

**MEDICAL OFFICE**

# FOR SALE



**1475 Ford Avenue**

**Wyandotte MI**



1111 W. Oakley Park Road  
Suite 220

Commerce, Michigan 48390  
(248) 359-9000 – Detroit Office  
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**[www.insitecommercial.com](http://www.insitecommercial.com)**

# **MEDICAL OFFICE FOR SALE**

**1475 Ford Avenue  
Wyandotte, Michigan**

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# PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

**Location:** 1475 Ford Avenue  
Wyandotte, MI 48192

**Total Building Size:** 4,419 SF

**Lot Size:** 1.19 acres

**Parcel I.D. #:** 57-016-01-0005-000  
57-016-01-0008-000

**Sale Price:** **\$199,000 – PRICE REDUCED**

**Rooms:** 10 exam rooms, 1 Doctor's office, 1 x-ray room  
2 reception areas, Lab room, 4 bathrooms, 1 break  
room, and ample storage space for files, equipment,  
etc.

**Zoning:** B-1 Neighborhood Business

**Property Tax:** +/- \$8,909.40

**Demographics in**  
**5 Mile Radius:**

Population:	202,255 People
Households:	86,359 Homes
Avg. HH Income:	\$67,622 USD
Traffic Counts:	21,000 VPD

**Comments:** Fully equipped medical building located on Ford Avenue, just east of Fort Street in Wyandotte. Positioned in an area with heavy residential surrounding, and just with short driving distance of Henry Ford Hospital, this is a great opportunity for move-in medical space or to acquire a freestanding asset in the Downriver region. Bring all offers!

**For Information Contact:**

**KYLE NELSON &**

**RANDY THOMAS**

**248-359-9000**











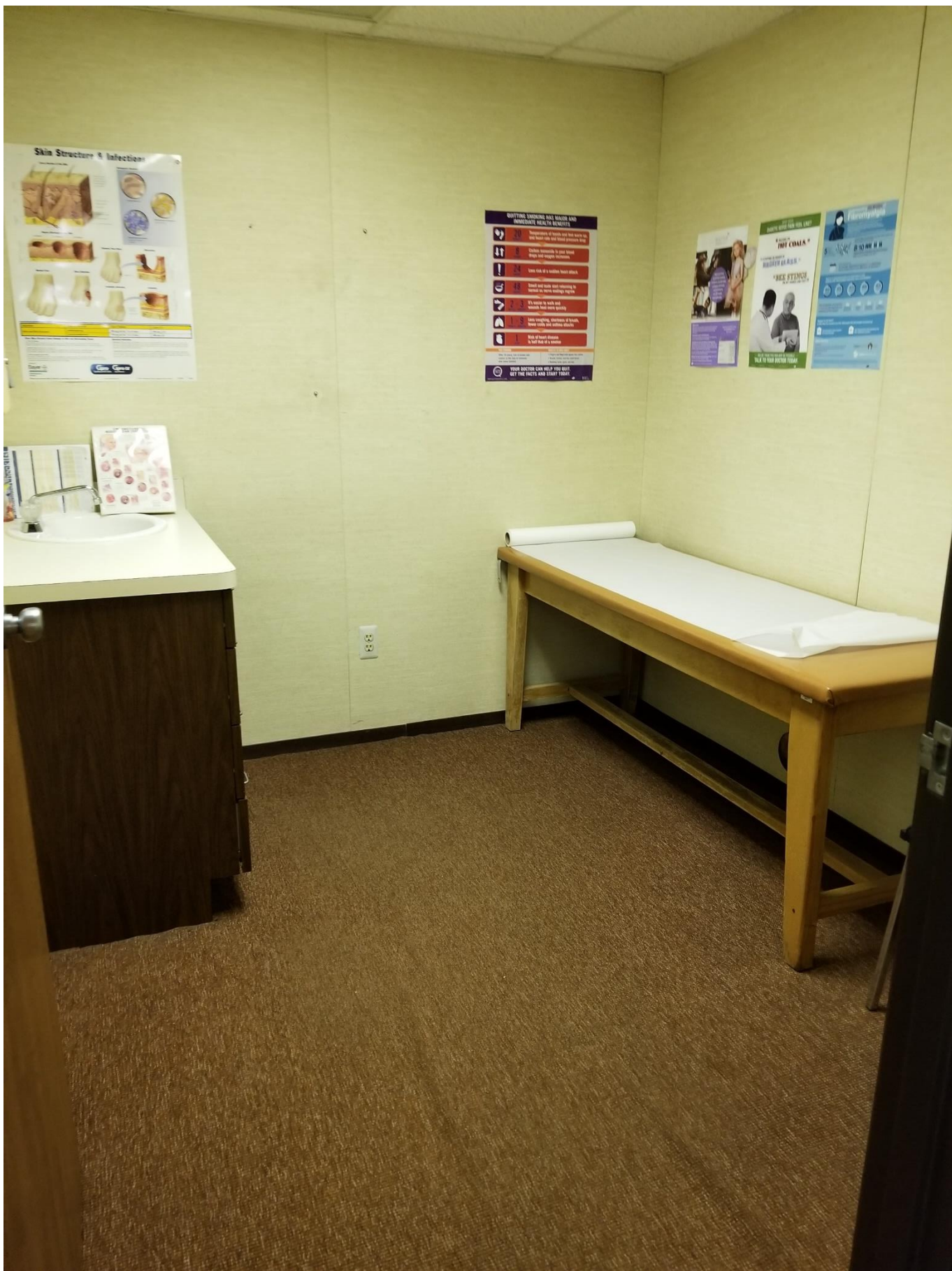


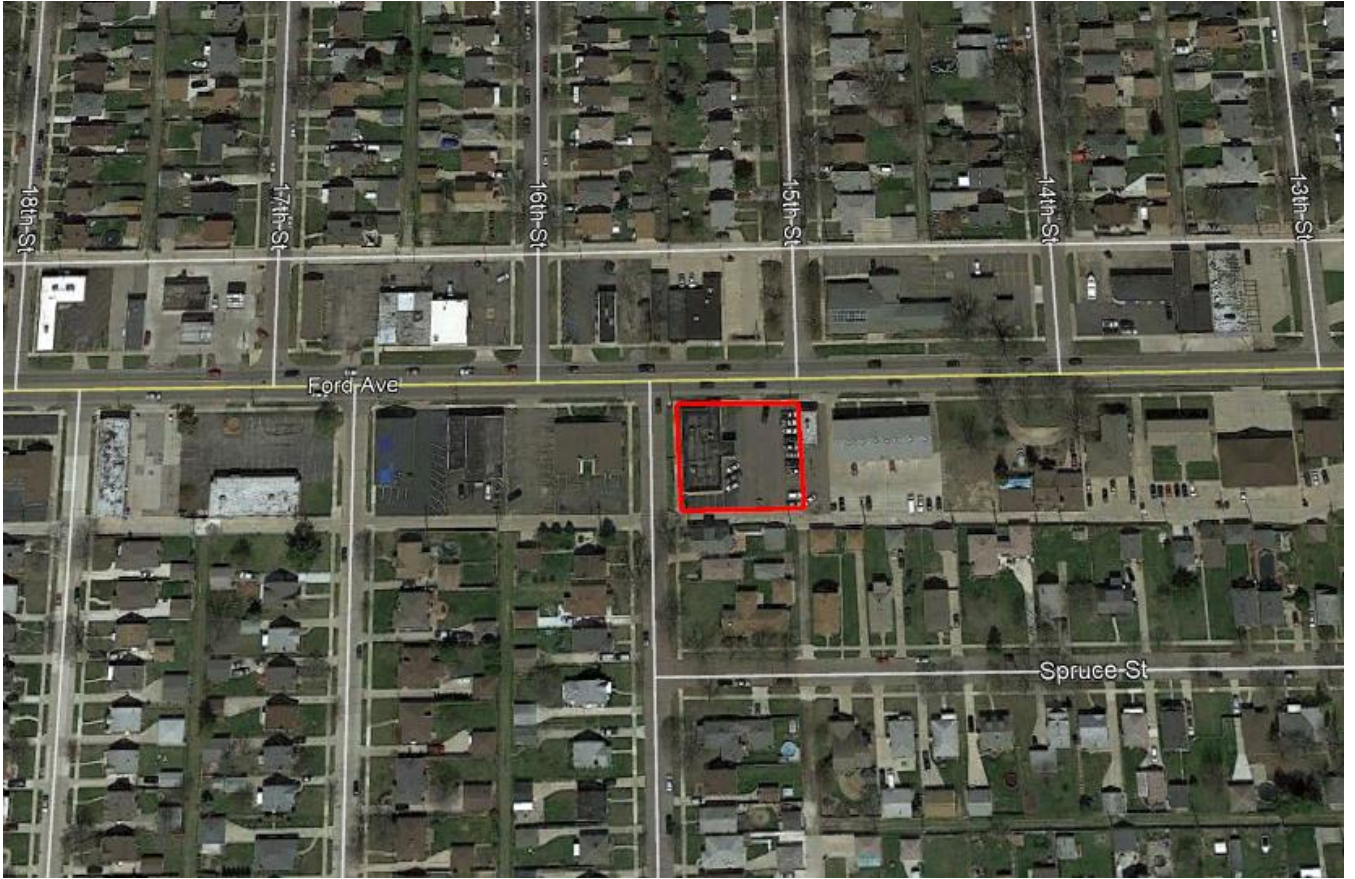




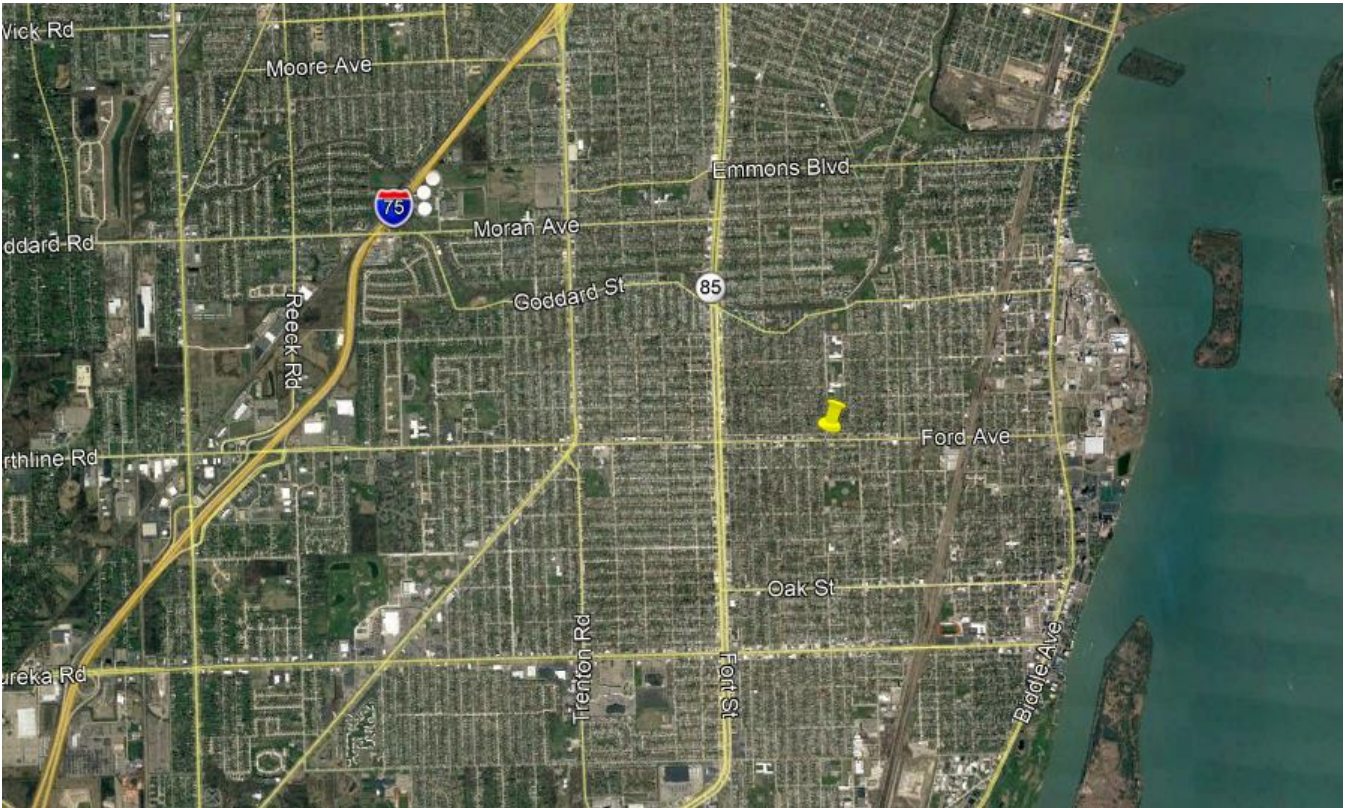
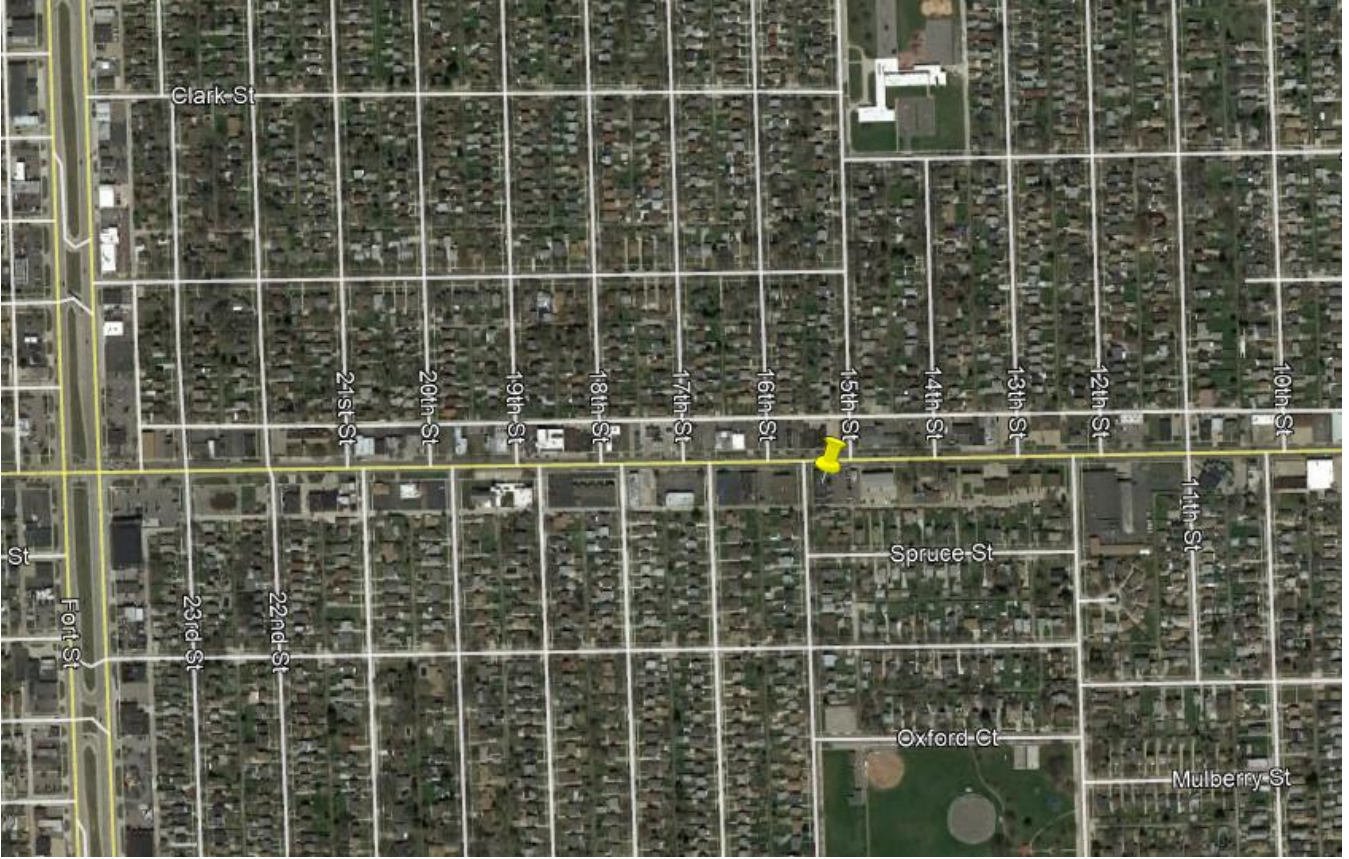














## FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Kyle Nelson

Lat/Lon: 42.2136/-83.1712



1475 Ford Ave

Wyandotte, MI 48192

1 mi radius 3 mi radius 5 mi radius

		1 mi radius 3 mi radius 5 mi radius		
POPULATION	2018 Estimated Population	20,689	101,786	202,255
	2023 Projected Population	19,379	95,542	191,145
	2010 Census Population	21,464	105,606	209,696
	2000 Census Population	22,489	111,038	222,606
	Projected Annual Growth 2018 to 2023	-1.3%	-1.2%	-1.1%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.5%	-0.5%
HOUSEHOLDS	2018 Estimated Households	8,978	43,901	86,359
	2023 Projected Households	8,551	41,872	82,948
	2010 Census Households	8,888	43,418	85,333
	2000 Census Households	9,384	45,901	89,999
	Projected Annual Growth 2018 to 2023	-1.0%	-0.9%	-0.8%
	Historical Annual Growth 2000 to 2018	-0.2%	-0.2%	-0.2%
AGE	2018 Est. Population Under 10 Years	12.1%	11.9%	12.0%
	2018 Est. Population 10 to 19 Years	12.9%	12.6%	12.8%
	2018 Est. Population 20 to 29 Years	13.2%	13.7%	13.5%
	2018 Est. Population 30 to 44 Years	20.2%	19.4%	18.6%
	2018 Est. Population 45 to 59 Years	21.1%	20.7%	20.7%
	2018 Est. Population 60 to 74 Years	14.3%	15.0%	15.5%
	2018 Est. Population 75 Years or Over	6.3%	6.8%	7.0%
	2018 Est. Median Age	37.2	38.1	38.5
MARITAL STATUS & GENDER	2018 Est. Male Population	49.3%	48.8%	48.4%
	2018 Est. Female Population	50.7%	51.2%	51.6%
	2018 Est. Never Married	33.9%	33.6%	34.4%
	2018 Est. Now Married	43.8%	41.7%	40.9%
	2018 Est. Separated or Divorced	15.7%	17.4%	17.0%
	2018 Est. Widowed	6.6%	7.4%	7.7%
INCOME	2018 Est. HH Income \$200,000 or More	2.5%	1.9%	2.5%
	2018 Est. HH Income \$150,000 to \$199,999	3.9%	3.9%	3.9%
	2018 Est. HH Income \$100,000 to \$149,999	14.5%	12.4%	12.4%
	2018 Est. HH Income \$75,000 to \$99,999	14.4%	13.0%	13.0%
	2018 Est. HH Income \$50,000 to \$74,999	19.2%	20.1%	19.0%
	2018 Est. HH Income \$35,000 to \$49,999	14.3%	14.5%	14.5%
	2018 Est. HH Income \$25,000 to \$34,999	10.8%	10.0%	10.1%
	2018 Est. HH Income \$15,000 to \$24,999	10.2%	10.9%	10.7%
	2018 Est. HH Income Under \$15,000	10.2%	13.3%	13.9%
	2018 Est. Average Household Income	\$73,196	\$67,903	\$67,622
	2018 Est. Median Household Income	\$56,378	\$52,185	\$53,206
	2018 Est. Per Capita Income	\$31,781	\$29,344	\$28,933
	2018 Est. Total Businesses	462	3,040	6,124
	2018 Est. Total Employees	2,969	32,599	64,734

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1 mi radius 3 mi radius 5 mi radius

RACE	2018 Est. White	87.2%	82.4%	76.7%
	2018 Est. Black	7.2%	10.1%	15.6%
	2018 Est. Asian or Pacific Islander	1.0%	1.4%	1.8%
	2018 Est. American Indian or Alaska Native	0.6%	0.6%	0.5%
	2018 Est. Other Races	4.0%	5.4%	5.4%
HISPANIC	2018 Est. Hispanic Population	1,545	10,115	18,840
	2018 Est. Hispanic Population	7.5%	9.9%	9.3%
	2023 Proj. Hispanic Population	8.5%	11.0%	10.3%
	2010 Hispanic Population	6.4%	9.0%	8.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	14,293	70,575	139,589
	2018 Est. Elementary (Grade Level 0 to 8)	2.8%	3.6%	3.9%
	2018 Est. Some High School (Grade Level 9 to 11)	6.5%	9.3%	9.7%
	2018 Est. High School Graduate	36.4%	35.6%	35.0%
	2018 Est. Some College	25.5%	26.1%	25.5%
	2018 Est. Associate Degree Only	11.1%	9.3%	8.8%
	2018 Est. Bachelor Degree Only	11.1%	10.6%	11.2%
	2018 Est. Graduate Degree	6.6%	5.5%	6.1%
HOUSING	2018 Est. Total Housing Units	9,636	47,476	94,294
	2018 Est. Owner-Occupied	71.8%	66.4%	65.2%
	2018 Est. Renter-Occupied	21.3%	26.1%	26.3%
	2018 Est. Vacant Housing	6.8%	7.5%	8.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.6%	0.3%	0.3%
	2010 Homes Built 2000 to 2004	3.5%	3.3%	4.2%
	2010 Homes Built 1990 to 1999	4.2%	4.7%	4.9%
	2010 Homes Built 1980 to 1989	2.1%	3.5%	3.9%
	2010 Homes Built 1970 to 1979	4.3%	9.7%	11.2%
	2010 Homes Built 1960 to 1969	11.0%	12.6%	14.8%
	2010 Homes Built 1950 to 1959	36.0%	38.3%	35.4%
	2010 Homes Built Before 1949	39.1%	28.5%	26.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.1%	0.2%
	2010 Home Value \$500,000 to \$999,999	1.9%	1.8%	1.9%
	2010 Home Value \$400,000 to \$499,999	1.1%	1.2%	1.3%
	2010 Home Value \$300,000 to \$399,999	2.6%	3.1%	3.5%
	2010 Home Value \$200,000 to \$299,999	7.7%	7.8%	8.9%
	2010 Home Value \$150,000 to \$199,999	9.1%	9.5%	10.9%
	2010 Home Value \$100,000 to \$149,999	22.3%	21.2%	20.7%
	2010 Home Value \$50,000 to \$99,999	44.4%	39.5%	36.3%
	2010 Home Value \$25,000 to \$49,999	8.4%	12.4%	12.3%
	2010 Home Value Under \$25,000	3.1%	4.1%	4.8%
	2010 Median Home Value	\$94,377	\$93,116	\$98,649
	2010 Median Rent	\$649	\$671	\$668

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RPT

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1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	16,575	81,913	162,363
	2018 Est. Civilian Employed	62.8%	59.5%	58.2%
	2018 Est. Civilian Unemployed	2.5%	2.5%	2.5%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	34.8%	38.0%	39.2%
	2018 Labor Force Males	48.7%	48.3%	47.8%
	2018 Labor Force Females	51.3%	51.7%	52.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	10,395	48,722	94,546
	2010 Mgmt, Business, & Financial Operations	11.1%	10.9%	11.6%
	2010 Professional, Related	19.3%	17.6%	17.8%
	2010 Service	19.8%	19.1%	18.9%
	2010 Sales, Office	23.8%	25.0%	25.0%
	2010 Farming, Fishing, Forestry	0.2%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	8.8%	8.5%	8.0%
	2010 Production, Transport, Material Moving	17.1%	18.9%	18.6%
	2010 White Collar Workers	54.2%	53.4%	54.4%
	2010 Blue Collar Workers	45.8%	46.6%	45.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.9%	82.9%	82.9%
	2010 Drive to Work in Carpool	9.8%	9.5%	9.3%
	2010 Travel to Work by Public Transportation	2.7%	2.9%	2.8%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	2.5%	2.4%	2.3%
	2010 Other Means	0.7%	0.6%	0.6%
	2010 Work at Home	2.4%	1.6%	2.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.2%	27.2%	28.0%
	2010 Travel to Work in 15 to 29 Minutes	46.8%	44.4%	43.4%
	2010 Travel to Work in 30 to 59 Minutes	34.6%	32.3%	30.3%
	2010 Travel to Work in 60 Minutes or More	5.9%	5.5%	5.3%
	2010 Average Travel Time to Work	22.2	21.9	21.4
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$509 M	\$2.35 B	\$4.61 B
	2018 Est. Apparel	\$17.6 M	\$81.6 M	\$160 M
	2018 Est. Contributions, Gifts	\$33.1 M	\$151 M	\$300 M
	2018 Est. Education, Reading	\$18.8 M	\$86.4 M	\$171 M
	2018 Est. Entertainment	\$28.5 M	\$131 M	\$257 M
	2018 Est. Food, Beverages, Tobacco	\$78.7 M	\$365 M	\$714 M
	2018 Est. Furnishings, Equipment	\$17.3 M	\$79.5 M	\$156 M
	2018 Est. Health Care, Insurance	\$45.3 M	\$210 M	\$411 M
	2018 Est. Household Operations, Shelter, Utilities	\$158 M	\$731 M	\$1.43 B
	2018 Est. Miscellaneous Expenses	\$7.62 M	\$35.3 M	\$68.9 M
	2018 Est. Personal Care	\$6.62 M	\$30.6 M	\$60.0 M
	2018 Est. Transportation	\$97.8 M	\$451 M	\$881 M

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