# Brewery Site Information Packet

# About the City of Oak Park

Founded in 1945 as a commuter community, the City of Oak Park remains an integral inner-ring suburb of Metro Detroit. With approximately 30,000 residents in 5.16 square miles, the City has made great strides in the last several years to build its brand, modernize its functioning capacity, and upgrade its infrastructure.

With its current progressive and proactive City administration, opportunities abound in Oak Park. It may be a long-established municipality, but it also has a brand new plan for the future that seeks to build upon the vibrant and diverse community it is known to be. Its location - just 10 minutes from four major freeways - makes it an attractive setting for any company looking to do business in the region. Further, the Economic Development and Communications Department is committed to make Oak Park a desirable place to live, work, and visit.

The City of Oak Park is currently seeking a brewery or brewpub business for a specific site located along a major commercial corridor on the City's north side to become the first business of its kind in Oak Park. This is a great opportunity for a business or developer to capitalize on this former dry community that now allows liquor by the glass. Our Class C Liquor Licenses are currently available for under $2,000.

While there are many sites available in Oak Park, this site is prime for this type of business. The site offers a large and unique building that is ripe for development and growth. It will be zoned for mixed use by May 2018. The City recognizes that brewery and brewpub businesses have gained national attention for being trendy places that attract Americans of all ages, from Millennials to Baby Boomers. Better than most businesses, breweries and brewpubs are able to facilitate the sort of social and cultural environments that are central to the City of Oak Park's future development goals.

## Vision

The City of Oak Park will lead the region as the most dynamic city in Metropolitan Detroit, serving as a destination for vibrant, cutting-edge community life.

## Mission

In the City of Oak Park, we strive to provide the highest quality of life for our residents in everything we do. We pride ourselves on the richness of our cultural diversity and our safe and secure neighborhoods. We actively encourage residential and business growth. We are business-minded and family-centered.

## Values

In Oak Park, our values include:
- Prioritizing our public's well-being first
- Serving as good stewards of our financial and physical resources.
- Attracting innovation, community development and business enterprise.

# Site Information

| | |
|---|---|
| County: | Oakland County, Michigan |
| Address: | 14661 11 Mile Road, Oak Park, MI 48237 |
| City Land Area: | 5.16 Square Miles |
| City Population: | 29,319 Residents (U.S. Census, 2010) |
| City Population Density: | 5,700 Residents per Square Mile (U.S. Census, 2010) |

| | |
|---|---|
| Type | 2 Star Industrial Manufacturing |
| RBA | 23,276 SF |
| Stories | 1 |
| Typical Floor | 23,276 SF |
| Class | C |
| Year Built | 1966 |
| Tenancy | Single |
| Owner Occup. | No |
| Power | 1,500a/480v 3p Heavy |
| Property Mix | Industrial 22,112 SF 95% |
| | Office 1,164 SF 5% |
| Heat | Gas Forced Air |
| Air | 100% Air Conditioned |

| | |
|---|---|
| Docks | None |
| Drive Ins | 2 tot./10'w x 12'h |
| Cross Docks | None |
| Levelators | None |
| Construction | Masonry |
| Truck Wells | None |
| Ceiling Ht | 16' |
| Elevators | None |
| Floor Thickness | 6" |
| Sprinklers | None |
| Rail Spots | None |
| Cranes | None |

# Demographics

| Population* | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| 2017 Population* | 18,707 | 131,716 | 348,410 |
| 2022 Population | 19,160 | 134,689 | 354,368 |
| Population Growth 2017-2022 | 2.09% | 2.26% | 1.71% |
| Average Age | 39.5 | 40.3 | 40.1 |

| Households* | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| 2017 Total Households | 8,152 | 57,202 | 150,506 |
| Household Growth 2017-2022 | 2.10% | 2.23% | 1.73% |
| Median Household Income | $57,512 | $67,136 | $58,163 |
| Average Household Size | 2.3 | 2.3 | 2.3 |
| 2017 Average Household Vehicles | 2 | 2 | 2 |

| Housing | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|---|---|---|---|
| Median Home Value | $157,343 | $164,872 | $143,866 |
| Median Year Built | 1956 | 1956 | 1956 |

| Race (2017 Estimates) | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|---|---|---|---|
| Total | 132,910 | 347,951 | 1,159,724 |
| White | 57.30% | 52.80% | 47.70% |
| African American | 37.1% | 40.9% | 42.9% |
| Asian | 2.3% | 3.1% | 5.9% |
| Two or More | 2.60% | 2.50% | 2.70% |
| Other | 0.70% | 0.70% | 0.80% |
| Diversity Index | 55.2 | 57.1 | 60.2 |

| Age (2017 Estimates)** | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|---|---|---|---|
| Total** | 132,910 | 347,951 | 1,159,724 |
| 0-14 | 16.6% | 16.4% | 17.7% |
| 15-24 | 11.1% | 11.3% | 12.4% |
| 25-34 | 13.5% | 13.9% | 12.9% |
| 35-44 | 13.3% | 13.4% | 12.4% |
| 45-54 | 13.7% | 13.4% | 13.5% |
| 55-64 | 14.4% | 13.9% | 14.0% |
| 65 and Over | 17.5% | 17.5% | 17.0% |

* Source: Co-Star

**Source: American Community Survey

# Consumer Spending

# Traffic

| Collection Street | Cross Street | Traffic Volume | Year | Distance |
|---|---|---|---|---|
| W. 11 Mile Road | Royal Ave. W. | 21,161 | 2012 | 0.03 mi |
| 11 Mile Road | Royal Ave. W. | 16,088 | 2016 | 0.03 mi |
| 11 Mile Road | Kipling Ave. E | 17,000 | 2016 | 0.32 mi |
| W. 11 Mile Road | Kipling St. E | 22,107 | 2012 | 0.32 mi |
| W. 11 Mile Road | Ellwood Ave. E. | 17,955 | 2012 | 0.39 mi |

## Site Renderings

## Actual Property Front View

# Brewery Site Information Packet

## Contact Information

To learn more about this property
or any of our other available properties, contact:


Kimberly Marrone, DIrector
Economic Development
and Communications
City of Oak Park
14300 Oak Park Blvd.
Oak Park, MI 48237
(248) 691-7404
KMarrone@OakParkMI.gov
www.OakParkMI.gov


http://bit.ly/OPEconomicDevelopment