

PRIME 23 MILE LOCATION!



PILOT

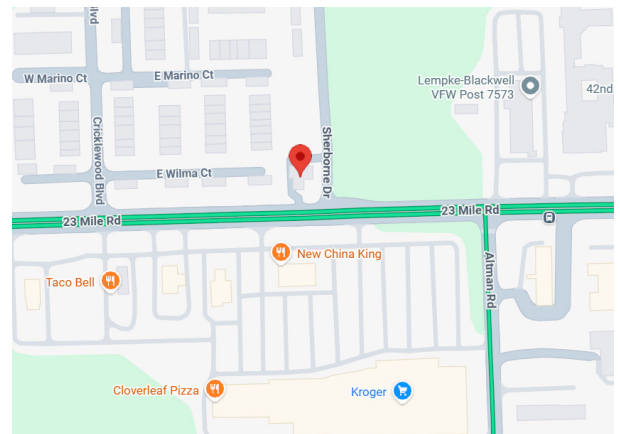
PROPERTY GROUP

34845 23 MILE ROAD, CHESTERFIELD, MI 48047

PROPERTY OVERVIEW:

- Excellent location on 23 Mile Rd, directly across the street from Kroger-anchored shopping center.
- Strong demographics and traffic counts.
- Monument signage.
- Property is zoned multiple family, office uses are permitted to continue.

Property Type: Office/Medical
Cross Streets: North side of 23 Mile, at Altman
Total Square Footage: 2,152
Lot Size: 0.48 Acres
Year Built: 1960
Zoning: RM2
Parking Spaces: 10 - potential to expand lot
Property Taxes: 2025 - \$7,138.16
Sale Price: \$349,000.00 (\$162.17/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	23,963	68,105	224,509	2020 Households	9,079	25,722	88,228
2025 Population	24,664	71,927	231,672	2025 Households	9,394	27,218	91,189
2030 Population Projection	25,057	73,408	235,333	2030 Household Projection	9,561	27,800	92,659
Annual Growth 2020-2025	0.6%	1.1%	0.6%	Annual Growth 2020-2025	1.1%	1.6%	1.0%
Annual Growth 2025-2030	0.3%	0.4%	0.3%	Annual Growth 2025-2030	0.4%	0.4%	0.3%
Median Age	44.1	41.6	42.2	Owner Occupied Households	8,139	22,163	70,694
Bachelor's Degree or Higher	29%	24%	25%	Renter Occupied Households	1,422	5,637	21,965
U.S. Armed Forces	127	239	549	Avg Household Size	2.5	2.5	2.5
Population By Race				Avg Household Vehicles	2	2	2
	2 miles	5 miles	10 miles	Total Specified Consumer Spending	\$331.1M	\$900.3M	\$3B
White	22,007	59,830	185,329	Income			
Black	712	5,148	22,977		2 miles	5 miles	10 miles
American Indian/Alaskan Native	75	253	638	Avg Household Income	\$115,449	\$104,874	\$106,446
Asian	280	835	4,816	Median Household Income	\$97,980	\$86,114	\$85,125
Hawaiian & Pacific Islander	34	63	273	< \$25,000	871	2,758	10,398
Two or More Races	1,557	5,798	17,639	\$25,000 - 50,000	1,161	4,827	15,865
Hispanic Origin	672	2,853	8,691	\$50,000 - 75,000	1,436	4,311	14,468
Housing				\$75,000 - 100,000	1,337	3,853	12,007
	2 miles	5 miles	10 miles	\$100,000 - 125,000	1,498	3,681	11,049
Median Home Value	\$327,871	\$285,760	\$307,349	\$125,000 - 150,000	860	2,329	7,907
Median Year Built	1992	1994	1991	\$150,000 - 200,000	1,179	3,016	10,281
				\$200,000+	1,052	2,443	9,213

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
M 29	Sherborne Dr W	24,560	2026	0.04 mi
23 Mile Rd	Cricklewood Blvd W	28,678	2026	0.07 mi
Altman Road	Georgetown Manor N	3,626	2026	0.11 mi
M 29	Altman Rd W	23,055	2026	0.11 mi
23 Mile Road	23 Mile Road W	25,285	2026	0.32 mi
23 Mile Road	Birch St E	21,303	2026	0.33 mi
Baker Rd	Summerhill Ln N	4,290	2026	0.41 mi
Jefferson Avenue	Woodbury Drive SW	8,392	2026	0.43 mi
Woodbury Dr	Bay Ct	8,283	2026	0.44 mi
Jefferson Avenue	Bay Ct SW	7,780	2026	0.44 mi

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ADDITIONAL PHOTOS



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