

FREESTANDING OFFICE BUILDING



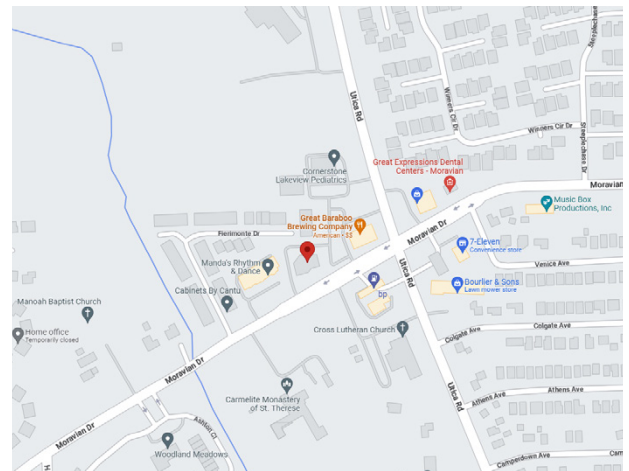
PILOT

PROPERTY GROUP

SUBLEASE 35807 MORAVIAN, CLINTON TOWNSHIP 48035

PROPERTY OVERVIEW:

- Well-maintained and professionally managed office building.
- Single smart suites or possible to combine to 5-office unit.
- Multiple private entrances.
- Peaceful and quiet setting.
- Access to the property off Moravian and Utica Rd.



Property Type: Office
Cross Streets: Moravian Drive, just West of Utica Road
Total Square Footage: 6,571
Minimum Sq. Ft. Available: 135, 168, or 180 SF
Maximum Sq. Ft. Available: 180
Frontage: 175' on Moravian Road
Parcel Size: 0.765 Acres
Year Built: 2002
Zoning: B-2
Parking Spaces: Ample
Heat Type: Package Rooftop
Lease Rate: Contact Broker for Rate
Lease Type: Absolute Gross

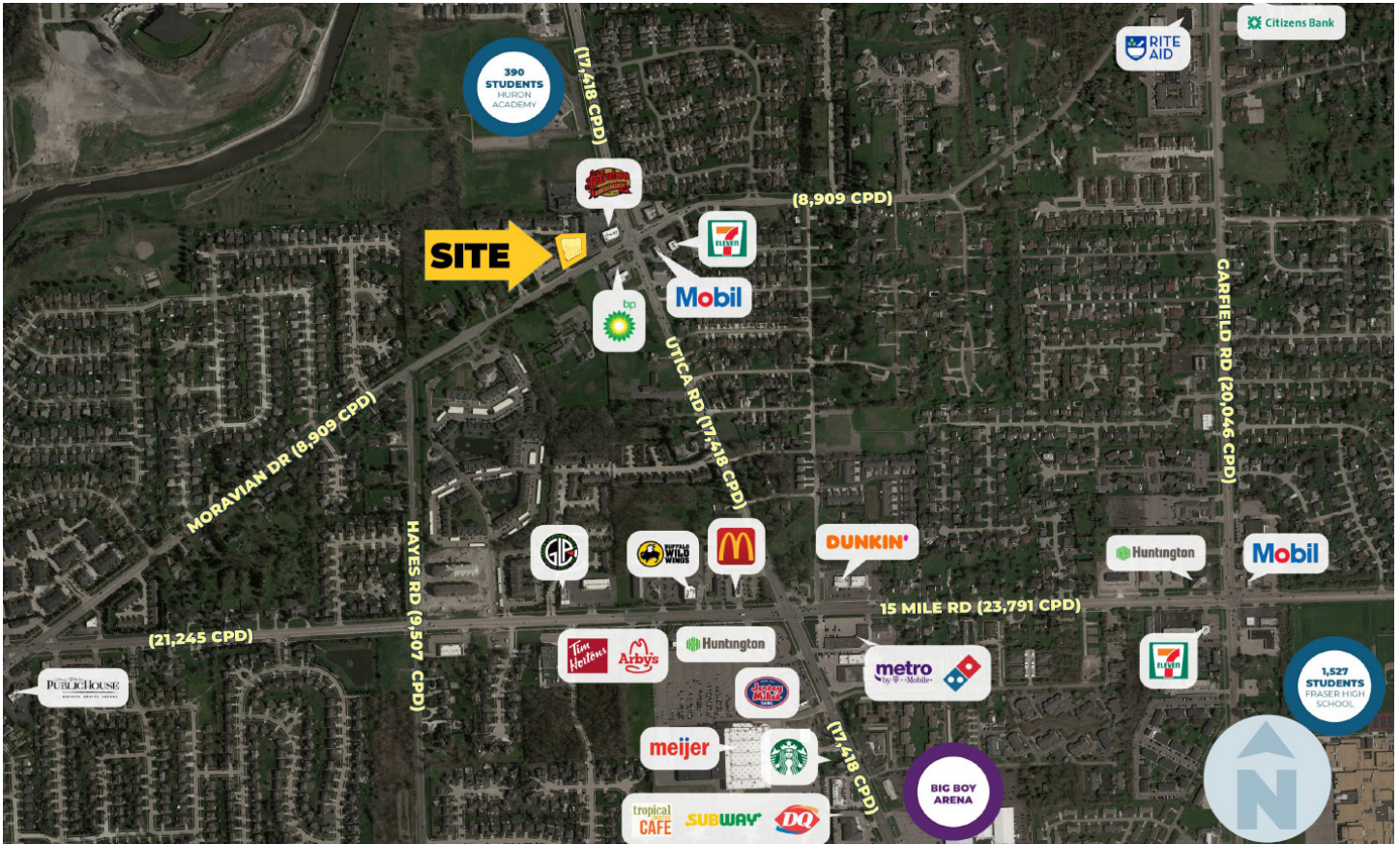
AGENT CONTACT INFO

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TRADE AREA MAP



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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	41,860	289,394	965,705	2010 Households	17,222	120,574	382,791
2022 Population	40,304	292,075	983,539	2022 Households	16,508	121,962	389,824
2027 Population Projection	39,762	290,756	980,927	2027 Household Projection	16,271	121,442	388,685
Annual Growth 2010-2022	-0.3%	0.1%	0.2%	Annual Growth 2010-2022	-0.1%	0.3%	0.2%
Annual Growth 2022-2027	-0.3%	-0.1%	-0.1%	Annual Growth 2022-2027	-0.3%	-0.1%	-0.1%
Median Age	45.2	42.6	40.8	Owner Occupied Households	12,860	87,180	283,145
Bachelor's Degree or Higher	25%	21%	24%	Renter Occupied Households	3,411	34,262	105,540
U.S. Armed Forces	15	94	499	Avg Household Size	2.4	2.4	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$511.8M	\$3.5B	\$11.6B
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	32,871	230,925	705,003	Avg Household Income	\$85,649	\$74,707	\$79,732
Black	4,459	40,364	191,913	Median Household Income	\$67,523	\$60,875	\$62,661
American Indian/Alaskan Native	104	943	3,283	< \$25,000	1,915	20,191	67,411
Asian	2,040	12,308	56,923	\$25,000 - 50,000	4,007	29,430	88,141
Hawaiian & Pacific Islander	5	66	281	\$50,000 - 75,000	3,305	24,514	74,567
Two or More Races	825	7,470	26,136	\$75,000 - 100,000	2,365	18,062	53,873
Hispanic Origin	1,042	7,388	26,085	\$100,000 - 125,000	1,708	12,457	38,221
				\$125,000 - 150,000	1,141	7,360	26,161
Housing				\$150,000 - 200,000	1,227	6,413	23,904
	2 mile	5 mile	10 mile	\$200,000+	840	3,535	17,547
Median Home Value	\$198,596	\$166,233	\$175,816				
Median Year Built	1975	1971	1967				

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ADDITIONAL PHOTOS



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