

13631 W 9 Mile Rd - Lighthouse Liquor



Storefront Retail - Royal Oak
Submarket
Oak Park, MI 48237

2,088 SF GLA **0.05** AC Lot **1953** Built **2,088** Available SF **2,088** Max Contig SF **\$16.00/NNN** Asking Retail Rent

Sale

Sold Price **\$125,000 (\$59.87/SF)**
Date **Oct 2019**

Building

Type **2 Star Retail Storefront**
Location **Urban**

GLA **2,088 SF** Year Built **1953**
Stories **1** Tenancy **Multi**
Typical Floor **2,088 SF** Owner Occup **No**
Class **C** Sprinklers **Wet**
Building Ht **10'**
Docks **None**
Construction **Masonry**

Frontage **146' on 9 Mile Rd (with 1 curb cuts)**

Taxes **\$1.37/SF (2021)**

Opportunity Zone **Yes**

Walk Score® **Very Walkable (79)**

Parking Ratio **6.11/1,000 SF**

Parking Type **Spaces**
Surface **35**

Land

Land Acres **0.05 AC** Land SF **2,178 SF**
Bldg FAR **0.96**
Corner Lot **Yes**

Zoning **MX-2 Downtown Mixed Use**

Tenants

Name	SF Occupied
Davison Coney Island	-
Hammerstein Light House Liquor	-

Source: CoStar Research

About the Owner

Evan Hughes
23511 Church St
Oak Park, MI 48237
United States
(248) 914-0146 (p)
Since Dec 7, 2020

Building Amenities

Corner Lot Signage

For Lease

Smallest Space **2,088 SF** Retail Avail **2,088 SF**
Max Contiguous **2,088 SF**
of Spaces **1**

Vacant **0 SF**
% Leased **100.0%**
Rent **\$16.00**
Service Type **Triple Net**

Space

Floor	Available	Use	Rent	Services
P 1st	2,088 SF	Retail	\$16.00	NNN

Leasing Highlights

- Heavy vehicle and pedestrian traffic
- New Build-Out
- Versatile New Mixed Use Zoning District in Business Friendly City

Market Conditions

Vacancy Rates	Current	YOY Change
Submarket 1-3 Star	4.0%	↑ 0.1%
Subject Property	0.0%	↔ 0.0%
Market Overall	5.3%	↑ 0.1%

Market Rent Per Area

Submarket 1-3 Star	\$18.34/SF	↑ 2.1%
Subject Property	\$16.00/SF	↑ 1.6%
Market Overall	\$17.86/SF	↑ 2.5%

Submarket Leasing Activity

Months on Market	9.4	↓ -9.2 mo
12 Mo. Leased	241,748 SF	↓ -6.7%

Submarket Sales Activity

	Current	Prev Year
Market Sale Price Per Area	\$153/SF	\$144/SF
12 Mo. Sales Volume	\$38.98M	\$48.19M

Property Contacts

True Owner **Evan Hughes**
Recorded Owner **Evan Hughes**
Owner Type **Individual**

Primary Leasing **RH Commercial Realty**

Public Transportation

Airport	Drive	Distance
Detroit City Airport	24 min	14.1 mi
Detroit Metropolitan Airport	43 min	26.1 mi

Location

Zip	48237
Submarket	Royal Oak
Submarket Cluster	Royal Oak
Location Type	Urban
Market	Detroit
County	Oakland
State	Michigan
CBSA	Detroit-Warren-Dearborn, MI
DMA	Detroit, MI
Country	United States

Demographics

	1 mile	3 miles
Population	16,370	146,262
Households	6,201	61,186
Median Age	39	40.60
Median HH Income	\$52,318	\$58,083
Daytime Employees	7,210	55,328
Population Growth '22 - '27	▼ -1.00%	▼ -1.43%
Household Growth '22 - '27	▼ -1.02%	▼ -1.47%


Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
Coolidge Hwy	Mc Clain Dr N	24,270	2022	0.11 mi
West 9 Mile Road	Mc Clain Dr W	15,472	2022	0.18 mi
9 MILE RD	Mc Clain Dr	14,456	2020	0.18 mi
W 9 Mile Rd	Jerome St W	11,982	2022	0.38 mi
Coolidge Hwy	Northend Ave S	17,970	2022	0.42 mi
Coolidge Hwy	Oak Park Blvd N	29,420	2018	0.43 mi
Church Street	Oak Park Blvd N	5,683	2022	0.66 mi
Church St	Oak PkBlvd N	4,933	2022	0.66 mi
Oak Park Boulevard	Oak Park Blvd	2,051	2019	0.70 mi
CHURCH RD	Oak Park Blvd	5,130	2020	0.73 mi

Made with TrafficMetrix® Products

Documents

Property

 13631 9 Mile Drawing

Public Record

2022 Assessment

Improvements	\$62,600	\$15.62/SF	
Land	\$23,600	\$5.89/SF	
Total Value	\$86,200	\$21.51/SF	69% of last sale

Parcels 25-31-228-047

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	26125C0683F
FIRM ID	26125C
FIRM Panel Number	0683F
FEMA Map Date	Sep 29, 2006

Property ID: 7605957

Images



Primary Photo



Building Photo



Building Photo



Building Photo



20220413_114414



20220413_114403



20220413_114424



20220413_114427