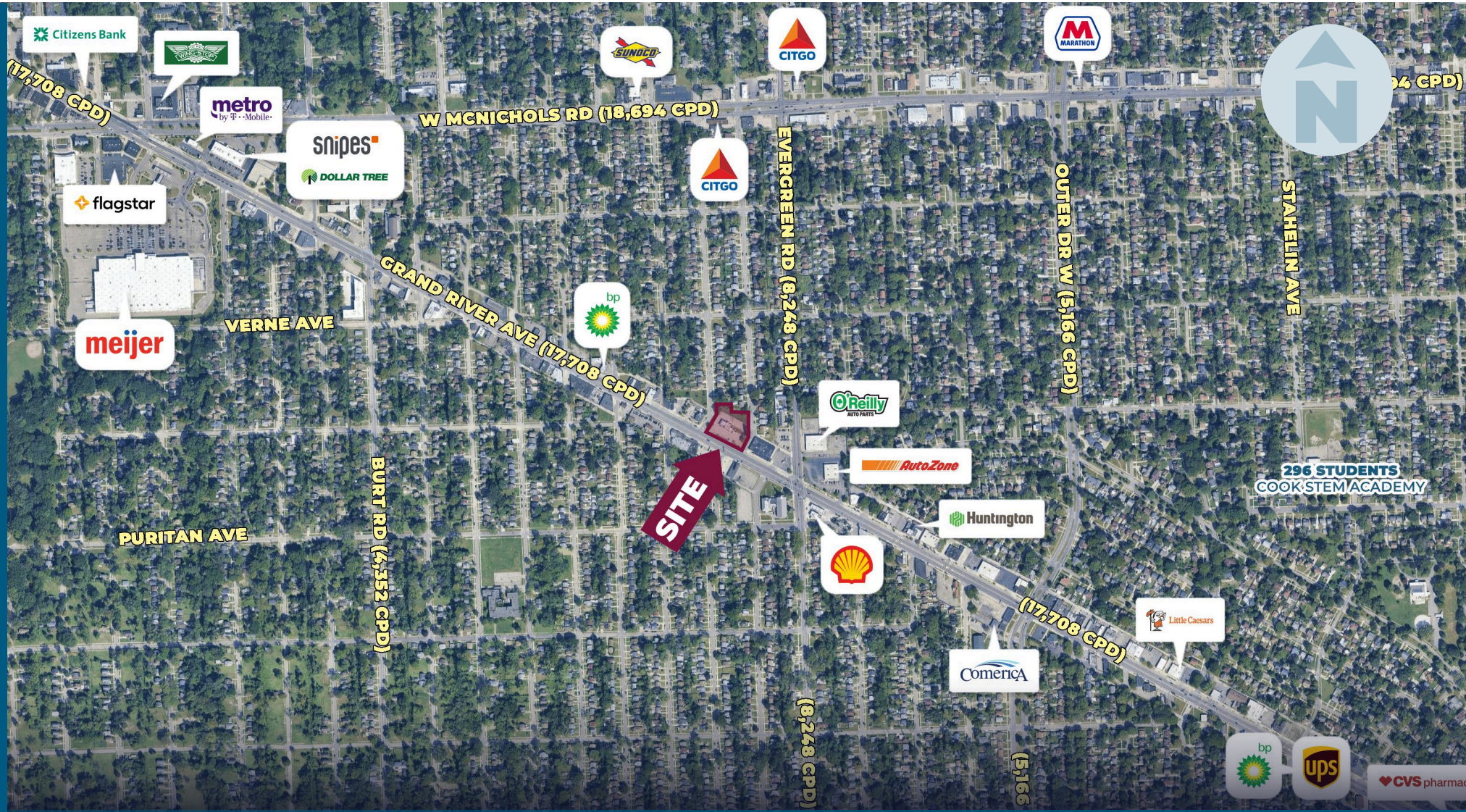
AREA TENANTS

O'Reilly AUTO PARTS
AutoZone
Huntington

HIGHLIGHTS

- 1.14 ACRE REDEVELOPMENT SITE – High-visibility commercial property on Grand River Avenue.
- B-4 ZONING – Accommodates wide range of retail, service, and commercial uses.
- CAR WASH POTENTIAL – Ideal for express, full-service, or other automotive uses.
- STRONG STREET EXPOSURE – Frontage along Grand River, Vaughan, and Heyden Avenues.
- FLEXIBLE REDEVELOPMENT – Suitable for various commercial concepts, subject to approvals.
- PRIME DETROIT LOCATION – Located along a major northwest Detroit commercial corridor.

MACRO AERIAL



5-MILE TRADE AREA: 369,427 RESIDENTS | 147,289 HOUSEHOLDS

MACRO AERIAL



VIEW SOUTHWEST



VIEW NORTHEAST



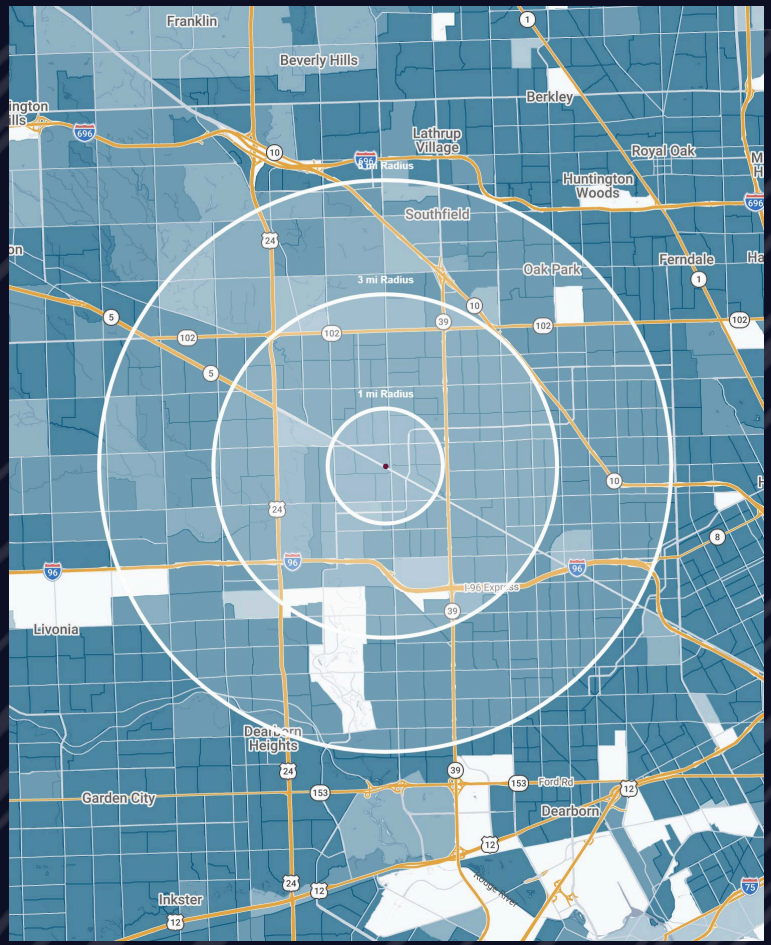
VIEW NORTH


SOUTHFIELD CITY CENTRE
W MCNICHOLS RD (18,694 CPD)
VAUGHAN ST
EVERGREEN RD (8,248 CPD)
RESIDENTIAL AREA
ESTABLISHED RESIDENTIAL SURROUNDING NEIGHBORHOOD
HEYDEN ST
SITE
FORMER BURGER KING
GIBSON'S ELECTRONICS & TAX SMART
BB'S BAR & GRILL
HOLLYWOOD CONEY ISLAND
Frankies Auto Sales
COIN - O - MATIC LAUNDROMAT
Speedy Laundromat
O'Reilly AUTO PARTS
GRAND RIVER AVE (17,708 CPD)
CAR WASH

PLAT MAP


±98.51'
±64.84'
±99.48'
±162.05'
±120.05'
±240'
±97.19'
VAUGHAN ST
GRAND RIVER AVE
Heyden St
Grand River Ave
Vaughan St
Vaughan St
Grand River Ave
5

DEMOGRAPHICS



FREESTANDING DRIVE-THRU

20200 Grand River, Detroit, MI 48219

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	17,830	141,709	369,427
2030 Projected Population	17,298	137,201	358,227
2020 Census Population	17,754	139,015	362,885
2010 Census Population	19,099	146,746	374,519
Projected Annual Growth 2025 to 2030	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-0.4%	-0.2%	-
HOUSEHOLDS			
2025 Estimated Households	6,819	57,393	147,289
2030 Projected Households	6,696	56,088	144,574
2020 Census Households	6,758	55,673	144,209
2010 Census Households	7,008	56,540	143,965
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-0.2%	0.1%	0.2%
RACE			
2025 Est. White	17.6%	17.4%	25.6%
2025 Est. Black	78.3%	78.2%	68.7%
2025 Est. Asian or Pacific Islander	0.5%	0.6%	1.1%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	3.4%	3.6%	4.4%
INCOME			
2025 Est. Average Household Income	$73,742	$62,220	$68,540
2025 Est. Median Household Income	$59,777	$47,229	$52,414
2025 Est. Per Capita Income	$28,248	$25,267	$27,443
BUSINESS			
2025 Est. Total Businesses	682	4,312	13,698
2025 Est. Total Employees	3,457	26,634	103,459

CONTACT US

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