



PILOT

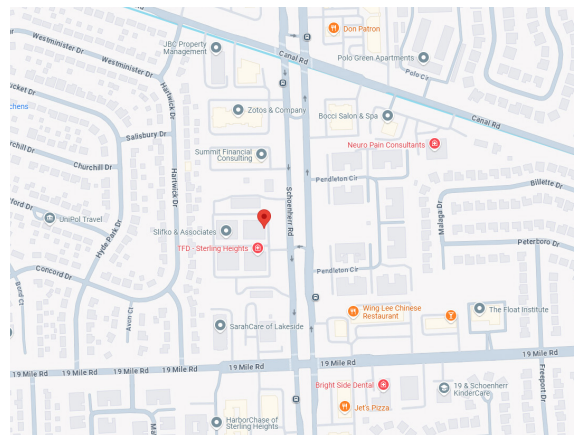
PROPERTY GROUP

HIGH IMAGE MEDICAL/OFFICE CONDO 43303 SCHOENHERR RD, STERLING HEIGHTS, MI 48313

PROPERTY OVERVIEW:

- Ideal owner/user opportunity. Sale/Leaseback possible at 8% Cap.
- Excellent main road exposure with signal light entrance & monument signage.
- Close proximately to Henry Ford Macomb Hospital.
- Approximate 1,200 SF 2nd level finished bonus area.
- Direct entry for easy accessibility.
- Professionally managed property.
- Digital X-ray equipment available.
- ***Do not disturb employees, contact the listing broker for inquiries.***

Property Type: Medical/Office
 Cross Streets: West side of Schoenherr, South of M-59
 Total Square Footage: 3,654
 Building Name: Brookshire Office
 Minimum Square Footage: 3,654
 Maximum Square Footage: 3,654
 Year Built: 2006
 Zoning: R-60
 Parking Spaces: Ample
 Property Taxes: \$10,275.00
 Dues: \$768.21/Mo.
 Sale Price: \$733,000.00



AGENT CONTACT INFO

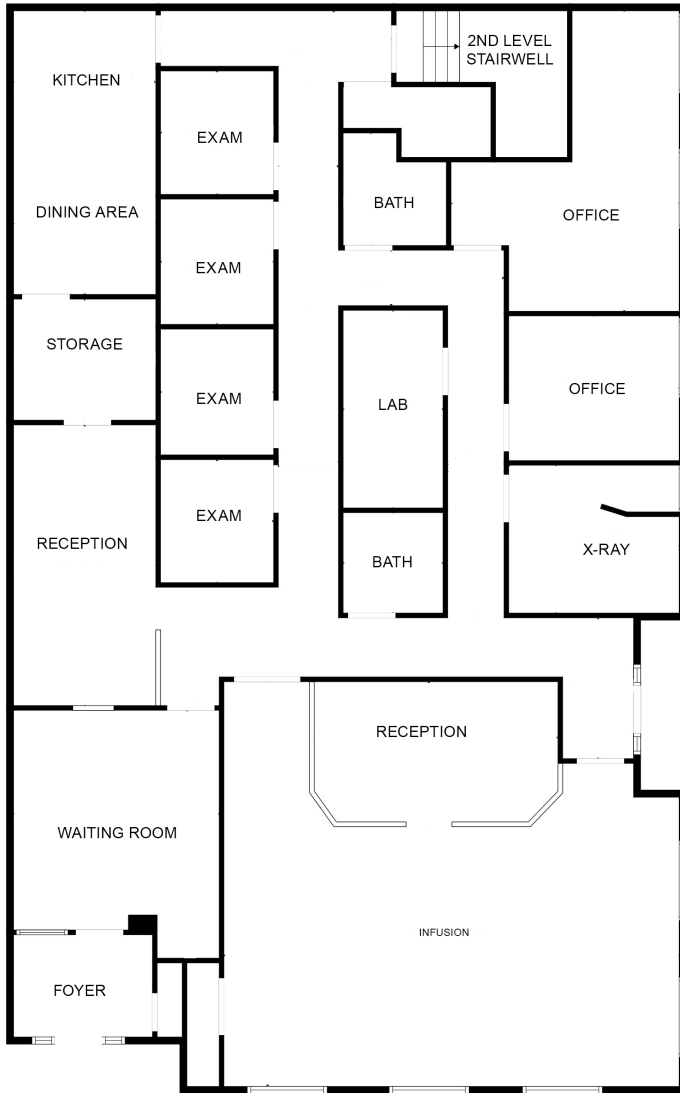
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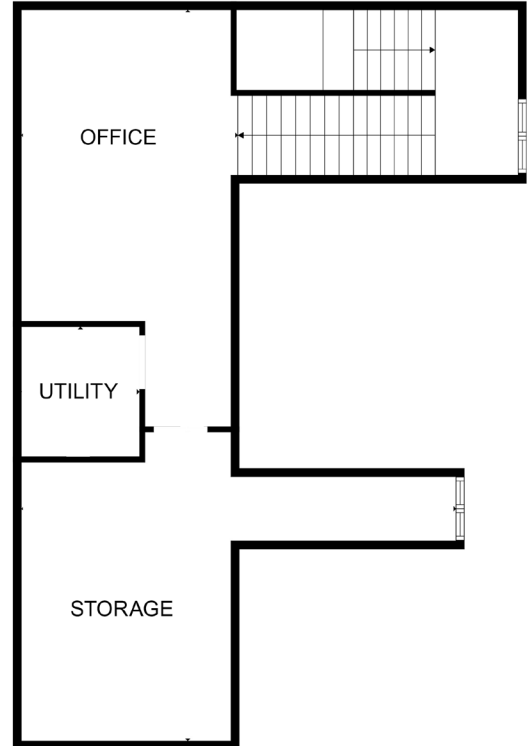
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FLOORPLANS

MAIN FLOOR



SECOND FLOOR

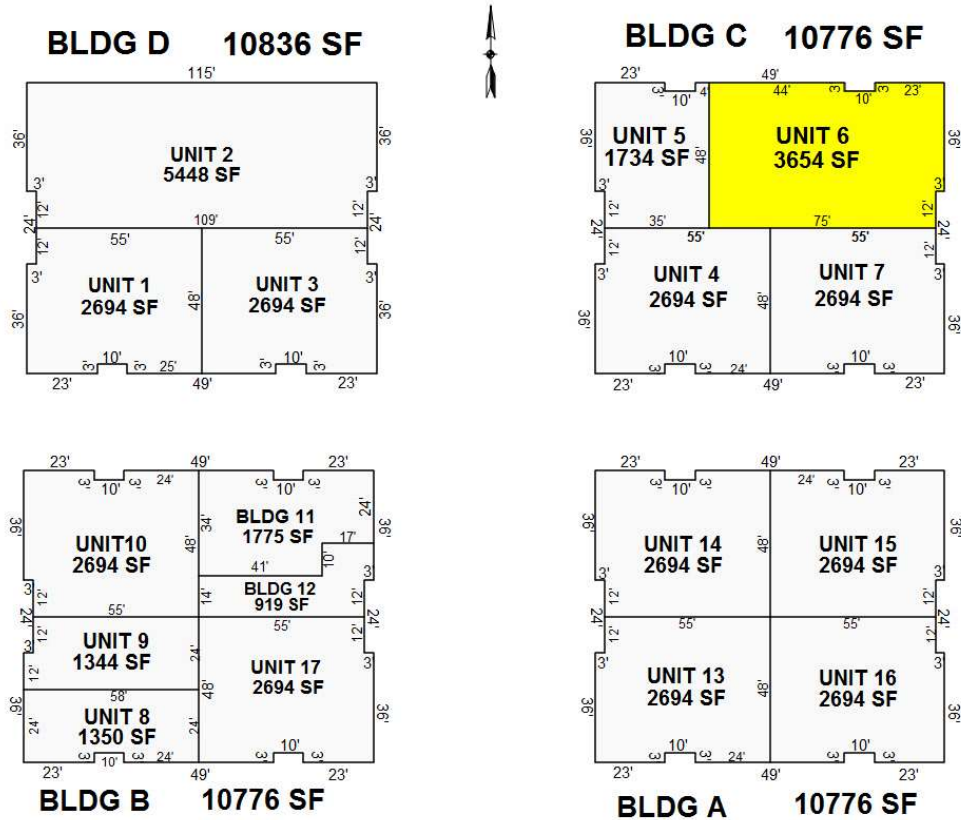


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ADDITIONAL PHOTOS

BROOKSHIRE OFFICE PLAZA CONDOMINIUMS



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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	49,419	264,208	868,188
2024 Population	48,362	258,926	856,417
2029 Population Projection	47,755	255,751	847,270
Annual Growth 2020-2024	-0.5%	-0.5%	-0.3%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	43.7	42.6	42
Bachelor's Degree or Higher	26%	28%	30%
U.S. Armed Forces	0	163	538

Population By Race			
	2 miles	5 miles	10 miles
White	39,415	206,218	644,883
Black	3,629	20,387	80,537
American Indian/Alaskan Native	40	180	738
Asian	2,085	14,893	67,482
Hawaiian & Pacific Islander	16	57	235
Two or More Races	3,176	17,189	62,541
Hispanic Origin	1,428	7,635	27,010

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$225,645	\$246,004	\$232,185
Median Year Built	1981	1984	1976

Households			
	2 miles	5 miles	10 miles
2020 Households	21,543	106,598	351,839
2024 Households	21,128	104,398	347,212
2029 Household Projection	20,868	103,082	343,472
Annual Growth 2020-2024	0.2%	0.3%	0.4%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.2%
Owner Occupied Households	13,290	74,713	248,584
Renter Occupied Households	7,579	28,369	94,887
Avg Household Size	2.2	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$610.8M	\$3.3B	\$11B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$83,849	\$93,161	\$95,157
Median Household Income	\$68,919	\$74,099	\$74,163
< \$25,000	3,332	13,706	49,445
\$25,000 - 50,000	4,656	21,350	67,744
\$50,000 - 75,000	3,449	17,814	58,379
\$75,000 - 100,000	3,321	15,603	49,302
\$100,000 - 125,000	2,093	10,769	36,114
\$125,000 - 150,000	1,760	8,886	27,593
\$150,000 - 200,000	1,576	9,134	31,002
\$200,000+	939	7,137	27,633

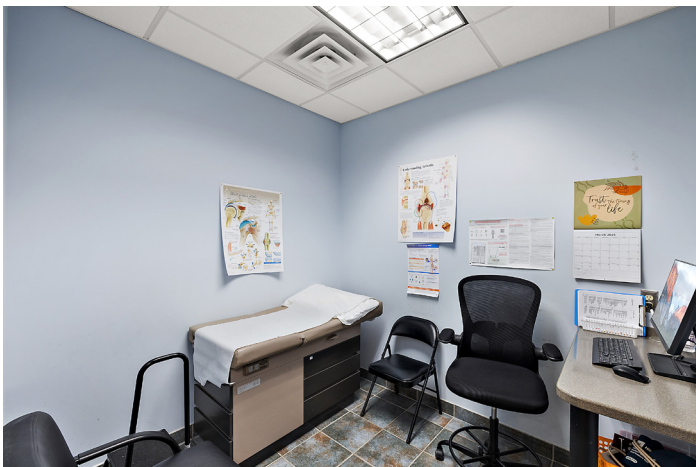
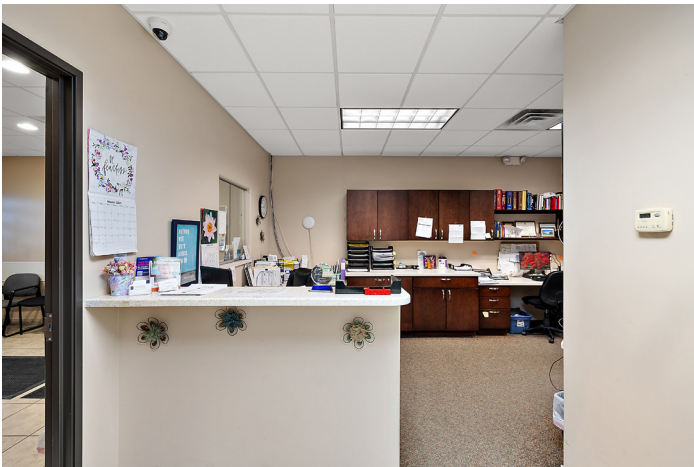
TRAFFIC COUNTS

Schoenherr Rd Crossover - North	Schoenherr Rd W	2,805	2022	0.05 mi
Schoenherr Rd	19 Mile Rd S	37,012	2022	0.11 mi
Schoenherr Rd Crossover - South	Schoenherr Rd NE	2,344	2022	0.13 mi
19 Mile Rd	Schoenherr Rd E	11,536	2022	0.14 mi
Schoenherr Rd	Schoenherr Rd Crossover - So	40,609	2022	0.15 mi
19 Mile Rd	Schoenherr Rd W	10,342	2022	0.18 mi
Canal Rd	Schoenherr Rd E	11,537	2022	0.20 mi
Schoenherr Rd	Canal Rd S	37,852	2022	0.20 mi
Canal Rd	Polo Cir E	9,377	2022	0.20 mi
Schoenherr Rd	19 Mile Rd N	32,539	2022	0.20 mi

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