

PROPERTY & LOCATION SNAPSHOT

25611 Coolidge Hwy

Oak Park, MI 48237 **Retail****20,475**

vehicles/day

Coolidge Highway
frontage

MDOT 2025 · 392 trucks

138,503 people

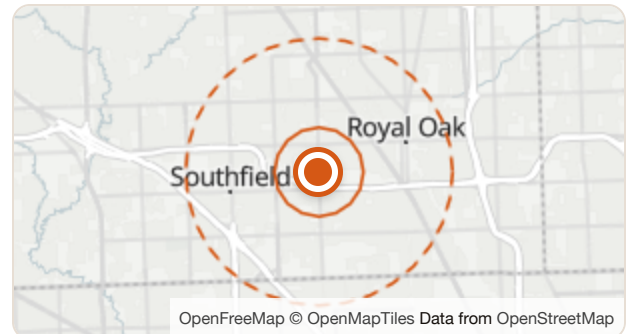
Live within 3 miles

2020 Census · 19,718 within 1
mi**\$82,800**Median household
income, 3 miles
ACS 2019–2023**19** chainsNational & regional
chains within 1 mile

OpenStreetMap, 2026–10–22

Location highlights

- **20,475 vehicles a day pass the property on Coolidge Highway.**
Daily exposure for signage and walk-in business.
MDOT AADT, 2025
- **138,503 people live within 3 miles, in 63,517 households.**
The everyday trade area for most neighborhood businesses.
US Census 2020 (people); ACS 2019–2023 (households)
- **Median household income within 3 miles is \$82,800.**
Spending power of nearby households.
ACS 2019–2023
- **I-696 is 0.4 mi away, carrying 128,714 vehicles a day.**
Regional access for customers, staff and deliveries. Distance is straight-line; it does not mean the property is visible from or has direct access to the freeway.
MDOT AADT, 2025; OpenStreetMap



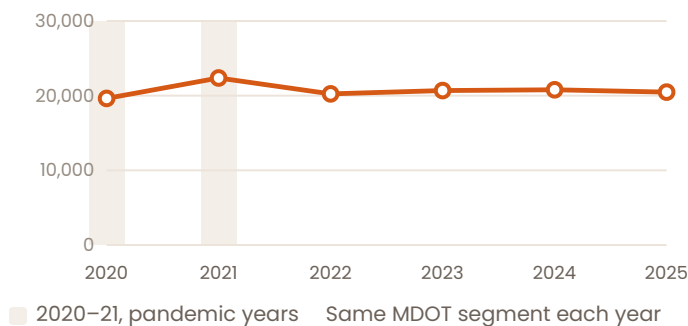
	1 MI	3 MI	5 MI
Population	19,718	138,503	367,384
Households	8,576	63,517	162,818
Median HH income	\$84,600	\$82,800	\$74,000
Jobs	4,002	66,157	168,306

Traffic: MDOT AADT 2025, counted segment nearest the property. People: 2020 Census blocks. Households and income: ACS 2019–2023 5-year estimates, apportioned to each radius. Jobs: Census LEHD 2021. Businesses: OpenStreetMap, 2026–10–22. Distances are straight-line. Method and sources on the last page.

TRAFFIC, ACCESS & TRANSPORTATION

How many vehicles pass, and how the site connects

ROAD	VEHICLES A DAY	TRUCKS A DAY	TRUCK SHARE	DISTANCE
Coolidge Highway · 5 lanes	20,475	392	1.9%	Frontage
I-696 (Walter P Reuther Freeway) · 4 lanes	128,714	5,406	4.2%	0.4 mi
Woodward Avenue · 4 lanes	55,527	1,055	1.9%	1.4 mi
Greenfield Road · 3 lanes	40,592	786	1.9%	1.0 mi
West 9 Mile Road · 6 lanes	12,340	358	2.9%	1.4 mi
West 11 Mile Road · 4 lanes	12,039	348	2.9%	0.6 mi

Traffic over time Coolidge Highway, vehicles a day


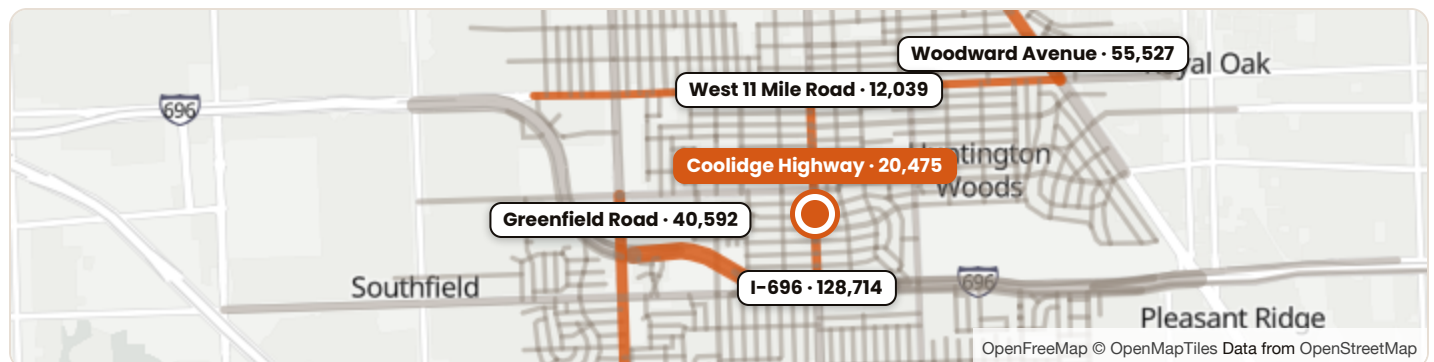
Coolidge Highway	+1.2%	2022–2025
I-696	-4.7%	2022–2025
Woodward Avenue	-20.6%	2018–2025
Greenfield Road	+27.1%	2018–2025

Change between typical years only (2020–21 left out), same counted segment.

Access

Frontage road	Coolidge Highway 5 lanes
Nearest freeway	I-696 0.4 mi, straight-line
Nearest interchange	I-696 exit 14 0.5 mi, straight-line
Woodward Avenue	1.4 mi 55,527 vehicles a day
Greenfield Road	1.0 mi 40,592 vehicles a day
West 9 Mile Road	1.4 mi 12,340 vehicles a day

Reading these counts. Vehicles a day are MDOT's annual average daily traffic (AADT) for the counted segment; trucks are commercial AADT. They count vehicles on the road, not people on foot, and do not mean every passing vehicle can see or reach the property. Freeway traffic is regional context, not frontage.



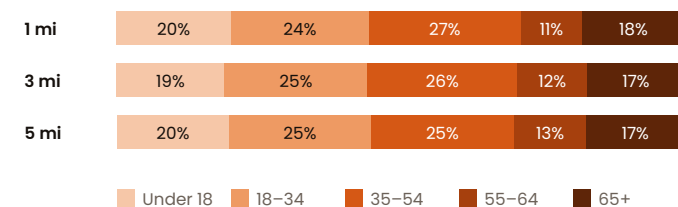
Trend lines use only years MDOT counted the same segment (same route and mileposts). 2020–2021 counts are shown but left out of the change figures. Lanes from OpenStreetMap. Map: OpenFreeMap, © OpenMapTiles, © OpenStreetMap contributors.

DEMOGRAPHICS, WORKFORCE & TRADE AREA

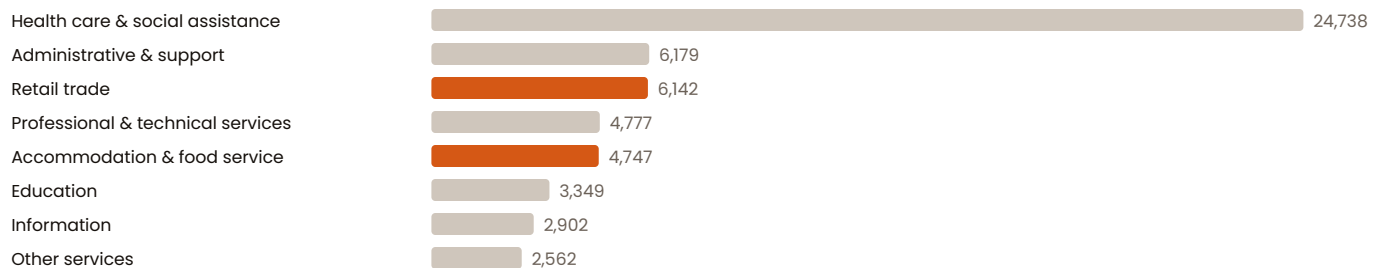
Who lives and works around the property

Within straight-line radii of 1, 3 and 5 miles. Drive-time areas are not shown in this edition.

	1 MILE	3 MILES	5 MILES
Population 2020 Census	19,718	138,503	367,384
Population change since 2010 2010 → 2020 Census, same radius	+0.9%	+1.2%	+0.3%
People per square mile 2020 Census	6,276	4,899	4,678
Households ACS 2019–2023	8,576	63,517	162,818
Average household size ACS 2019–2023	2.20	2.08	2.13
Median household income ACS 2019–2023	\$84,600	\$82,800	\$74,000
Bachelor's degree or higher adults 25+, ACS 2019–2023	52%	51%	42%
Unemployment rate civilian labor force, ACS 2019–2023	7.6%	6.3%	6.9%
Households with no vehicle ACS 2019–2023	9.3%	6.5%	8.7%

Age of residents ACS 2019–2023

Jobs located nearby Census LEHD 2021

	1 MI	3 MI	5 MI
Jobs	4,002	66,157	168,306
Change 2016–2021 newest year still affected by the pandemic	+6.3%	–15.3%	–8.9%

Jobs within 3 miles by industry Census LEHD 2021 · orange: industries most relevant to a retail property, 10,889 jobs


Radius figures: 2020 Census counts for blocks whose internal point lies inside each circle; ACS 2019–2023 tract estimates apportioned by the share of each tract's 2020 population (or housing units) inside the circle. ACS figures are 5-year estimates with margins of error, not single-year counts. Jobs: LEHD LODES 8 workplace counts by 2020 block, 2021 and 2016.

NEARBY BUSINESSES & AMENITIES

What is around the property

94 named businesses and amenities mapped within a mile, from OpenStreetMap, retrieved 2026-10-22. Listings are not individually verified as open.



- Restaurants & cafés ● Shopping ● Grocery & convenience ● Banks & financial ● Personal services ● Fitness
- The property

S Similar business to a retail use **C** Complementary **D** Draws customers on its own Unmarked: general amenity

Similar businesses within a mile

29 in total: 17 restaurants & cafés, 4 grocery & convenience, 8 shopping.

Star Bakery	0.2 mi
Sahara Restaurant and Grill	0.4 mi
Hungry Howie's	0.5 mi
Mad Crab	0.5 mi

Anchors and customer draws

7-Eleven	0.5 mi
7-Eleven	0.9 mi
Kroger grocery	1.0 mi
ALDI grocery	1.0 mi
Family Dollar	0.4 mi

● Restaurants & cafés 17

Star Bakery S	0.2 mi
Sahara Restaurant and Grill S	0.4 mi

● Banks & financial 7

Chase C	0.1 mi
L.A. Insurance C	0.5 mi

● Shopping 8

Family Dollar S	0.4 mi
Shoe Rack Outlet S	0.5 mi

● Personal services 8

Shell Cleaners C	0.1 mi
Oak Park Barbers C	0.2 mi

● Grocery & convenience 4

7-Eleven S	0.5 mi
7-Eleven S	0.9 mi

● Fitness 4

Valhalla Krav Maga C	0.2 mi
Planet Fitness C	0.5 mi

National and regional chains within a mile

CHASE 0.1 mi	RITE AID 0.2 mi	S 0.4 mi
---------------------	------------------------	-----------------

OpenStreetMap, retrieved 2026-10-22: volunteer-mapped, so it can include closed places or miss new ones. S / C / D labels are by business category for a retail use. Logos (Wikimedia Commons) belong to their owners.

OPPORTUNITIES & MARKET CONTEXT

How to position the property

Built from the figures in this report. Suggestions, not forecasts or proof of tenant demand.

Location advantages

- **20,475 vehicles a day pass the property on Coolidge Highway.**

Daily exposure for signage and walk-in business.
MDOT AADT, 2025

- **138,503 people live within 3 miles, in 63,517 households.**

The everyday trade area for most neighborhood businesses.
US Census 2020 (people); ACS 2019–2023 (households)

- **Median household income within 3 miles is \$82,800.**

Spending power of nearby households.
ACS 2019–2023

- **I-696 is 0.4 mi away, carrying 128,714 vehicles a day.**

Regional access for customers, staff and deliveries. Distance is straight-line; it does not mean the property is visible from or has direct access to the freeway.
MDOT AADT, 2025; OpenStreetMap

- **Nearby shopping and business centers include Parkwoods Plaza (0.5 mi), Crown Pointe (0.9 mi), Lincoln Shopping Center (0.9 mi).**

Established destinations that already bring people to the area.
OpenStreetMap, retrieved 2026–10–22

Tenant categories to consider suggestions

- **Quick-service food, coffee and convenience**

Because 20,475 vehicles a day pass the site.

- **Lunch, services and errands for nearby workers**

Because 66,157 jobs within 3 miles.

- **Clinics, dental, physical therapy and pharmacy**

Because 17% of residents within 3 miles are 65+.

- **Personal services, fitness and specialty retail**

Because median household income \$82,800 within 3 miles.

Not covered by this report: zoning, permitted uses, parcel boundaries, utilities, environmental conditions, access rights and signage rules. Confirm these with the municipality and the appropriate records.

Broker-ready summary edit freely

25611 Coolidge Hwy in Oak Park sits on Coolidge Highway, which carries 20,475 vehicles a day past the property (MDOT 2025). I-696 is 0.4 mi away, carrying 128,714 vehicles a day. Within 3 miles there are 138,503 residents and 66,157 jobs. Median household income within 3 miles is \$82,800. Nearby shopping and business centers include Parkwoods Plaza (0.5 mi), Crown Pointe (0.9 mi), Lincoln Shopping Center (0.9 mi).

Sources

Traffic counts. Michigan DOT Traffic Volumes, 2025 (annual average daily traffic and commercial AADT); earlier years from MDOT's archive, matched by route and milepost.

Households, income, age. American Community Survey 5-year estimates, 2019–2023, by tract (US Census Bureau, via Esri's public ACS layers), apportioned to each radius by 2020 block population.

Roads, lanes, businesses. OpenStreetMap contributors, retrieved 2026–10–22 (ODbL). Logos via Wikidata / Wikimedia Commons.

Population & housing. 2020 and 2010 Decennial Census block counts (US Census Bureau TIGERweb).

Jobs. Census LEHD LODES 8 workplace counts by block, 2021 and 2016.