

**FOR SALE**

**FORMER HARD BODY'S | DETROIT, MICHIGAN**



**LANCE NUMAN**  
ASSOCIATE

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**PROPERTY INFORMATION**

Property Address	7443 Michigan Ave
City/Township	Detroit
Building Size	2,600 SF
Sale Price	\$700,000.00

**AREA TENANTS**



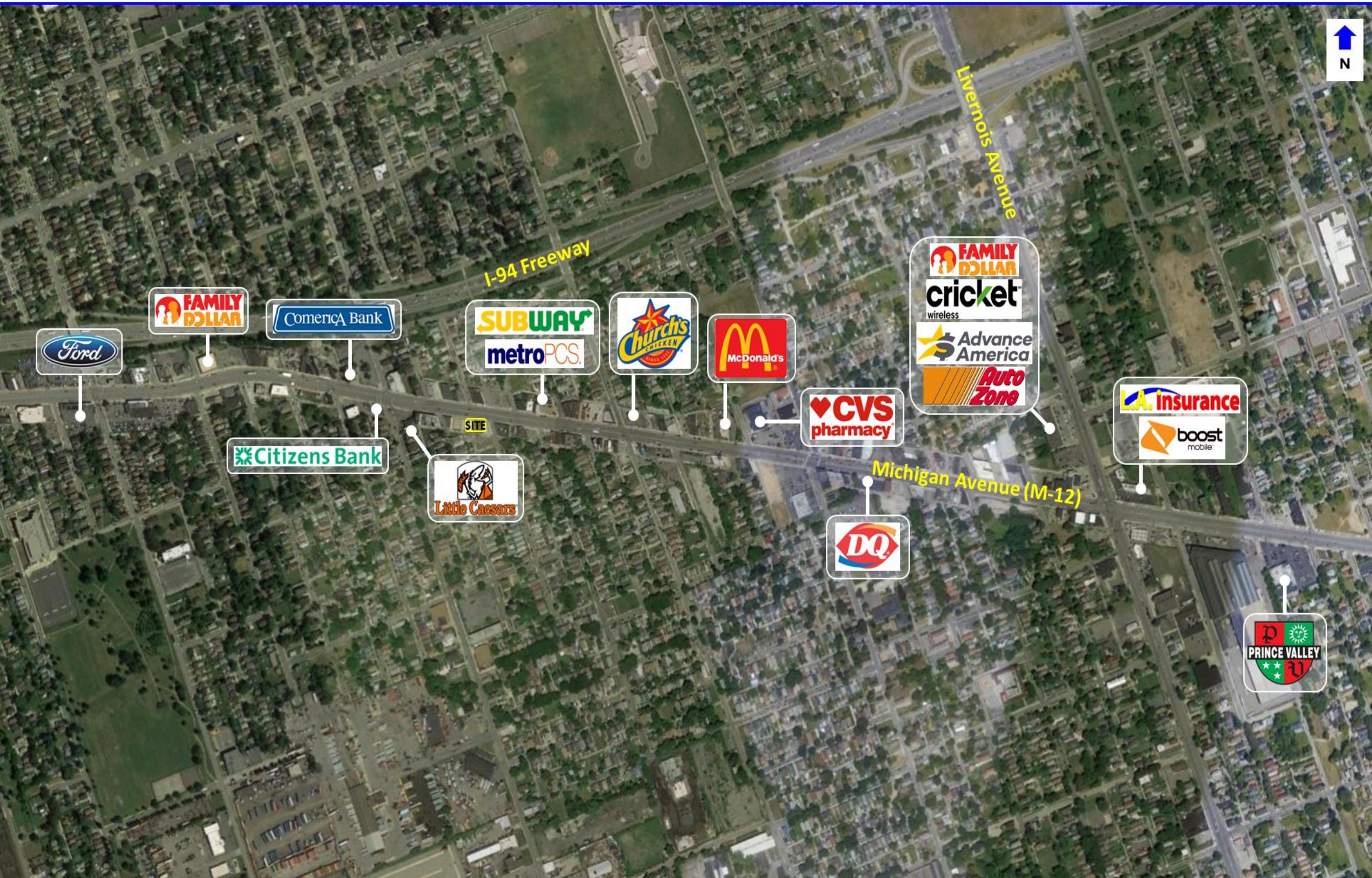
**DEMOGRAPHICS**

**1 MILE      3 MILE      5 MILE**

2022 Population	60,778	350,626	1,141,152
2022 Households	23,641	130,501	438,240
Avg Household Income	41,088	45,503	57,737
Median Household Income	27,456	30,300	40,946

**PROPERTY HIGHLIGHTS**

- Fully furnished, fixtured and equipped former Hard Body's gentleman's club available.
- The sale will come with liquor license and cabaret license.
- The building can be used for other desired businesses.
- Facade was recently renovated and updated.
- Public parking is available surrounding the site.



SITE



Michigan Avenue (M-12)

Livemore Avenue

I-94 Freeway



# FORMER HARD BODY'S

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	63,858	378,694	1,204,082
2022 Population	60,778	350,626	1,141,152
2027 Population Projection	60,220	345,349	1,127,704
Annual Growth 2010-2022	-0.40%	-0.60%	-0.40%
Annual Growth 2022-2027	-0.20%	-0.30%	-0.20%
Median Age	36.2	35.2	37.2
Bachelor's Degree or Higher	13%	15%	18%

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	25,075	140,561	462,833
2022 Households	23,641	130,501	438,240
2027 Household Projection	23,372	128,589	432,857
Owner Occupied Households	9,400	55,163	250,429
Renter Occupied Households	13,972	73,426	182,428
<b>Avg Household Income</b>	<b>41,088</b>	<b>45,503</b>	<b>57,737</b>
<b>Median Household Income</b>	<b>27,456</b>	<b>30,300</b>	<b>40,946</b>

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	8,609	111,520	444,419
Black	49,749	210,236	627,732
American Indian/Alaskan Native	338	2,016	5,498
Asian	499	14,320	28,707
Hawaiian & Pacific Islander	21	113	303
Two or More Races	1,563	12,421	34,492
Hispanic Origin	7,050	42,124	77,035

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	6,288	34,052	112,999
\$50,000 - 75,000	3,099	19,096	76,514
\$75,000 - 100,000	1,481	8,986	42,222
\$100,000 - 125,000	669	5,006	25,582
\$125,000 - 150,000	342	2,881	15,595
\$150,000 - 200,000	450	2,619	13,523
\$200,000+	318	2,094	11,526

**FORMER HARD BODY'S**  
DAYTIME EMPLOYMENT

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>31,456</b>	<b>2,713</b>	<b>12</b>	<b>172,807</b>	<b>15,649</b>	<b>11</b>	<b>368,137</b>	<b>39,618</b>	<b>9</b>
Trade Transportation & Utilities	2,708	245	11	17,482	2,192	8	58,714	6,526	9
Information	265	33	8	7,992	324	25	13,401	826	16
Financial Activities	953	143	7	14,870	1,306	11	29,683	3,768	8
Professional & Business Services	7,689	140	55	33,162	1,697	20	55,400	4,511	12
Education & Health Services	16,546	1,773	9	51,672	6,594	8	107,771	14,705	7
Leisure & Hospitality	1,022	94	11	24,137	1,261	19	56,256	3,257	17
Other Services	1,637	267	6	11,735	1,915	6	28,435	5,342	5
Public Administration	636	18	35	11,757	360	33	18,477	683	27
<b>Goods-Producing Industries</b>	<b>1,044</b>	<b>78</b>	<b>13</b>	<b>17,465</b>	<b>783</b>	<b>22</b>	<b>45,565</b>	<b>2,815</b>	<b>16</b>
Natural Resources & Mining	5	2	3	33	10	3	239	43	6
Construction	555	52	11	4,052	391	10	12,354	1,484	8
Manufacturing	484	24	20	13,380	382	35	32,972	1,288	26
<b>Total</b>	<b>32,500</b>	<b>2,791</b>	<b>12</b>	<b>190,272</b>	<b>16,432</b>	<b>12</b>	<b>413,702</b>	<b>42,433</b>	<b>10</b>



Specializing in retail real estate services, our team is committed to working with each client to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or providing market research for future projects.

#### CONTACT

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