



Brewery Site Information Packet



About the City of Oak Park

Founded in 1945 as a commuter community, the City of Oak Park remains an integral inner-ring suburb of Metro Detroit. With approximately 30,000 residents in 5.16 square miles, the City has made great strides in the last several years to build its brand, modernize its functioning capacity, and upgrade its infrastructure.

With its current progressive and proactive City administration, opportunities abound in Oak Park. It may be a long-established municipality, but it also has a brand new plan for the future that seeks to build upon the vibrant and diverse community it is known to be. Its location - just 10 minutes from four major freeways - makes it an attractive setting for any company looking to do business in the region. Further, the Economic Development and Communications Department is committed to make Oak Park a desirable place to live, work, and visit.

The City of Oak Park is currently seeking a brewery or brewpub business for a specific site located along a major commercial corridor on the City's north side to become the first business of its kind in Oak Park. This is a great opportunity for a business or developer to capitalize on this former dry community that now allows liquor by the glass. Our Class C Liquor Licenses are currently available for under \$2,000.

While there are many sites available in Oak Park, this site is prime for this type of business. The site offers a large and unique building that is ripe for development and growth. It will be zoned for mixed use by May 2018. The City recognizes that brewery and brewpub businesses have gained national attention for being trendy places that attract Americans of all ages, from Millennials to Baby Boomers. Better than most businesses, breweries and brewpubs are able to facilitate the sort of social and cultural environments that are central to the City of Oak Park's future development goals.

Vision

The City of Oak Park will lead the region as the most dynamic city in Metropolitan Detroit, serving as a destination for vibrant, cutting-edge community life.

Mission

In the City of Oak Park, we strive to provide the highest quality of life for our residents in everything we do. We pride ourselves on the richness of our cultural diversity and our safe and secure neighborhoods. We actively encourage residential and business growth. We are business-minded and family-centered.

Values

In Oak Park, our values include:

- Prioritizing our public's well-being first
- Serving as good stewards of our financial and physical resources.
- Attracting innovation, community development and business enterprise.



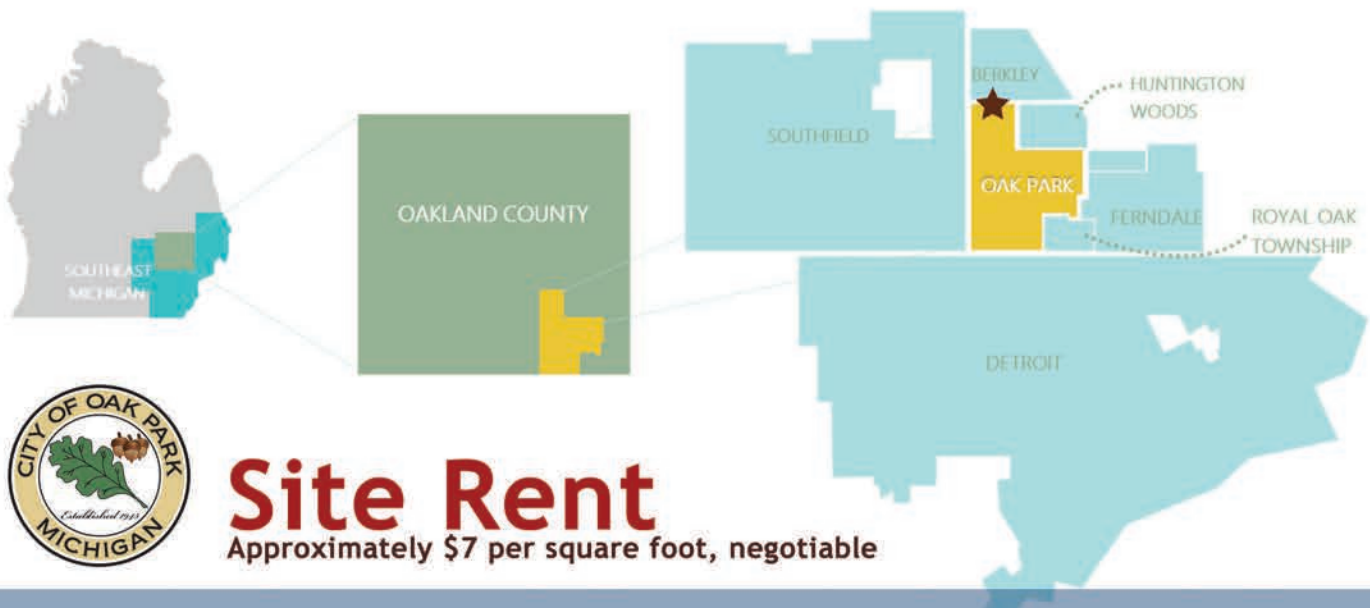
Site Information

County: Oakland County, Michigan
Address: 14661 11 Mile Road, Oak Park, MI 48237
City Land Area: 5.16 Square Miles
City Population: 29,319 Residents (U.S. Census, 2010)
City Population Density: 5,700 Residents per Square Mile (U.S. Census, 2010)



Type 2 Star Industrial Manufacturing
RBA 23,276 SF
Stories 1
Typical Floor Class 23,276 SF
Class C
Year Built 1966
Tenancy Single
Owner Occup. No
Power 1,500a/480v 3p Heavy
Property Mix Industrial 22,112 SF 95%
 Office 1,164 SF 5%
Heat Gas Forced Air
Air 100% Air Conditioned

Docks None
Drive Ins 2 tot./10'w x 12'h
Cross Docks None
Levelators None
Construction Masonry
Truck Wells None
Ceiling Ht 16'
Elevators None
Floor Thickness 6"
Sprinklers None
Rail Spots None
Cranes None



Site Rent

Approximately \$7 per square foot, negotiable



Demographics

Population*	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Population*	18,707	131,716	348,410
2022 Population	19,160	134,689	354,368
Population Growth 2017-2022	2.09%	2.26%	1.71%
Average Age	39.5	40.3	40.1

Households*	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Total Households	8,152	57,202	150,506
Household Growth 2017-2022	2.10%	2.23%	1.73%
Median Household Income	\$57,512	\$67,136	\$58,163
Average Household Size	2.3	2.3	2.3
2017 Average Household Vehicles	2	2	2

Housing	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Home Value	\$157,343	\$164,872	\$143,866
Median Year Built	1956	1956	1956

Race (2017 Estimates)	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total	132,910	347,951	1,159,724
White	57.30%	52.80%	47.70%
African American	37.1%	40.9%	42.9%
Asian	2.3%	3.1%	5.9%
Two or More	2.60%	2.50%	2.70%
Other	0.70%	0.70%	0.80%
Diversity Index	55.2	57.1	60.2

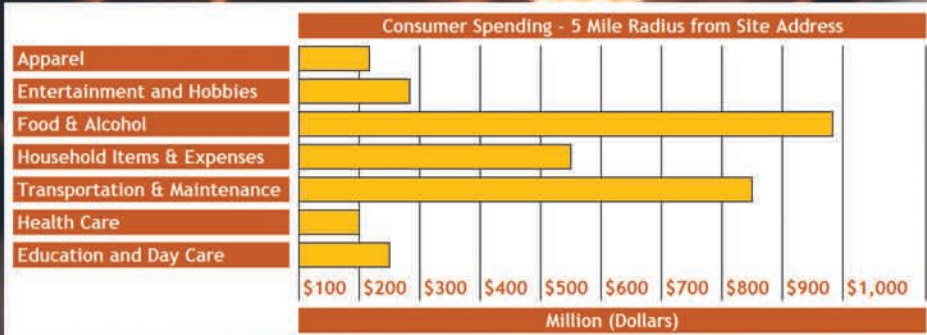
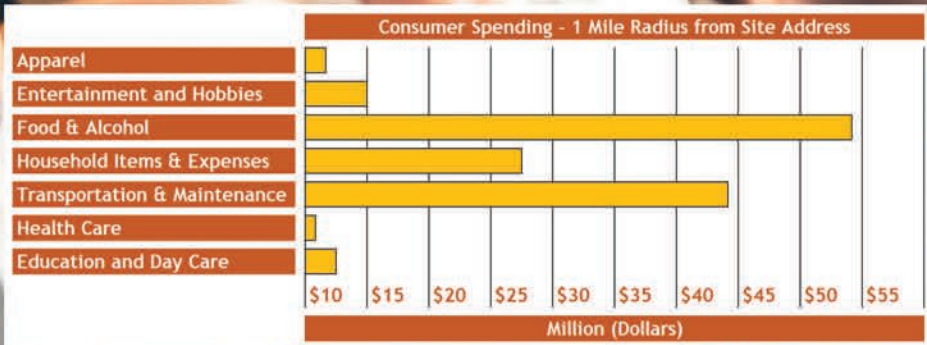
Age (2017 Estimates)**	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total**	132,910	347,951	1,159,724
0-14	16.6%	16.4%	17.7%
15-24	11.1%	11.3%	12.4%
25-34	13.5%	13.9%	12.9%
35-44	13.3%	13.4%	12.4%
45-54	13.7%	13.4%	13.5%
55-64	14.4%	13.9%	14.0%
65 and Over	17.5%	17.5%	17.0%

* Source: Co-Star

**Source: American Community Survey



Consumer Spending





Collection Street	Cross Street	Traffic Volume	Year	Distance
W. 11 Mile Road	Royal Ave. W.	21,161	2012	0.03 mi
11 Mile Road	Royal Ave. W.	16,088	2016	0.03 mi
11 Mile Road	Kipling Ave. E	17,000	2016	0.32 mi
W. 11 Mile Road	Kipling St. E	22,107	2012	0.32 mi
W. 11 Mile Road	Ellwood Ave. E.	17,955	2012	0.39 mi



Site Renderings



Actual Property Front View



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Contact Information

To learn more about this property
or any of our other available properties, contact:

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Economic Development
and Communications
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<http://bit.ly/OPEconomicDevelopment>