

WHITEBOXED UNITS AVAILABLE



PILOT

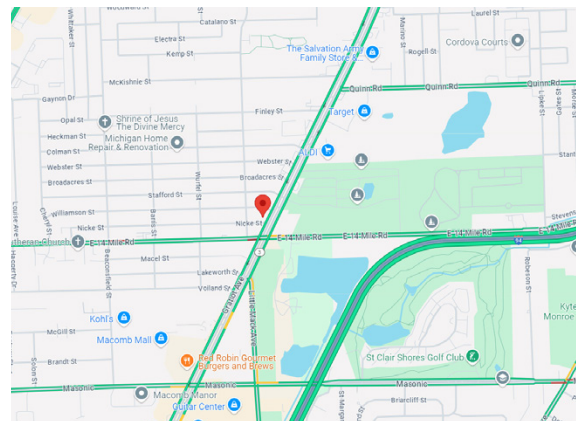
PROPERTY GROUP

33123-33147 GRATIOT AVE, CLINTON TWP, MI 48035

PROPERTY OVERVIEW:

- Two (2) 1,000 SF Units both in the process of being "whiteboxed"
- Adjacent units can be combined to make 2,000 SF
- Awesome location on Gratiot Ave - over 50,000 VPD, across from turn around, and near Macomb Mall.
- Large Billboard Signage.
- Available in 30-60 Days .

Property Type:	Retail
Cross Streets:	West side of Gratiot, North of 14 Mile Rd
Total Square Footage:	7,200
Minimum Square Footage Available:	1,000
Maximum Square Footage Available:	2,000
Parcel Size:	0.567 Acres
Year Built:	1972
Zoning:	B-3
Parking Spaces:	Ample
Lease Rate:	\$18.00/SF (\$1,500.00/month)
Lease Type:	Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	46,322	258,602	840,314	2020 Households	19,880	111,711	337,791
2024 Population	45,102	256,630	839,248	2024 Households	19,305	110,965	336,410
2029 Population Projection	44,492	254,101	830,527	2029 Household Projection	19,029	109,873	332,720
Annual Growth 2020-2024	-0.7%	-0.2%	0%	Annual Growth 2020-2024	-0.1%	0.5%	0.5%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	41.1	42.4	40.6	Owner Occupied Households	13,648	77,162	229,993
Bachelor's Degree or Higher	18%	20%	22%	Renter Occupied Households	5,381	32,710	102,728
U.S. Armed Forces	6	183	421	Avg Household Size	2.3	2.3	2.4
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	33,279	190,596	538,747	Avg Household Income	\$77,346	\$78,021	\$81,480
Black	7,264	40,109	200,296	Median Household Income	\$62,974	\$63,107	\$62,800
American Indian/Alaskan Native	41	216	774	< \$25,000	2,874	18,516	60,052
Asian	918	6,429	41,435	\$25,000 - 50,000	4,629	26,009	77,006
Hawaiian & Pacific Islander	8	81	186	\$50,000 - 75,000	4,261	21,335	60,006
Two or More Races	3,593	19,200	57,810	\$75,000 - 100,000	2,790	16,750	46,089
Hispanic Origin	1,328	7,197	22,308	\$100,000 - 125,000	2,095	10,943	30,987
Housing				\$125,000 - 150,000	1,057	6,926	22,260
	2 mile	5 mile	10 mile	\$150,000 - 200,000	805	5,930	22,281
Median Home Value	\$151,660	\$168,605	\$184,402	\$200,000+	795	4,554	17,729
Median Year Built	1964	1967	1968				

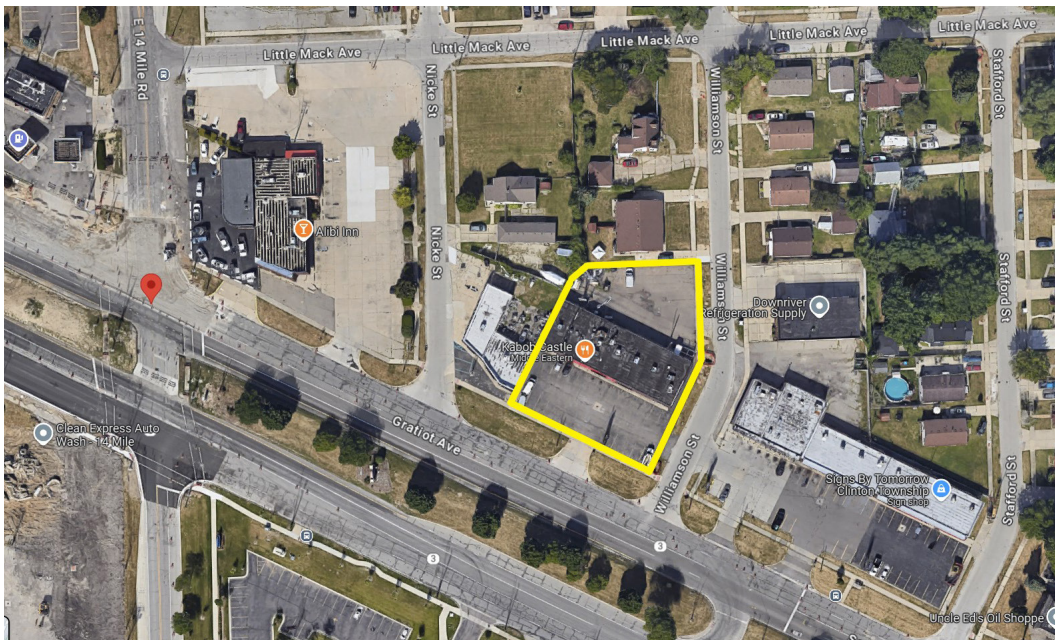
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Gratiot Ave	Nicke St NE	58,878	2022	0.05 mi
Gratiot Ave	E 14 Mile Rd SW	58,128	2022	0.06 mi
M-3 GRATIOT	E 14 Mile Rd SW	59,541	2020	0.06 mi
E 14 Mile Rd	Little Mack Ave W	11,462	2022	0.10 mi
East Fourteen Mile Road	Gratiot Ave W	9,270	2022	0.11 mi
14 MILE RD	Gratiot Ave W	7,282	2020	0.11 mi
E 14 Mile Rd	Gratiot Ave W	7,208	2022	0.11 mi
Gratiot Ave	Little Mack Ave SW	60,519	2022	0.12 mi
Gratiot Ave	Little Mack Ave NW	67,949	2022	0.14 mi
LITTLE MACK AVE	Webster St S	4,075	2022	0.20 mi

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TRADE AREA



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ADDITIONAL PHOTOS



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