

**PROFITABLE  
USED CAR DEALERSHIP!**



# PILOT

## PROPERTY GROUP

**115' GRATOT FRONTAGE**  
**34470 GRATIOT AVE, CLINTON TOWNSHIP, MI 48035**

### PROPERTY OVERVIEW:

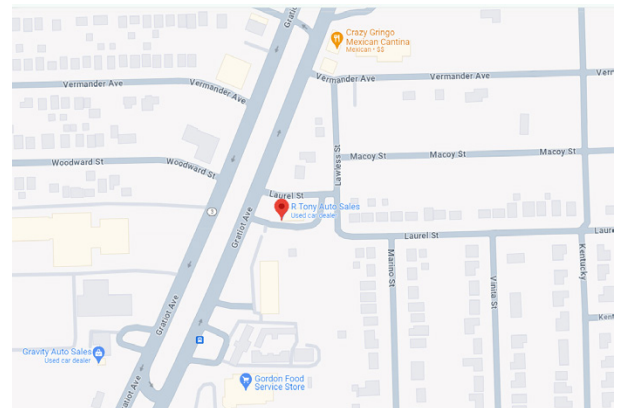
Room for over 60 cars on the lot.

Two-bay detail shop.

Great Gratiot Road frontage - highly visible.

Contact the Broker for more details.

Property Type: ..... Used Car Dealership  
Cross Streets: ..... East side of Gratiot, South of 15 Mile Road  
Total Square Footage: ..... 3,200 SF  
Building Name: ..... R Tony Auto Sales  
Parcel Size: ..... 1.2 Acres  
Taxes: ..... 2023: \$11,342.95  
Year Built: ..... 1990  
Zoning: ..... B-3  
Sale Price: ..... \$1,300,000  
Lease Rate: ..... \$8,500/Month NNN



### AGENT CONTACT INFO

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## DEMOGRAPHICS

| Population                  |        |         |         | Income                  |          |          |          |
|-----------------------------|--------|---------|---------|-------------------------|----------|----------|----------|
|                             | 2 mile | 5 mile  | 10 mile |                         | 2 mile   | 5 mile   | 10 mile  |
| 2010 Population             | 50,449 | 241,335 | 777,294 | Avg Household Income    | \$71,904 | \$74,686 | \$78,929 |
| 2023 Population             | 49,811 | 245,456 | 793,747 | Median Household Income | \$59,009 | \$60,695 | \$62,270 |
| 2028 Population Projection  | 49,560 | 245,580 | 796,405 | < \$25,000              | 3,402    | 17,552   | 53,141   |
| Annual Growth 2010-2023     | -0.1%  | 0.1%    | 0.2%    | \$25,000 - 50,000       | 5,125    | 25,262   | 73,334   |
| Annual Growth 2023-2028     | -0.1%  | 0%      | 0.1%    | \$50,000 - 75,000       | 5,240    | 21,550   | 60,467   |
| Median Age                  | 40.9   | 42.7    | 41      | \$75,000 - 100,000      | 2,674    | 14,913   | 43,443   |
| Bachelor's Degree or Higher | 16%    | 19%     | 22%     | \$100,000 - 125,000     | 1,897    | 11,103   | 32,201   |
| U.S. Armed Forces           | 0      | 137     | 375     | \$125,000 - 150,000     | 1,150    | 6,250    | 20,842   |
|                             |        |         |         | \$150,000 - 200,000     | 953      | 4,649    | 19,188   |
|                             |        |         |         | \$200,000+              | 563      | 3,488    | 13,064   |

## TRAFFIC REPORT

| Collection Street | Cross Street    | Traffic Volume | Count Year | Distance from Property |
|-------------------|-----------------|----------------|------------|------------------------|
| Abrahm St         | Gratiot Ave SE  | 2,828          | 2022       | 0.15 mi                |
| Abrahm St         | Gratiot Ave W   | 159            | 2022       | 0.16 mi                |
| Gratiot Ave       | Sharkey St NE   | 41,433         | 2022       | 0.18 mi                |
| Gratiot Ave       | Sharkey St SW   | 45,965         | 2022       | 0.22 mi                |
| 15 Mile Rd        | S Gratiot Ave E | 17,401         | 2022       | 0.24 mi                |
| S Gratiot Ave     | McKishnie St SW | 57,428         | 2022       | 0.25 mi                |
| Quinn Rd          | Gratiot Ave W   | 3,715          | 2022       | 0.28 mi                |
| 15 Mile Rd        | Kentucky St E   | 15,271         | 2022       | 0.28 mi                |
| Gratiot Ave       | 15 Mile Rd SW   | 46,001         | 2022       | 0.28 mi                |
| 15 Mile Rd        | Golden St W     | 19,220         | 2022       | 0.29 mi                |

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## TRADE AREA



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**ADDITIONAL PHOTOS**



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