

REDUCED PRICE!



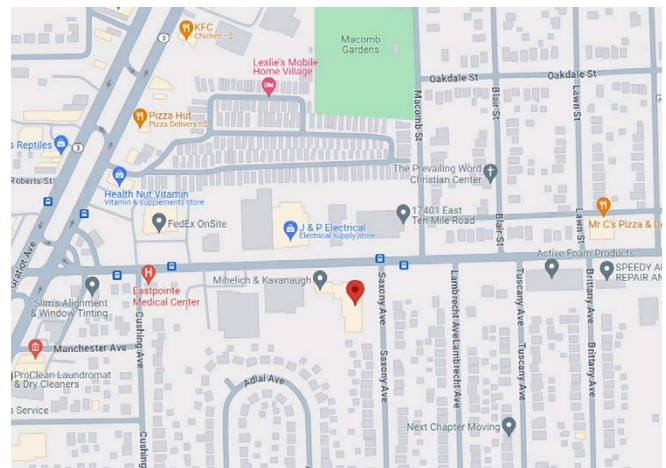
PILOT PROPERTY GROUP

36K IN MONTHLY REVENUE!
17200 E 10 MILE ROAD, EASTPOINTE, MI 48021

PROPERTY OVERVIEW:

- Great investment opportunity
- New roof
- Minutes from I-94 and I-696
- Great mix of tenants
- Ample Parking

Property Type: Office Investment
Cross Streets: Just East of Gratiot on 10 Mile Road
Total Square Footage: 40,644
Building Name: Saxony Place
Parcel ID: 11-34-203-051
Year Built: 1963
Zoning: I-1
Sale Price: ~~\$2,800,000.00~~ **\$2,100,000.00**



AGENT CONTACT INFO

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RENT ROLL

Suite No	Rent	Expires	SF
Suite 20	\$ 2,250.00	11/15/24	1500
Suite 31	\$ 400.00		180
Suite 32	\$ 400.00	12/31/24	180
Suite 35	\$ 400.00	08/01/25	150
Suite 37	\$ 400.00	07/01/25	180
Suite 38	\$ 400.00	08/01/25	180
Suite 39	\$ 400.00	03/01/25	150
Suite 40	\$ 550.00	03/01/25	200
Suite 41		07/01/25	200
Suite 100/110/114	xx	xx	xx
Suite 106	\$ 1,500.00	11/01/25	800
Suite 107	\$ 700.00	01/01/26	250
Suite 108	\$ 1,500.00	09/01/25	700
Suite 110			400
Suite 120	\$ 800.00	07/01/24	500
Suite 130-1	\$ 250.00	12/31/24	100
Suite 130-2	\$ 250.00	12/31/24	100
Suite 130-4			100
Suite 130-5	\$ 250.00	07/01/25	100
Suite 130-3	\$ 700.00	9/31/24	200
Suite 135	\$ 1,700.00	10/30/24	1740
Suite 137	\$ 1,250.00		1000
Suite 140-4			100
Suite 140-3/113	\$ 350.00	11/31/23	100
Suite 140-2	\$ 350.00	11/31/24	100
Suite 140-5	\$ 350.00	11/31/24	100
Suite 146	\$ 450.00	12/01/25	100
Suite 147	\$ 650.00	10/31/24	200
Suite 140 – 8	\$ 350.00	10/31/23	100
Suite 150-1			
Suite 150-3	\$ 700.00	09/01/24	250
Suite 150-4			150
Suite 150-5	\$ 350.00	11/31/23	150
Suite 150-6	\$ 350.00	09/01/24	120
Suite 150-7	\$ 400.00	08/31/24	180
Suite 150-8	\$ 400.00	07/31/24	120
Suite 150-9	\$ 1,000.00	10/31/25	200
Suite 160	\$ 700.00	07/01/25	200

Suite No	Rent	Expires	SF
Suite 165			400
Suite 170	\$ 1,800.00	03/31/23	957
Suite 175	\$ 1,500.00	09/01/24	1100
Suite 180-1	\$ 500.00	03/31/25	150
Suite 180-2&3	\$ 1,075.00	12/31/24	400
Suite 180-4		01/31/25	100
Suite 195	\$ 2,000.00	09/01/24	1373
Suite 225	\$ 950.00	9/31/23	400
Suite 230-1			
Suite 230-2&9	\$ 800.00	04/01/25	300
Suite 230-3	\$ 600.00	12/31/24	200
Suite 230-5	\$ 450.00	03/01/25	180
Suite 230-8	xx		
Suite 235	\$ 1,000.00	03/31/24	600
Suite 237	\$ 750.00	12/31/23	400
Suite 250	\$ 450.00	03/31/25	200
Suite 255	\$ 750.00	02/28/23	400
Suite 260	\$ 700.00	09/01/24	500
Suite 261	\$ 300.00	02/28/23	150
Suite 262	\$ 450.00	07/31/25	160
Suite 264	\$ 400.00	4/31/25	200
Suite 265			400
Suite 266	\$ 550.00	07/01/25	
Suite 266	\$ 550.00	07/01/25	180
Suite 268	\$ 500.00	05/01/25	150
Suite 270	\$ 350.00	03/31/23	180
Suite 275	\$ 750.00	03/31/23	400
Suite 280	\$ 400.00	05/31/25	200
Suite 282	xx		180
Suite 284	\$ 450.00	07/31/23	300
Suite 285	\$ 750.00	05/01/25	350
Suite 286	\$ 500.00	02/28/23	360
Suite 288	\$ 350.00	02/28/23	200
Suite 290	\$ 400.00	10/31/24	200
Suite 295	\$ 900.00	03/31/23	400

Income	\$	192,379.00
Expenses	\$	225,240.00
NOI	\$	171,895.00

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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	71,156	359,349	947,728
2023 Population	72,319	357,727	937,066
2028 Population Projection	72,348	358,253	937,954
Annual Growth 2010-2023	0.1%	0%	-0.1%
Annual Growth 2023-2028	0%	0%	0%
Median Age	39.6	39.5	39.9
Bachelor's Degree or Higher	13%	18%	20%
U.S. Armed Forces	14	48	404

Households

	2 mile	5 mile	10 mile
2010 Households	28,281	141,784	376,649
2023 Households	28,727	141,335	373,172
2028 Household Projection	28,735	141,502	373,478
Annual Growth 2010-2023	0.1%	-0.1%	-0.2%
Annual Growth 2023-2028	0%	0%	0%
Owner Occupied Households	22,031	100,914	249,616
Renter Occupied Households	6,703	40,588	123,862
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$749.9M	\$3.8B	\$9.9B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$64,001	\$68,707	\$70,556
Median Household Income	\$53,578	\$53,360	\$53,265
< \$25,000	5,906	28,898	85,018
\$25,000 - 50,000	7,334	37,542	91,771
\$50,000 - 75,000	6,533	28,193	68,890
\$75,000 - 100,000	3,804	17,678	45,931
\$100,000 - 125,000	2,566	12,007	31,121
\$125,000 - 150,000	1,125	6,743	19,136
\$150,000 - 200,000	1,072	6,140	17,206
\$200,000+	386	4,136	14,098

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ADDITIONAL PHOTOS



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