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### PROPERTY INFORMATION

Property Address	1327 Dix Highway
City/Township	Lincoln Park
Building Size	1,800 SF
Space Available	1,800 SF
Sale Price	\$750,000
Asking Rental Rate	\$25.00 PSF
Estimated NNN's	\$6.00 PSF

### DEMOGRAPHICS (FIVE-MILE RADIUS)

	<b>POPULATION</b> 281,524 PEOPLE		<b>MEDIAN AGE</b> 38.4 YEARS OLD
	<b>HOUSEHOLDS</b> 110,144		<b>CONSUMER SPENDING</b> \$3 BILLION ANNUALLY
	<b>AVG HOUSEHOLD INCOME</b> \$69,674/ANNUALLY		<b>DAYTIME POPULATION</b> 102,293 PEOPLE

### AREA TENANTS & EMPLOYERS



### PROPERTY HIGHLIGHTS

- **Prominent Location:** Positioned on the northeast corner of a traffic-lighted intersection along Dix Hwy in Lincoln Park, this freestanding building has maximum visibility and accessibility for potential customers.
- **Turnkey Operation:** The sale or lease of the building includes all furniture, fixtures, and equipment (FF&E).
- **Vibrant Neighborhood Setting:** Nestled within a dense residential area, offering residents a convenient and inviting destination for any retailer to take advantage of.
- **Proximity to Retail Giants:** Minutes from national and regional retailers like Kroger, Meijer, ALDI, and dozens more.
- **Supportive Community Environment:** Located in the heart of Lincoln Park, the property benefits from a community known for its strong local pride and patronage, providing a solid foundation for business success.



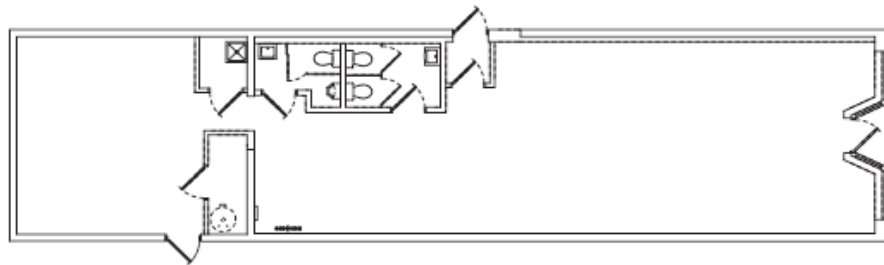
# HOOTS WINGS – LINCOLN PARK

AERIAL

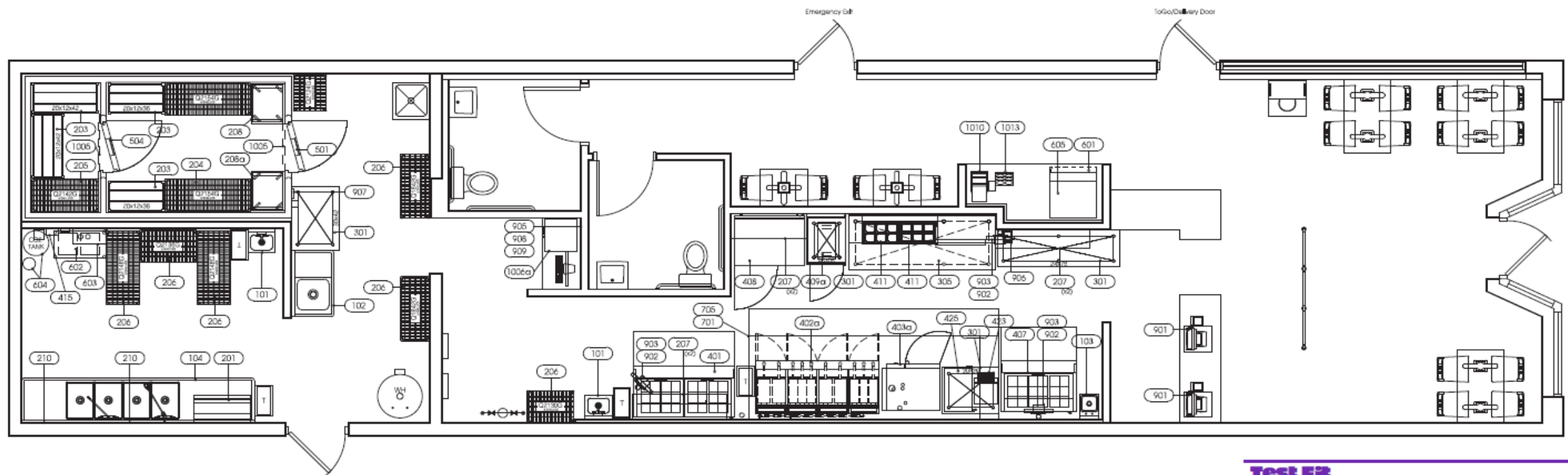




3.14.22



**Existing Space**



**Test FR**

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	16,577	126,813	278,499
2022 Population	17,748	129,222	281,524
2027 Population Projection	18,232	131,541	286,143
Annual Growth 2010-2022	0.50%	0.10%	0.10%
Annual Growth 2022-2027	0.50%	0.40%	0.30%
Median Age	38.5	39.2	38.4
Bachelor's Degree or Higher	10%	15%	16%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	15,087	103,392	236,124
Black	1,649	19,454	28,942
American Indian/Alaskan Native	166	1,038	2,313
Asian	180	1,342	4,480
Hawaiian & Pacific Islander	2	23	71
Two or More Races	665	3,973	9,594
Hispanic Origin	3,782	20,163	41,355

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	6,682	50,547	108,202
2022 Households	7,146	51,572	110,144
2027 Household Projection	7,340	52,520	112,120
Owner Occupied Households	4,980	38,297	78,324
Renter Occupied Households	2,360	14,223	33,796
<b>Avg Household Income</b>	<b>\$57,457</b>	<b>\$66,009</b>	<b>\$69,674</b>
<b>Median Household Income</b>	<b>\$43,447</b>	<b>\$53,157</b>	<b>\$54,976</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,829	12,146	26,575
\$50,000 - 75,000	1,238	10,660	22,264
\$75,000 - 100,000	867	6,266	13,161
\$100,000 - 125,000	339	4,453	10,495
\$125,000 - 150,000	372	2,750	6,042
\$150,000 - 200,000	388	1,939	4,309
\$200,000+	31	1,166	3,397

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>3,977</b>	<b>502</b>	<b>8</b>	<b>26,998</b>	<b>3,433</b>	<b>8</b>	<b>91,304</b>	<b>10,360</b>	<b>9</b>
Trade Transportation & Utilities	737	105	7	4,552	564	8	16,541	1,635	10
Information	40	7	6	275	42	7	1,367	154	9
Financial Activities	436	66	7	1,810	344	5	7,727	1,005	8
Professional & Business Services	352	66	5	2,481	374	7	12,889	1,093	12
Education & Health Services	693	108	6	10,939	1,300	8	26,115	4,246	6
Leisure & Hospitality	990	69	14	4,050	313	13	18,128	969	19
Other Services	532	71	7	2,095	438	5	5,783	1,071	5
Public Administration	197	10	20	796	58	14	2,754	187	15
<b>Goods-Producing Industries</b>	<b>266</b>	<b>26</b>	<b>10</b>	<b>3,534</b>	<b>266</b>	<b>13</b>	<b>10,989</b>	<b>646</b>	<b>17</b>
Natural Resources & Mining	2	1	2	44	3	15	78	6	13
Construction	92	13	7	1,005	151	7	2,398	385	6
Manufacturing	172	12	14	2,485	112	22	8,513	255	33
<b>Total</b>	<b>4,243</b>	<b>528</b>	<b>8</b>	<b>30,532</b>	<b>3,699</b>	<b>8</b>	<b>102,293</b>	<b>11,006</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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#### RETAIL LEASING

*Landlord Representation  
& New Project Leasing*



#### TENANT REPRESENTATION

*Site Selection &  
Negotiations*



#### INVESTMENT SALES

*STNL & Multi-Tenant, Multi-Family, Carwashes, etc.*



#### ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio Transactions*



#### MARKET ANALYSIS

*Market Research  
& Site Evaluations*



#### NATIONAL RELATIONSHIPS

*Retailers & Investors  
across the U.S.*



#### TEAMWORK

*Innovative  
Solutions*



#### SHARED DATABASE

*Retailers & Investors  
across the U.S.*