



PILOT

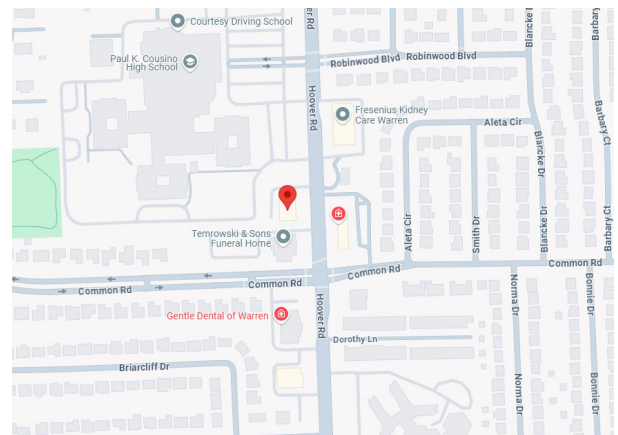
PROPERTY GROUP

30101 HOOVER RD, WARREN, MI 48093

PROPERTY OVERVIEW:

- Turnkey Medical Space, completely remodeled in 2022.
- Join All Dental!
- Near Ascension Macomb Campus.
- Professional Landlord.
- Bonus Basement Space not included in total square footage.

Property Type: Medical Office
 Cross Streets: Hoover and Common Road
 Total Square Footage: 6,370
 Minimum Square Footage: 2,100
 Maximum Square Footage: 2,100
 Parcel Size: 0.714 Acres
 Year Built: 1978 - Renovated 2022
 Zoning: O
 Parking Spaces: Ample
 Lease Rate: \$15/SF
 Lease Type: Gross



AGENT CONTACT INFO

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38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
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DEMOGRAPHICS

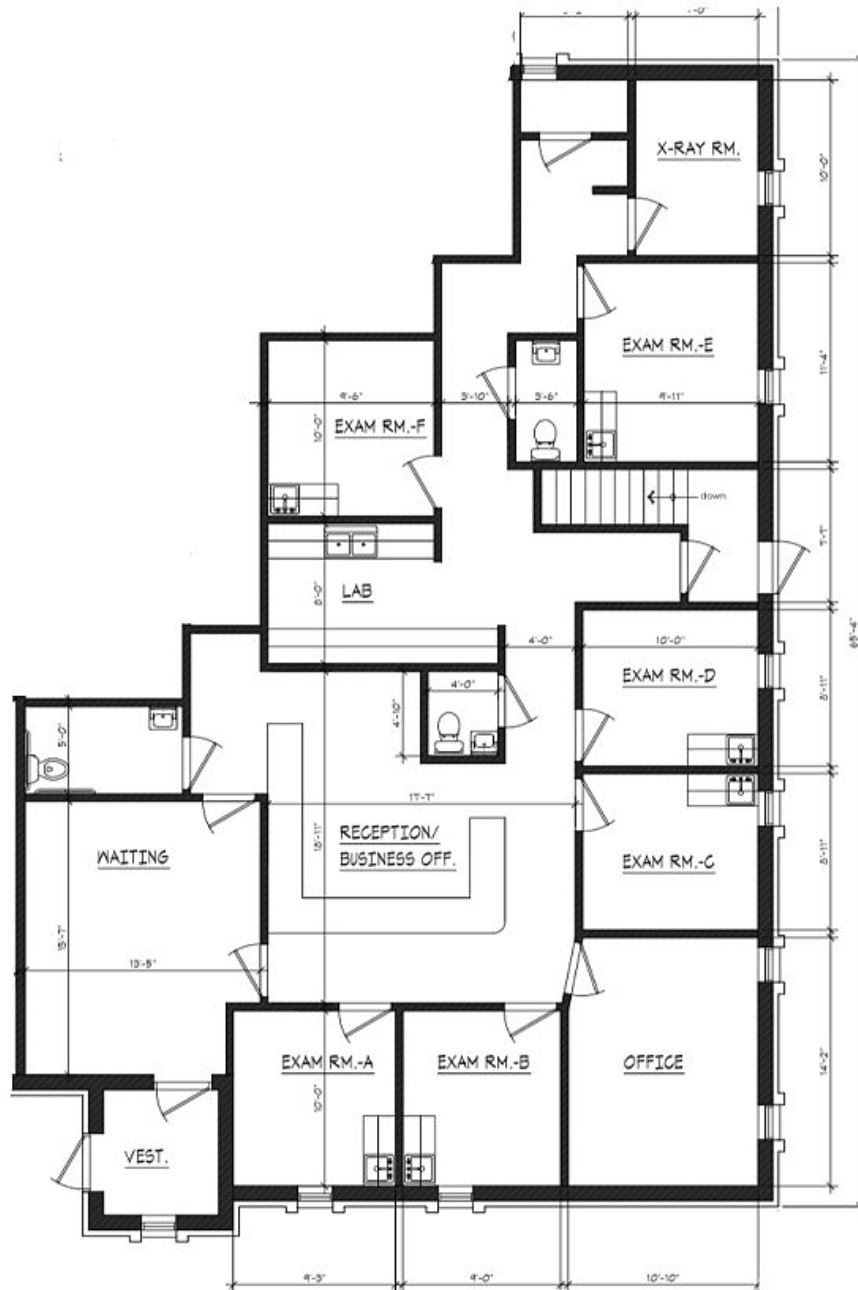
Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	51,001	325,842	1,183,812	2020 Households	21,008	130,588	485,146
2024 Population	49,623	320,720	1,197,011	2024 Households	20,478	128,401	490,218
2029 Population Projection	48,940	317,015	1,186,517	2029 Household Projection	20,199	126,871	485,932
Annual Growth 2020-2024	-0.7%	-0.4%	0.3%	Annual Growth 2020-2024	0.1%	0.2%	0.7%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	43.2	40.2	39.6	Owner Occupied Households	15,508	85,533	315,734
Bachelor's Degree or Higher	22%	19%	27%	Renter Occupied Households	4,691	41,338	170,198
U.S. Armed Forces	26	95	633	Avg Household Size	2.4	2.4	2.4
Population By Race				Avg Household Vehicles	2	2	2
	2 miles	5 miles	10 miles	Total Specified Consumer Spending (\$)	\$593.7M	\$3.5B	\$13.7B
White	35,218	209,531	697,349	Income			
Black	7,268	62,506	338,110		2 miles	5 miles	10 miles
American Indian/Alaskan Native	32	293	1,368	Avg Household Income	\$82,245	\$73,032	\$81,086
Asian	3,932	25,243	76,052	Median Household Income	\$64,376	\$57,794	\$61,232
Hawaiian & Pacific Islander	14	51	285	< \$25,000	3,225	24,187	96,157
Two or More Races	3,160	23,096	83,847	\$25,000 - 50,000	4,704	32,017	109,847
Hispanic Origin	1,122	8,119	32,035	\$50,000 - 75,000	3,849	24,597	84,464
Housing				\$75,000 - 100,000	2,618	18,061	64,588
	2 miles	5 miles	10 miles	\$100,000 - 125,000	2,425	11,803	44,345
Median Home Value	\$160,517	\$158,092	\$183,740	\$125,000 - 150,000	1,385	6,927	31,009
Median Year Built	1965	1965	1962	\$150,000 - 200,000	1,286	6,605	32,099
				\$200,000+	986	4,204	27,709

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hoover Rd	Common Rd S	23,793	2022	0.03 mi
Common Rd	Hoover Rd E	4,576	2022	0.07 mi
Common Rd	Aleta Cir E	4,202	2022	0.08 mi
HOOVER RD	Dorothy Ln S	18,017	2022	0.10 mi
Hoover Road	-	20,902	2022	0.10 mi
Hoover Rd	Robinwood Blvd N	22,396	2022	0.10 mi
Robinwood Blvd	Hoover Rd E	1,125	2022	0.11 mi
Robinwood Blvd	Birchtree Dr E	1,027	2022	0.13 mi
Hoover Rd	Dorothy Ln N	26,651	2022	0.13 mi
Hoover Rd	Robinwood Blvd S	21,754	2022	0.15 mi

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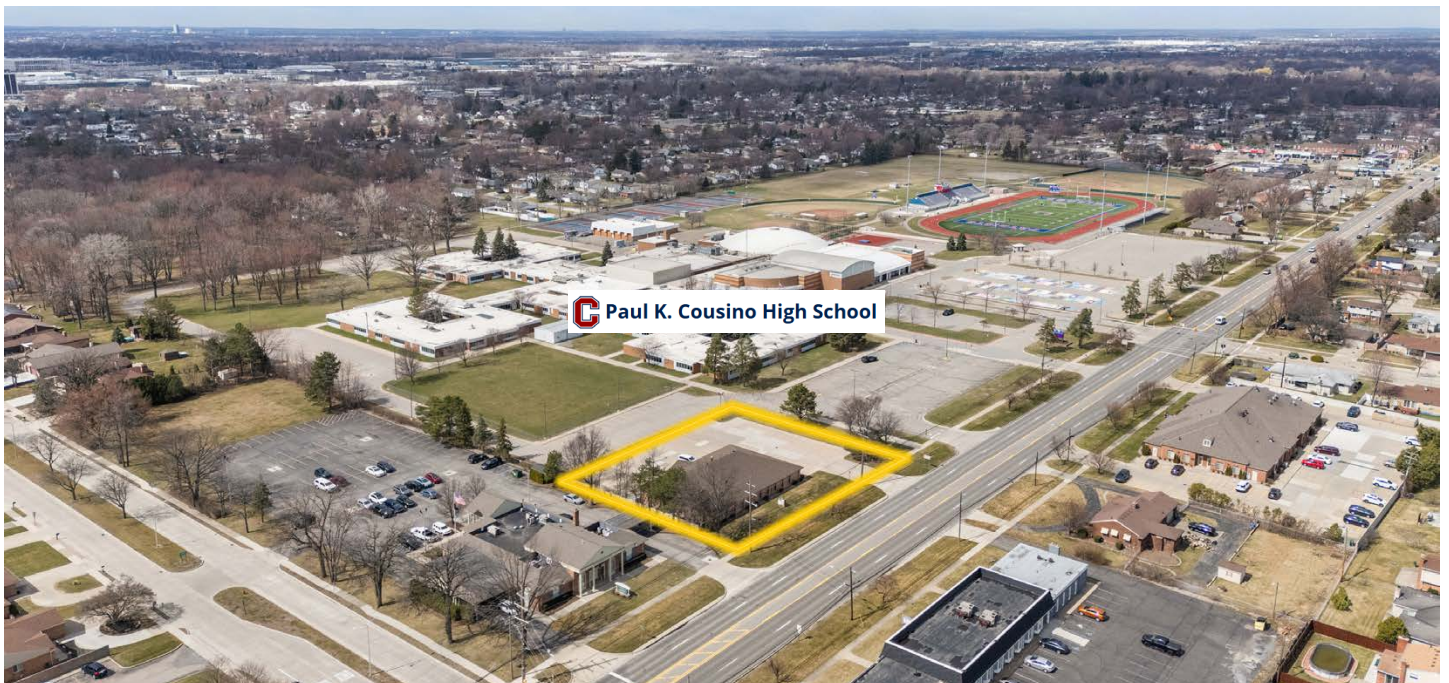
FLOOR PLAN



FLOOR PLAN
 SC: 1/2" = 1'-0"
 APPROX. 6,387 SQ. FT. (GROSS)

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ADDITIONAL PHOTOS



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