



PILOT

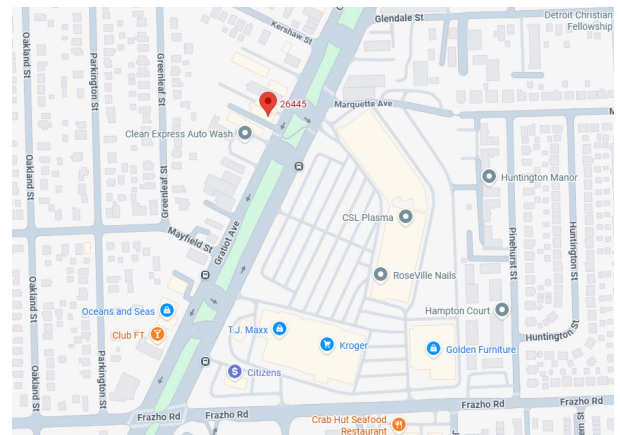
PROPERTY GROUP

26445-26447 GRATIOT AVENUE, ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- Tremendous location on well-travelled Gratiot Ave, with easy access to 696, lighted turnaround, and bus stop.
- Great fit for retail, office, or medical uses.
- Join Aquatic Solutions Physical Therapy, and DashMart.
- Surrounded by many national brands.
- Ample Parking - Rare on Gratiot in Roseville.

Property Type:	Retail/Office
Cross Streets:	West side of Gratiot, South of I-696
Total Square Footage:	4,000
Minimum Square Footage:	2,000
Maximum Square Footage:	2,000
Parcel Size:	0.432 Acres
Year Built:	1954 - Renovated 2010
Zoning:	B-3
Parking Spaces:	Ample
Heat Type:	Package HVAC
Property Taxes:	\$2025 - \$8,153.51 (\$2.04/SF)
Lease Rate:	\$18.00/SF
Lease Type:	NNN



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	66,865	341,972	934,340	2020 Households	27,353	139,812	380,174
2025 Population	65,835	343,835	958,086	2025 Households	26,930	140,263	390,118
2030 Population Projection	66,225	346,842	970,482	2030 Household Projection	27,103	141,492	395,485
Annual Growth 2020-2025	-0.3%	0.1%	0.5%	Annual Growth 2020-2025	-0.2%	0.4%	0.7%
Annual Growth 2025-2030	0.1%	0.2%	0.3%	Annual Growth 2025-2030	0.1%	0.2%	0.3%
Median Age	39.5	40.1	39.9	Owner Occupied Households	18,301	94,688	252,724
Bachelor's Degree or Higher	14%	19%	22%	Renter Occupied Households	8,802	46,804	142,762
U.S. Armed Forces	43	129	562	Avg Household Size	2.4	2.4	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$696.6M	\$3.7B	\$10.4B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	41,801	198,585	536,864	Avg Household Income	\$75,266	\$80,904	\$81,993
Black	17,118	109,038	297,869	Median Household Income	\$63,328	\$63,189	\$62,577
American Indian/Alaskan Native	192	952	2,391	< \$25,000	4,055	23,663	76,323
Asian	1,396	11,429	55,417	\$25,000 - 50,000	6,473	31,471	81,996
Hawaiian & Pacific Islander	38	187	449	\$50,000 - 75,000	6,110	28,025	72,211
Two or More Races	5,290	23,643	65,096	\$75,000 - 100,000	3,651	17,691	47,934
Hispanic Origin	1,918	9,165	26,188	\$100,000 - 125,000	3,102	15,180	40,197
				\$125,000 - 150,000	1,607	8,659	23,481
				\$150,000 - 200,000	1,142	8,876	25,561
Housing				\$200,000+	788	6,700	22,413
	2 miles	5 miles	10 miles				
Median Home Value	\$146,820	\$171,223	\$192,483				
Median Year Built	1956	1959	1961				

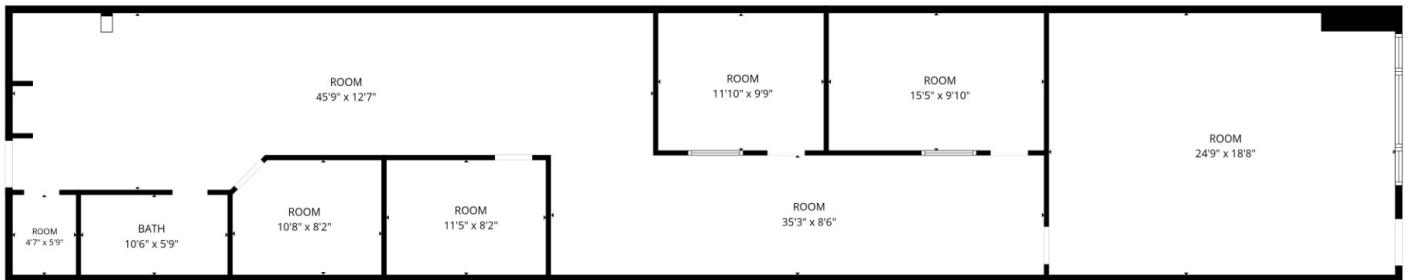
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Gratiot Avenue	Gratiot Avenue SW	50,204	2026	0.14 mi
Gratiot Avenue	Gratiot Avenue NE	49,534	2026	0.15 mi
Gratiot Ave	Wildwood St SW	49,893	2026	0.18 mi
Gratiot Ave	Frazho Rd SW	56,816	2026	0.22 mi
North Gratiot Avenue	-	50,350	2026	0.25 mi
Gratiot Avenue	E 11 Mile Rd N	47,279	2026	0.25 mi
Frazho Road	Lawn St E	10,512	2026	0.25 mi
Gratiot Ave	Lawn St E	10,919	2021	0.25 mi
East 11 Mile Road	East 11 Mile Road E	3,629	2026	0.25 mi
Frazho Rd	Gratiot Ave E	4,680	2026	0.26 mi

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FLOORPLAN



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ADDITIONAL PHOTOS



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TRADE AREA



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