

REDUCED PRICE!



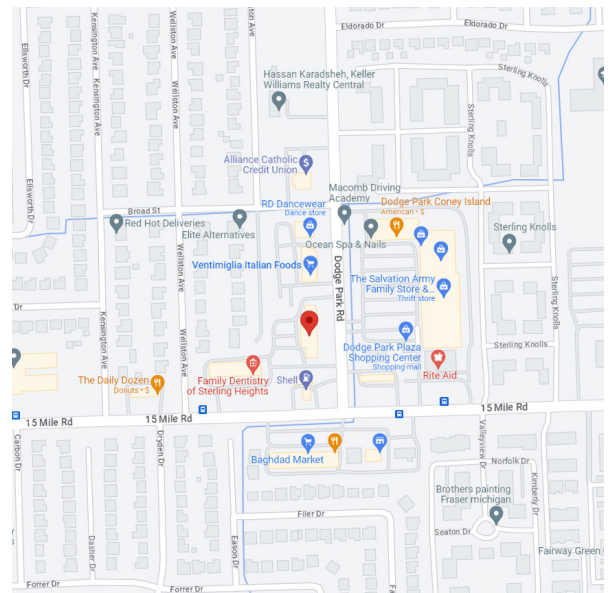
PILOT PROPERTY GROUP

35101-35145 DODGE PARK RD., STERLING HEIGHTS, 48312

PROPERTY OVERVIEW:

Excellent Location with Ample Parking
35129 is a former Massage Spa.
35135 is a former Real Estate Office.
Contact the Broker for more details.

Property Type: Retail/Office
Cross Streets: Dodge Park Road & 15 Mile Road
Total Square Footage: 11,275
Building Name: Dodge Park Plaza
Minimum Sq. Ft. Available: 1,408 SF
Maximum Sq. Ft. Available: 3,000 SF
Parcel Size: 1.361 AC
Year Built: 1972
Zoning: C1
Heat Type: Package Heating & Cooling
Parking Spaces: 50+
Lease Rates: Unit 35129 - 1,408 SF. ... ~~\$16.95/PSF~~ \$10.95/PSF
..... Unit 35135 - 3,000 SF. ... ~~\$12.00/PSF~~ \$10.95/PSF
Lease Type: NNN



AGENT CONTACT INFO

ALEX TERMINI O: 586.254.0900 x104 • C: 586.291.0499 • alex@pilotpg.com

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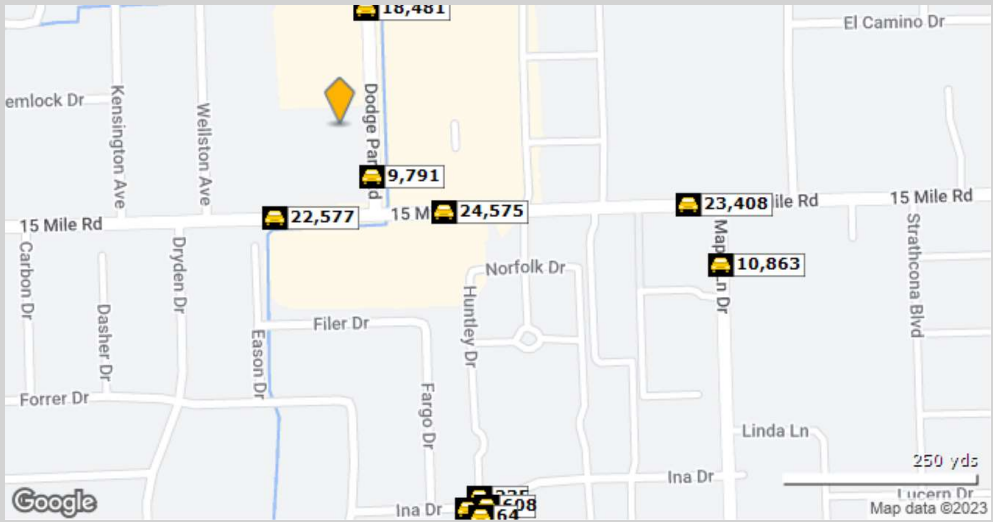
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DEMOGRAPHIC REPORT

35111-35147 Dodge Park Rd, Sterling Heights, MI 48312									
Building Type: General Retail			Total Available: 3,000 SF						
Secondary: Freestanding			% Leased: 100%						
GLA: 11,271 SF			Rent/SF/Yr: \$12.00						
Year Built: 1972									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		11,626		95,171		296,093			
2022 Estimate		11,694		95,730		297,838			
2010 Census		11,660		95,522		296,978			
Growth 2022 - 2027		-0.58%		-0.58%		-0.59%			
Growth 2010 - 2022		0.29%		0.22%		0.29%			
2022 Population by Hispanic Origin		246		2,229		7,422			
2022 Population		11,694		95,730		297,838			
White		8,844	75.63%	75,342	78.70%	232,638	78.11%		
Black		1,077	9.21%	11,154	11.65%	34,625	11.63%		
Am. Indian & Alaskan		29	0.25%	275	0.29%	866	0.29%		
Asian		1,433	12.25%	6,671	6.97%	21,757	7.30%		
Hawaiian & Pacific Island		6	0.05%	15	0.02%	80	0.03%		
Other		305	2.61%	2,273	2.37%	7,871	2.64%		
U.S. Armed Forces		0		28		77			
Households									
2027 Projection		4,772		38,238		120,355			
2022 Estimate		4,799		38,438		121,043			
2010 Census		4,777		38,197		120,487			
Growth 2022 - 2027		-0.56%		-0.52%		-0.57%			
Growth 2010 - 2022		0.46%		0.63%		0.46%			
Owner Occupied		3,667	76.41%	29,067	75.62%	89,082	73.60%		
Renter Occupied		1,131	23.57%	9,370	24.38%	31,961	26.40%		
2022 Households by HH Income		4,799		38,437		121,043			
Income: <\$25,000		594	12.38%	5,461	14.21%	19,403	16.03%		
Income: \$25,000 - \$50,000		1,046	21.80%	9,301	24.20%	28,636	23.66%		
Income: \$50,000 - \$75,000		1,078	22.46%	7,276	18.93%	24,260	20.04%		
Income: \$75,000 - \$100,000		802	16.71%	5,693	14.81%	17,894	14.78%		
Income: \$100,000 - \$125,000		436	9.09%	4,414	11.48%	12,592	10.40%		
Income: \$125,000 - \$150,000		344	7.17%	2,535	6.60%	7,446	6.15%		
Income: \$150,000 - \$200,000		312	6.50%	2,315	6.02%	6,766	5.59%		
Income: \$200,000+		187	3.90%	1,442	3.75%	4,046	3.34%		
2022 Avg Household Income		\$82,068		\$79,927		\$76,728			
2022 Med Household Income		\$67,380		\$64,862		\$61,914			

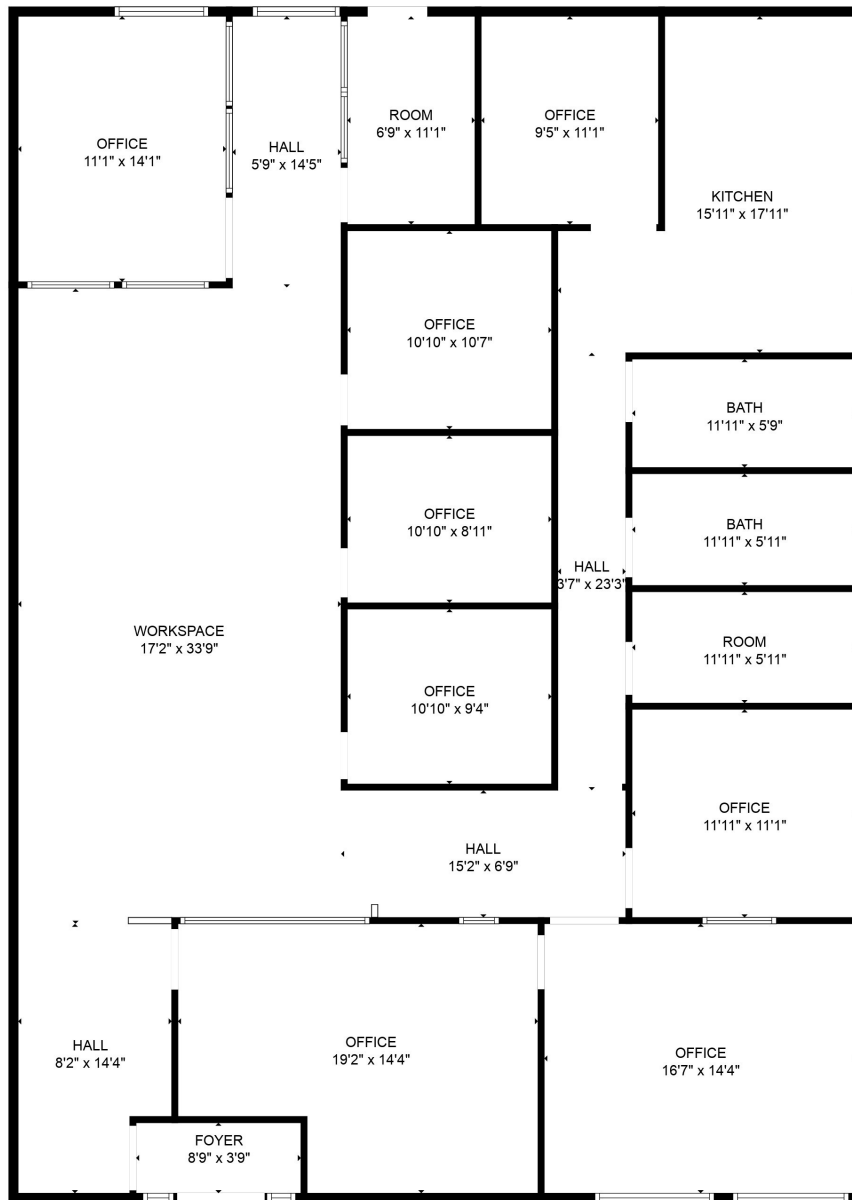
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TRAFFIC COUNT REPORT

35111-35147 Dodge Park Rd, Sterling Heights, MI 48312						
Building Type: General Retail Secondary: Freestanding GLA: 11,271 SF Year Built: 1972 Total Available: 3,000 SF % Leased: 100% Rent/SF/Yr: \$12.00						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dodge Park Rd	15 Mile Rd	0.03 S	2022	9,791	MPSI	.04
2 15 Mile Rd	Wellston Ave	0.05 W	2022	22,577	MPSI	.08
3 Dodge Park Rd	Broad St	0.01 N	2018	18,481	MPSI	.09
4 15 Mile Rd	Dodge PkRd	0.05 W	2022	24,575	MPSI	.10
5 15 Mile Rd	Maple LnDr	0.02 E	2022	23,408	MPSI	.27
6 Huntley Dr	Ina Dr	0.01 S	2022	235	MPSI	.29
7 Ina Dr	Huntley Dr	0.01 E	2022	406	MPSI	.30
8 Maple Lane Dr	15 Mile Rd	0.04 N	2022	10,863	MPSI	.30
9 Ina Dr	Huntley Dr	0.01 SW	2022	608	MPSI	.30
10 Huntley Dr	Ina Dr	0.01 N	2022	64	MPSI	.31

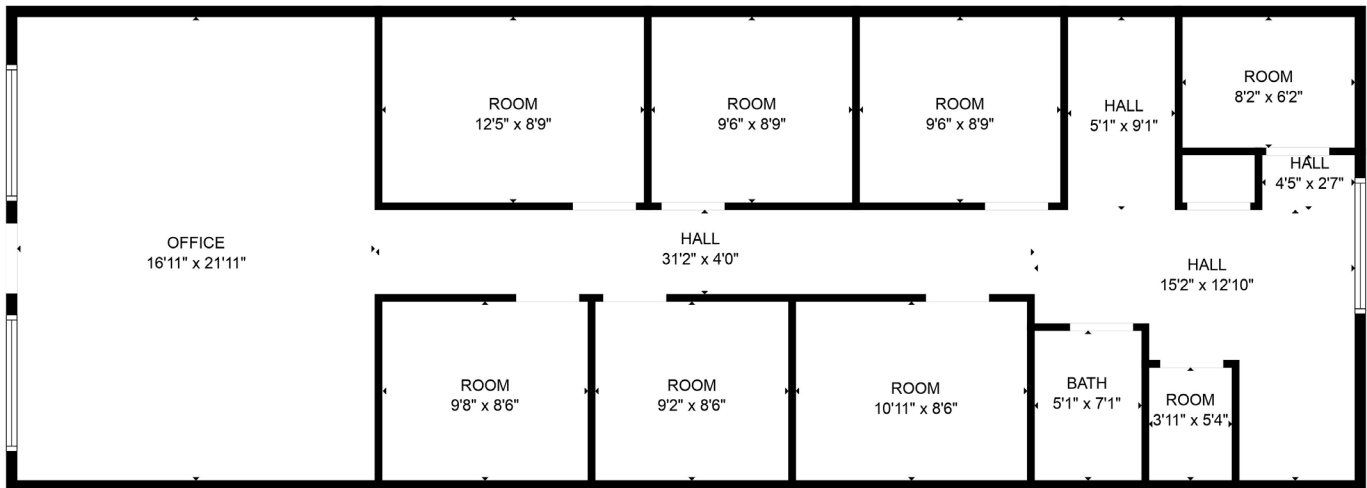
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35135 FLOOR PLAN
3,000 SF



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35129 FLOOR PLAN
1,408 SF



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ADDITIONAL PHOTOS



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