

**RETAIL PROPERTY // FOR SALE OR LEASE**

## **3,772 SF MIXED USE BUILDING IDEAL FOR DAYCARE, RETAIL OR OFFICE**

16247 HAMILTON AVE

HIGHLAND PARK, MI 48203



- Landlord shall deliver white box state
- Parking conversion available behind building
- Corner property with great visibility
- Convenient street parking in front
- South of Palmer Park and just west of Woodward
- Can be sold or leased together with 2,020 SF building next door



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

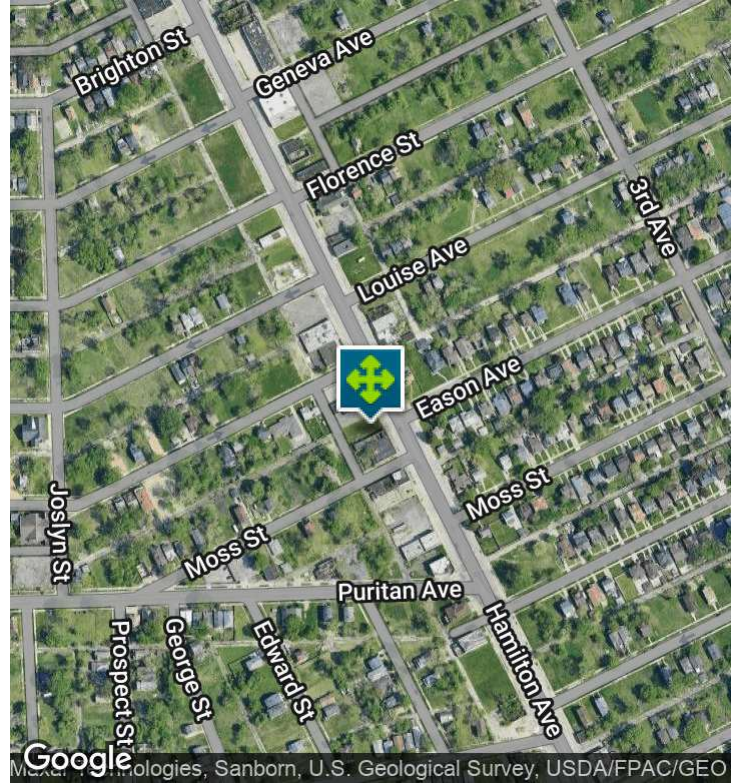
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## EXECUTIVE SUMMARY



Sale Price	SUBJECT TO OFFER
Lease Rate	\$14.00 P/SF (NNN)

### PROPERTY OVERVIEW

Stand-alone building with lots of potential. Other uses include a wide range of retail and office concepts. Possible uses include day care center, retail, restaurant, office, workshop, showroom, kennel, trade school, studio, community center. Could be sold or leased together with 16253 Hamilton Ave; property next door of 2,040 SF.

### OFFERING SUMMARY

Building Size:	3,772 SF
Available SF:	3,772 SF
Lot Size:	6,970 SF
Year Built:	1936
Zoning:	Mixed Use
Market:	Highland Park
Submarket:	Detroit
Traffic Count:	5,000

### LOCATION OVERVIEW

Great central location just west of Woodward Ave and south of McNichols Rd. Located on a main street with immediate access to M-10/The Lodge Freeway and Davison Freeway. Close to I-75. Just minutes from downtown Detroit.

### PROPERTY HIGHLIGHTS

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**Kevin Bull** SENIOR ASSOCIATE

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## PROPERTY DETAILS

### LOCATION INFORMATION

Building Name	16247 Hamilton Ave
Street Address	16247 Hamilton Ave
City, State, Zip	Highland Park, MI 48203
County	Wayne
Market	Highland Park
Sub-market	Detroit
Cross-Streets	Puritan Rd & Hamilton Ave
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	M-10 and I-75

### BUILDING INFORMATION

Building Size	3,772 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1936
Construction Status	Existing
Free Standing	Yes

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Mixed Use
Lot Size	6,970 SF
Traffic Count	5000
Traffic Count Street	Hamilton St
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other
Number of Parking Spaces	12

### UTILITIES & AMENITIES

Security Guard	No
Freight Elevator	No
Leed Certified	No



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## ADDITIONAL PHOTOS



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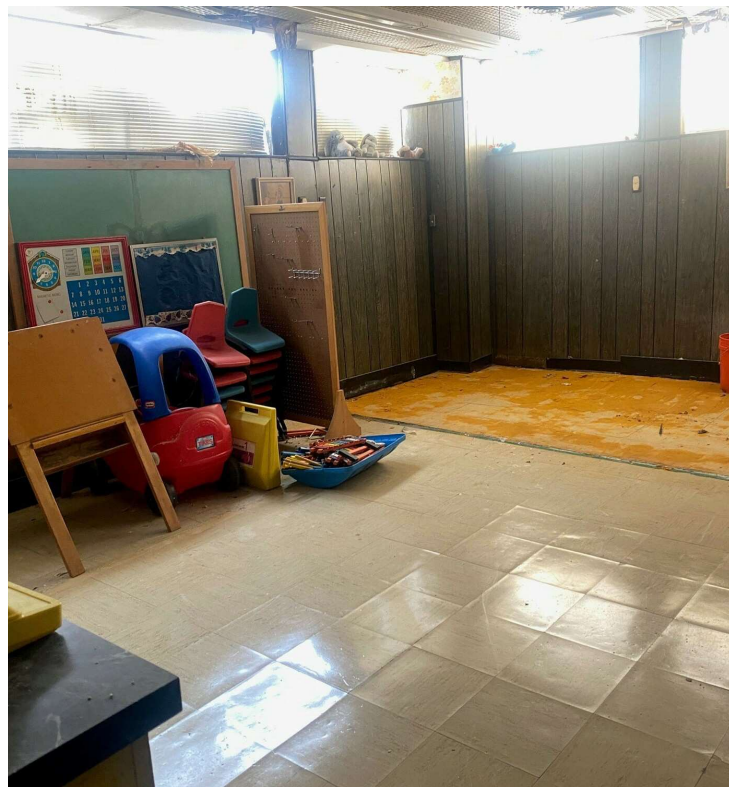
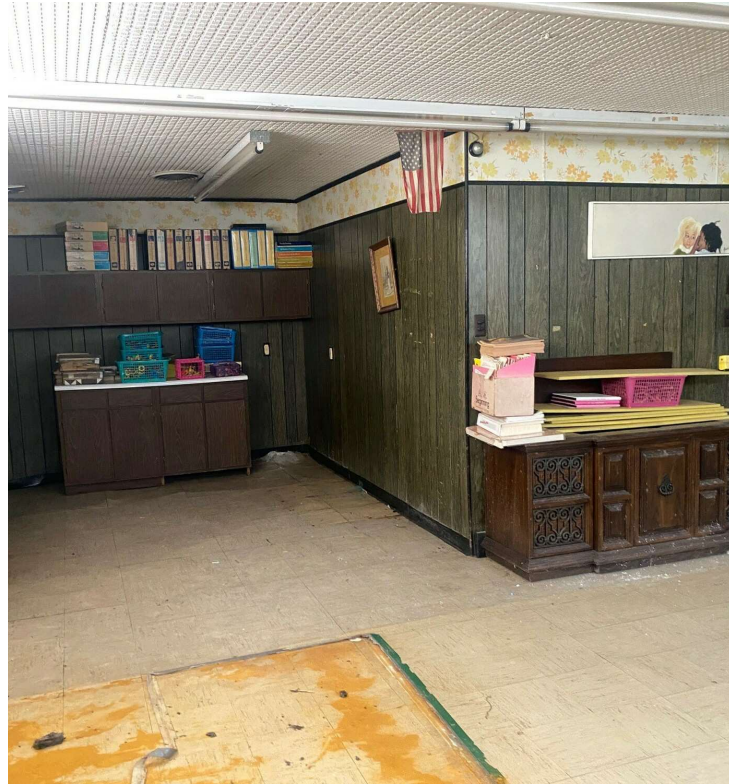
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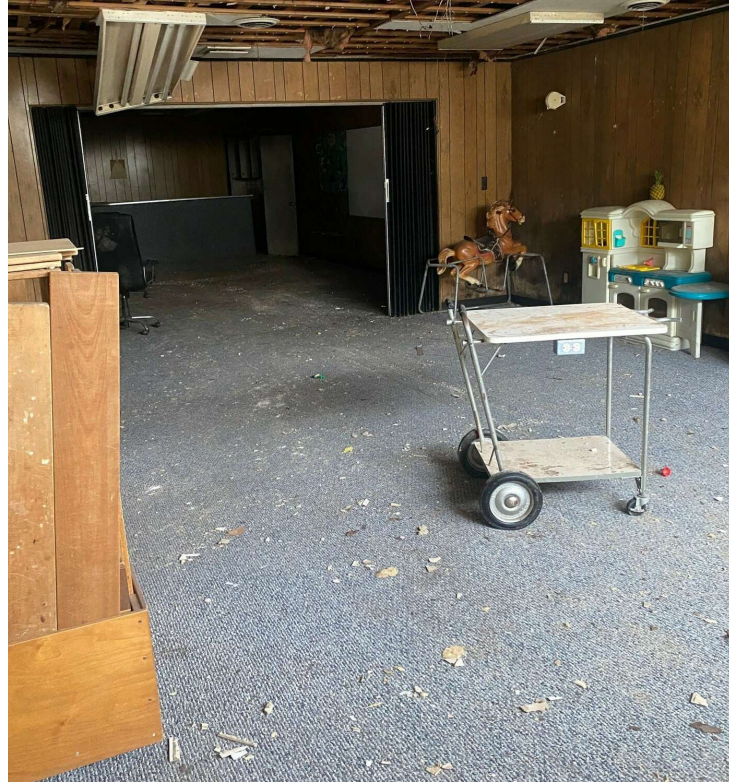
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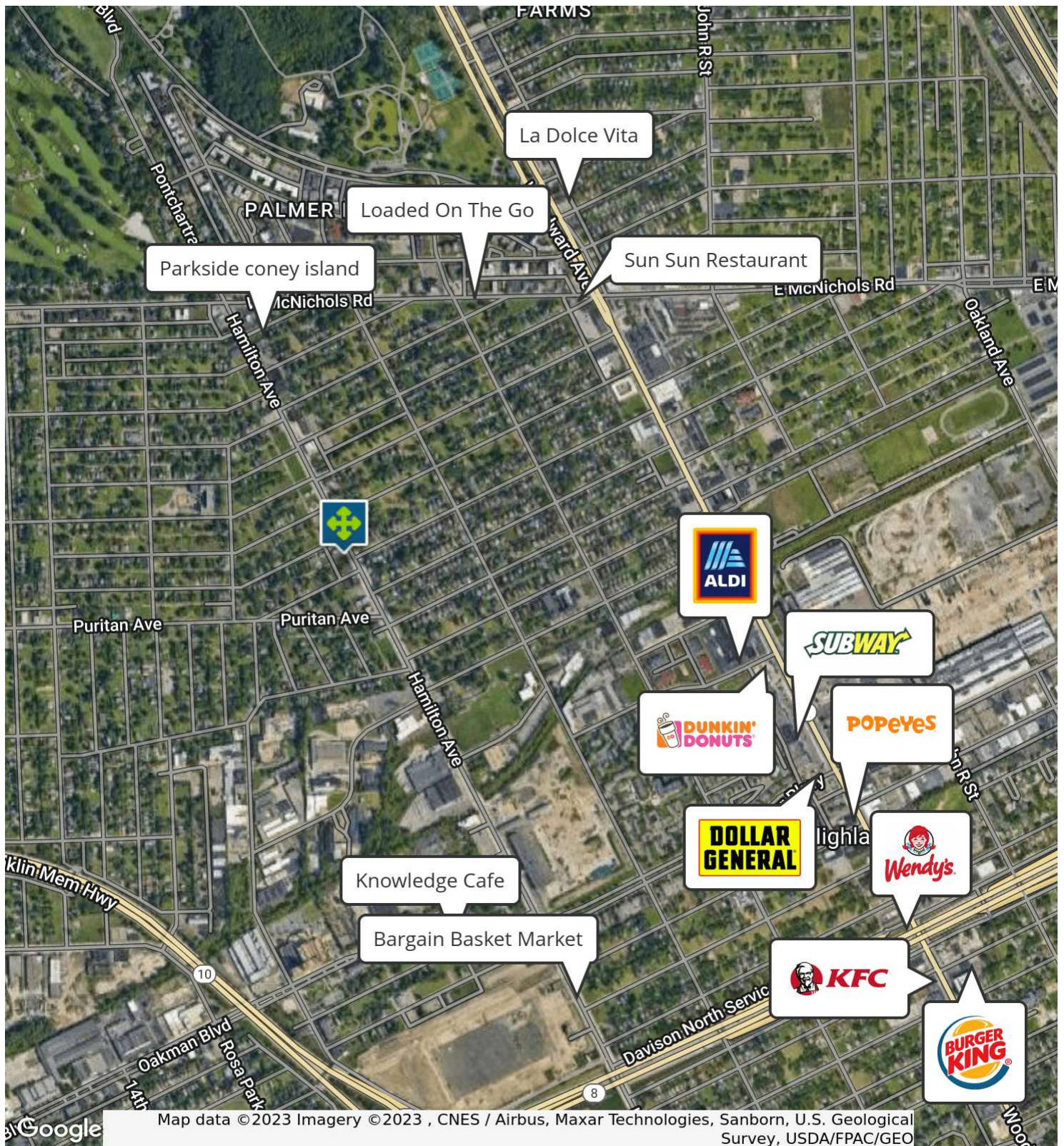
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## RETAILER MAP



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## 1250.04 PERMITTED AND SPECIAL USES

● Principal Permitted Use

■ Special Land Use

{blank} Not permitted

USE	Residential			Mixed Use		Comm- ercial	Indus- trial	Civic
	R-1	R-1H	R-2	MUV	TOD	CBD	IRD	C-I
<b>Residential Uses</b>								
Mixed Use Building (residential with non-residential)			●	●	●	●		
Boardling or Lodging House	■		■	■				
Multiple Family Flat (3-4 units)			●	●	●			
Multiple Family Apartment Building (4+ units)			●	●	●			
Single Family Detached House	●	●	●	●				
Single Family Attached House (townhouse)			●	●	●			
State Licensed Residential Facility (<6 residents)	●	●	●	●	●			
State Licensed Residential Facility (7 or more residents)	■	■	■	■	■			
Two Family Dwelling Unit (Duplex)			●	●	●			
Three Family Dwelling Unit (Threeplex)			●	●	●			
<b>Commercial, Office and Service Uses</b>								
Automobile Service (Commercial)				●		●	●	
Bakery or Confectionary				●	●	●		
Bank or Financial Institution				●	●	●		
Bar/Pub/Tavern or Establishment Serving Alcohol					●	●		
Business Service Establishment				●	●	●		
Child Care Center or Day Care Facility	■	■	■	●	●	●		
Educational Institution or Learning Center				●	●	●		
Funeral Home or Mortuary				●		●	●	
Gallery or Studio			●	●	●	●	●	
Lodging					●			
Bed and Breakfast or Inn	■	■	■					
Hotel/Motel					■	■		
Medical Clinic				■	●	●		
Office				●	●	●		
Pawn Shop				■		■		
Personal Service Establishment			■	●	●	●		
Pet Boarding or Day Care Establishment			■	■	■	■		
Place of Assembly <50 people				■	■	■		
Place of Assembly 51 or more people				■	■	■		
Restaurant				●	●	●		
Retail Sales				●	●	●		
Small Indoor (less than 7,500 square feet floor area)				●	●	●		
Medium Indoor (7,501-15,000 sq. ft. floor area)				●	●	●		
Large Indoor (Greater than 15,000 sq. ft. floor area)					●	●		
Indoor/Outdoor (greater than 5,000 sq. ft. both indoor and outdoor space)				●		●		
Outdoor (no size requirement)				■		●		



# City of Highland Park Zoning Ordinance

● Principal Permitted Use

■ Special Land Use

{blank} Not permitted

USE	Residential			Mixed Use		Comm- ercial	Indus- trial	Civic
	R-1	R-1H	R-2	MUV	TOD	CBD	IRD	C-I
<b>Commercial, Office and Service Uses (cont.)</b>								
Retail Sales - Package Alcohol				■	■	●		
Sexually Oriented Business						■	■	
Workshop/Showroom			■	●	●	●	●	
<b>Industrial Uses</b>								
Automobile Service (Industrial)							●	
Concrete Processing/Batch Processing Plan							●	
Manufacturing, Processing or Fabrication							●	
Warehouse							●	
Film or Television Production				■			●	
Outdoor Storage							●	
Recycling Center							●	
Recycling Plant or Scrap Processing Plant							■	
Salvage/Resource Recovery/Junk Yards							■	
Service and Repair (Industrial)							●	
Terminal (public transportation)					●	●	●	
Terminal (Freight)							●	
Wholesale Storage or Distribution							●	
Nontoxic materials							●	
toxic or hazardous materials							■	
<b>Civic, Institutional and Educational Uses</b>								
Assisted Living Facility or Nursing Home			●	●	●			
Cemetery or Crematorium							■	■
Community Center			●	●				●
Community Service Facility			●	●	●			●
Cultral or Municipal Building			■	●	●			●
Hospital				●	●	●	●	
Private Club, Lodge or Fraternal Organization			■	■		■		
Public Parking lot or structure				■	●	●	●	
Religious Institution	■		■	■				
School, College, University or Trade School			■	●	●	●	●	
School, primary or secondary	●	●	●	●	●			
Utility				●	●		●	
<b>Recreational Uses</b>								
Private Indoor Recreation						●	●	
Private Outdoor Recreation			●	●				
Park or Recreation Facility	●	●	●	●	●	●	●	●



● Principal Permitted Use

■ Special Land Use

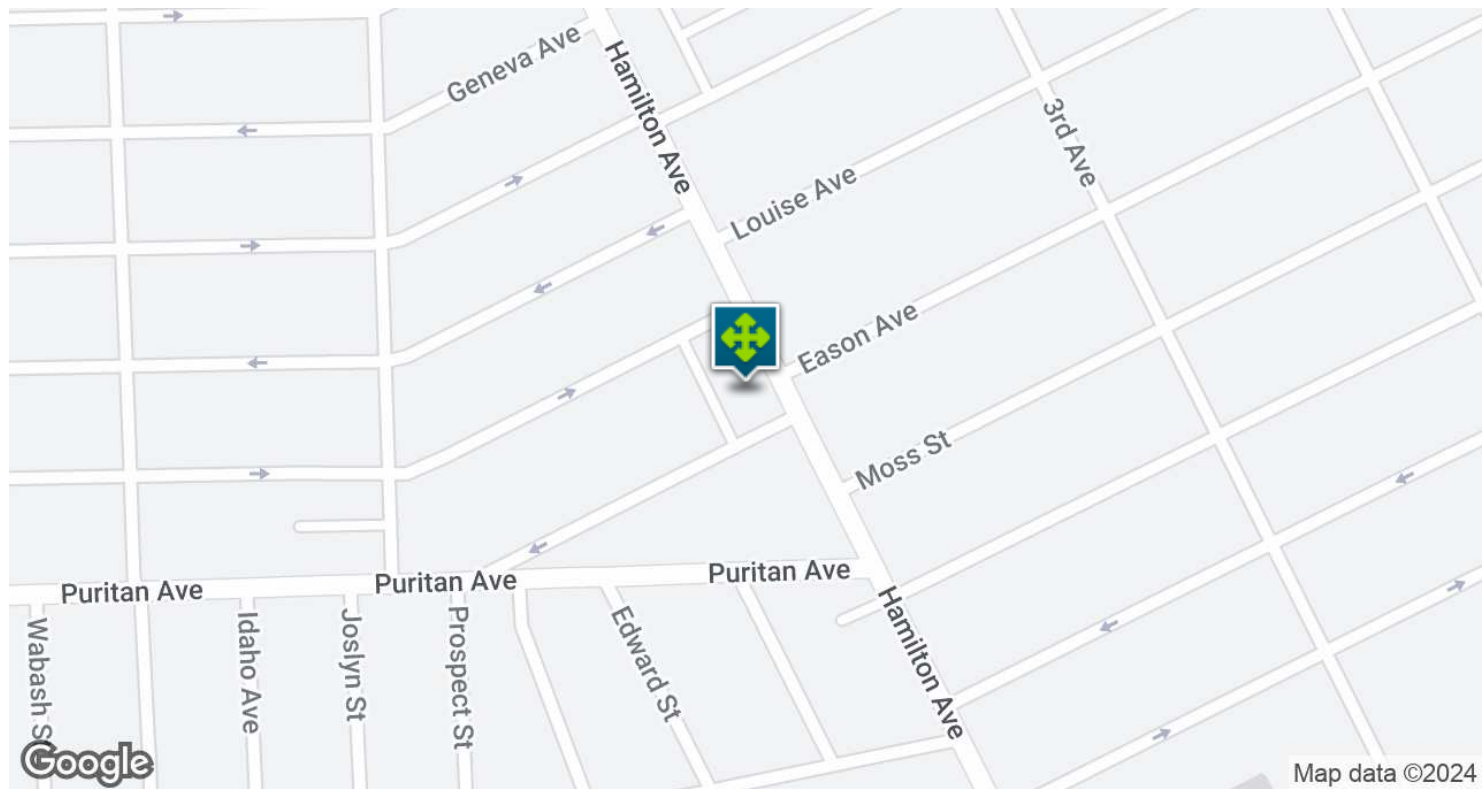
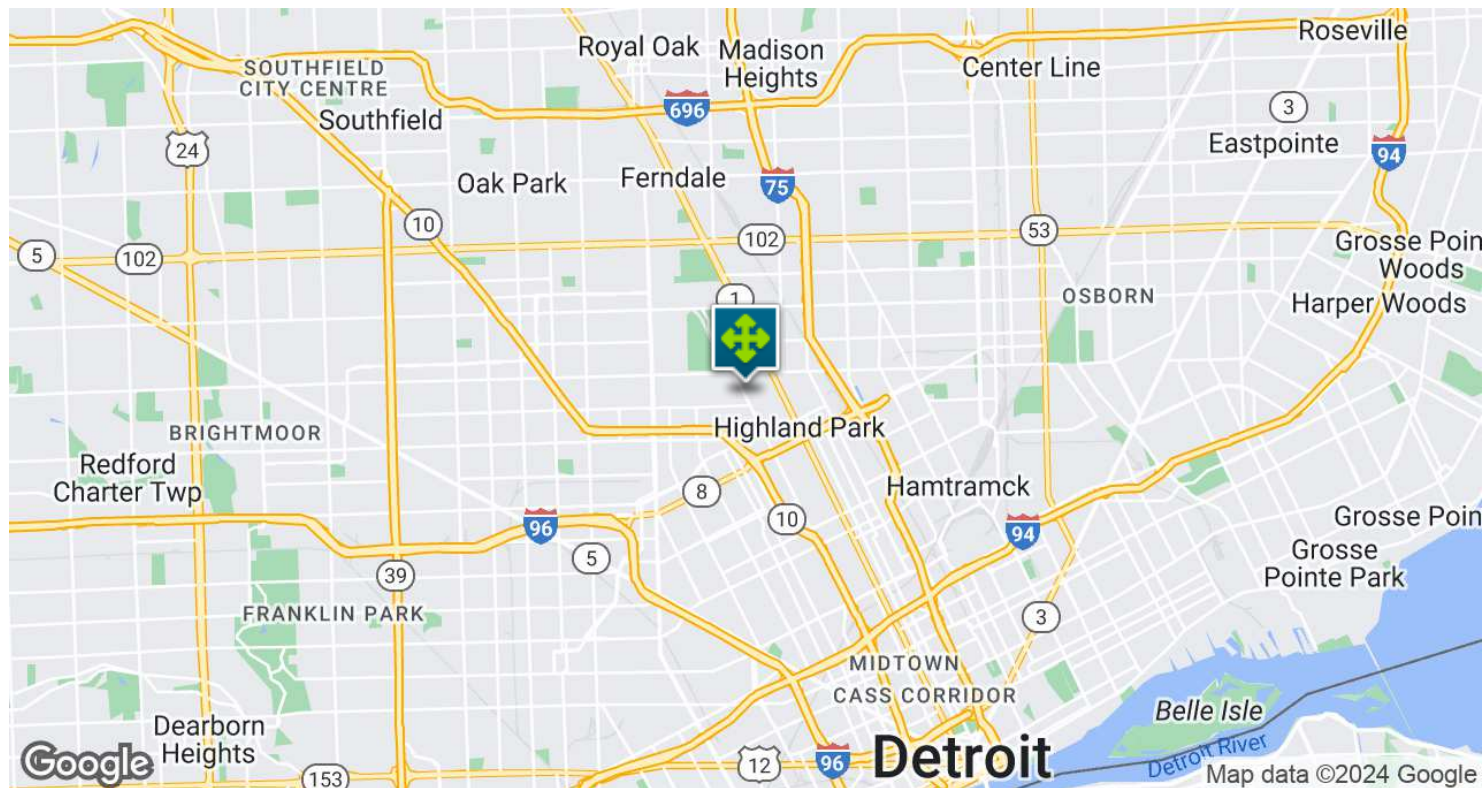
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USE	Residential			Mixed Use		Comm- ercial	Indus- trial	Civic
	R-1	R-1H	R-2	MUV	TOD	CBD	IRD	C-I
<b>Animal and Urban Gardening Uses</b>								
Bee Keeping	●	●	●	●	●		●	
Community Gardens	●	●	●	●	●			●
Greenhouse or Nursery	●	●	●	●	●		●	
Kennels			●	●				
Vetrinary Clinic				●	●	●		
<b>Accessory, Temporary and Other Uses</b>								
Accessory Building	●	●	●	■	■			
Boarders or Roomers			■	■				
Drive-Through Facility (accessory to primary use)				■	■	●		
Home Occupation	●	●	●	●	●			
Outdoor Retail Sales (accessory to primary use)				●	●	●		
Outdoor Retail Sales (seasonal)				●	●	●		
Outdoor Dining				●	●	●		
Outdoor Storage (accessory to primary use)						■	●	
Sustainable Energy Generation								
Personal or Local Wind Energy System	●	●	●	●	●	●		■
Utility or Community Wind Energy System							●	■
Personal or Local Solar Energy System	●	●	●	●	●	●		■
Utility or Community Solar Energy System							●	■
Personal Biomass Energy System	■	■	■	■				
Utility or Community Boimass Energy System							■	
Temporary or Special Events			■	●	●	●		■
Temporary Construction Facilites				■			●	
Wireless Telecommunication Facilities				■	■	■	●	■



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## LOCATION MAP



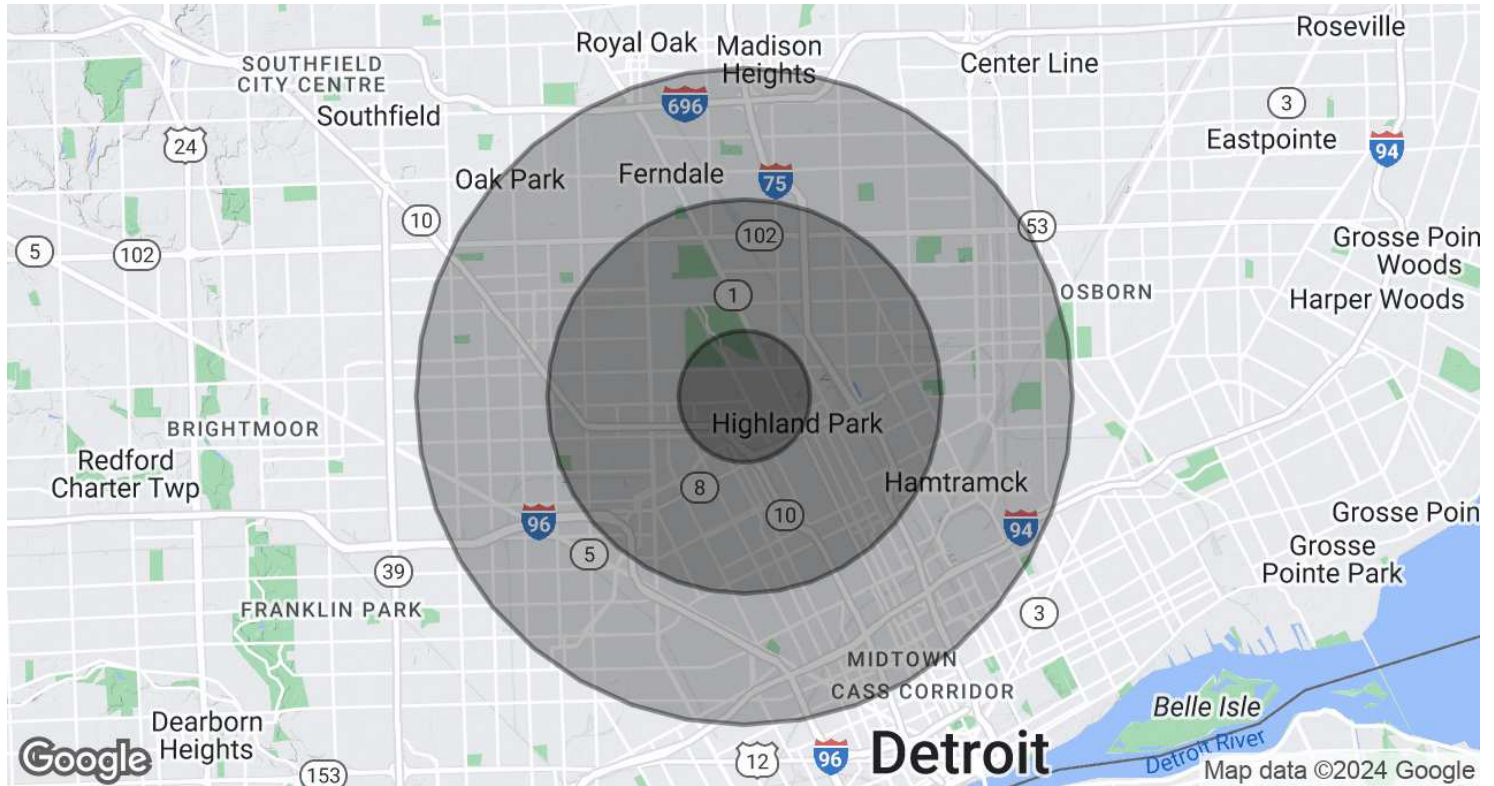
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,758	141,231	386,720
Average Age	43.4	38.0	37.3
Average Age (Male)	42.5	36.5	35.2
Average Age (Female)	44.7	39.2	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,458	81,964	208,206
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$23,740	\$33,958	\$38,470
Average House Value	\$53,247	\$83,366	\$89,749

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



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