



PILOT

PROPERTY GROUP

19353-19357 13 MILE ROAD, ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- Former Dental Space - 3 Operatories, lab, waiting/reception, private office
- Awesome Location-Near Gratiot Ave/I-94, and many National Tenants
- Monument Signage
- Bonus Full Basement
- Professional Landlord

Property Type: Office/Retail

Cross Streets: 13 Mile Road, just West of Gratiot Ave.

Total Square Footage: 3,623

Minimum Sq. Ft. Available: 900

Maximum Sq. Ft. Available: 900

Parcel Size: 0.573 Acres

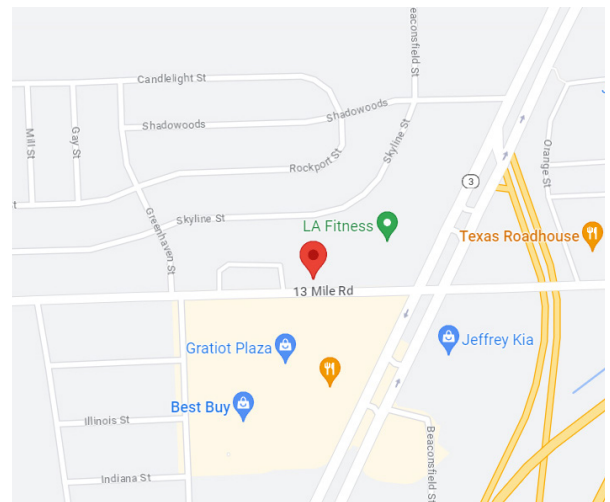
Year Built: 1965

Zoning: OS

Parking Spaces: 34

Lease Rate: \$15.95/SF

Lease Type: Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	54,347	284,413	889,067
2025 Population	54,474	283,670	903,506
2030 Population Projection	55,018	286,196	913,956
Annual Growth 2020-2025	0%	-0.1%	0.3%
Annual Growth 2025-2030	0.2%	0.2%	0.2%
Median Age	41.7	42	40.7
Bachelor's Degree or Higher	17%	20%	22%
U.S. Armed Forces	48	259	674

Population By Race			
	2 miles	5 miles	10 miles
White	40,257	199,167	550,386
Black	8,532	54,171	242,163
American Indian/Alaskan Native	158	775	2,240
Asian	1,089	9,313	47,372
Hawaiian & Pacific Islander	67	155	456
Two or More Races	4,370	20,090	60,890
Hispanic Origin	1,662	8,097	25,890

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$168,108	\$187,726	\$212,347
Median Year Built	1962	1964	1966

Households			
	2 miles	5 miles	10 miles
2020 Households	23,734	121,215	358,037
2025 Households	23,839	121,276	363,398
2030 Household Projection	24,099	122,493	367,663
Annual Growth 2020-2025	0.3%	0.3%	0.6%
Annual Growth 2025-2030	0.2%	0.2%	0.2%
Owner Occupied Households	16,464	85,662	248,062
Renter Occupied Households	7,635	36,831	119,601
Avg Household Size	2.2	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$630.6M	\$3.3B	\$10.2B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$77,813	\$83,734	\$87,397
Median Household Income	\$64,467	\$66,960	\$67,201
< \$25,000	3,422	17,143	62,190
\$25,000 - 50,000	5,585	26,993	73,773
\$50,000 - 75,000	5,006	24,761	67,108
\$75,000 - 100,000	3,312	16,530	45,819
\$100,000 - 125,000	2,852	13,842	39,186
\$125,000 - 150,000	1,742	7,912	24,142
\$150,000 - 200,000	1,254	8,420	27,312
\$200,000+	665	5,674	23,869

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
13 Mile Road	13 Mile Road W	23,180	2026	0.02 mi
13 Mile Road	Gratiot Ave E	21,456	2026	0.08 mi
Gratiot Ave	E 13 Mile Rd N	2,747	2026	0.11 mi
East 13 Mile Road	Alabama St W	25,814	2026	0.12 mi
Gratiot Ave	E 13 Mile Rd NE	55,314	2026	0.13 mi
Gratiot Ave	Beaconsfield St SW	55,836	2026	0.14 mi
Gratiot Avenue	E 13 Mile Rd SW	37,071	2026	0.15 mi
Gratiot Ave	Beaconsfield St E	38,675	2026	0.16 mi
E 13 Mile Rd	Gratiot Ave W	21,644	2026	0.18 mi
Gratiot Ave	E 13 Mile Rd SW	42,954	2025	0.19 mi

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ADDITIONAL PHOTOS



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