



PILOT

PROPERTY GROUP

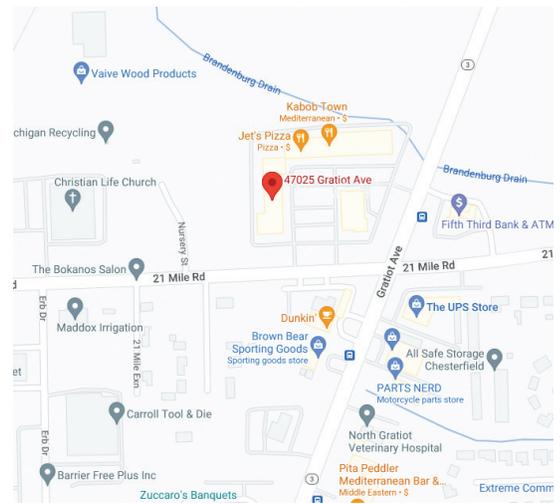
47025-47187 GRATIOT, CHESTERFIELD TWP., MI 48051

PROPERTY OVERVIEW:

- New Ownership- Parking lot, façade upgrade, exterior lights all recently upgraded.
- Excellent frontage & signage on busy 21 Mile and Gratiot intersection.
- Busy Plaza with Professional Landlords.

47131: 2,250 SF - Former aesthetician/Women's health space. Includes reception area, 4 large treatment rooms (one with plumbing), break area, updated bathroom.

Property Type: Retail/Office
 Cross Streets: 21 Mile and Gratiot
 Building Name: North Gratiot Crossing
 Total Square Footage: 52,675
 Minimum Sq. Ft. Available: 2,250 SF
 Maximum Sq. Ft. Available: 2,250 SF
 Parcel Size: 6.1 Acres
 Year Built: 2004
 Zoning: C-2
 Parking: Ample
 Lease Rate: \$13.95/Sq. Ft.
 Lease Type: NNN



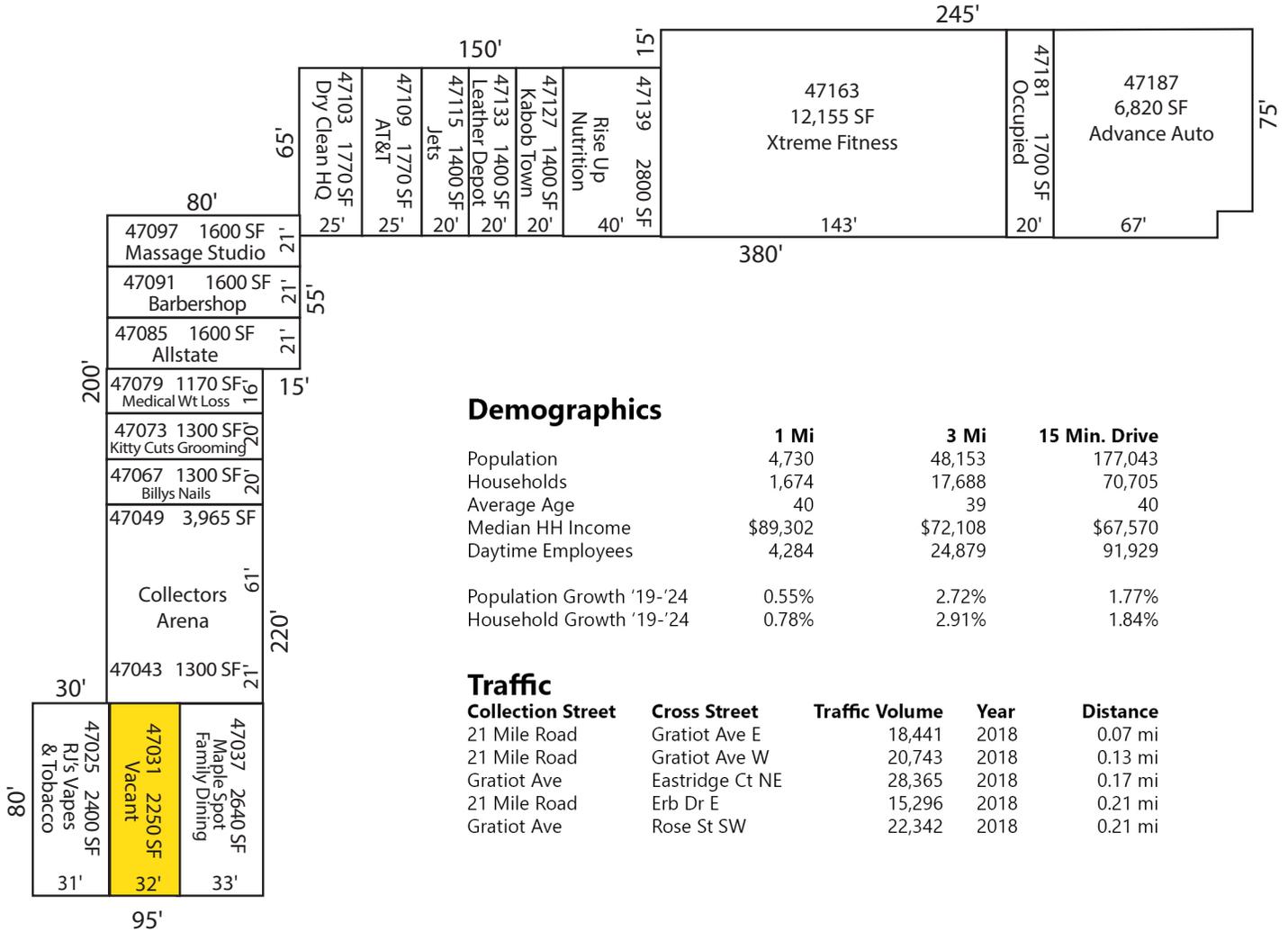
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SITE PLAN DEMOGRAPHICS TRAFFIC



Demographics

	1 Mi	3 Mi	15 Min. Drive
Population	4,730	48,153	177,043
Households	1,674	17,688	70,705
Average Age	40	39	40
Median HH Income	\$89,302	\$72,108	\$67,570
Daytime Employees	4,284	24,879	91,929
Population Growth '19-'24	0.55%	2.72%	1.77%
Household Growth '19-'24	0.78%	2.91%	1.84%

Traffic

Collection Street	Cross Street	Traffic Volume	Year	Distance
21 Mile Road	Gratiot Ave E	18,441	2018	0.07 mi
21 Mile Road	Gratiot Ave W	20,743	2018	0.13 mi
Gratiot Ave	Eastridge Ct NE	28,365	2018	0.17 mi
21 Mile Road	Erb Dr E	15,296	2018	0.21 mi
Gratiot Ave	Rose St SW	22,342	2018	0.21 mi

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ADDITIONAL PHOTOS



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