

FREESTANDING OFFICE BUILDING



PILOT

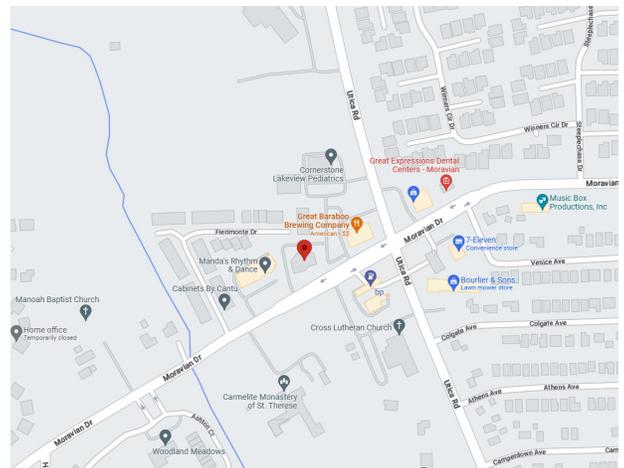
PROPERTY GROUP

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 SF
Maximum Sq. Ft. Available: 180 SF
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



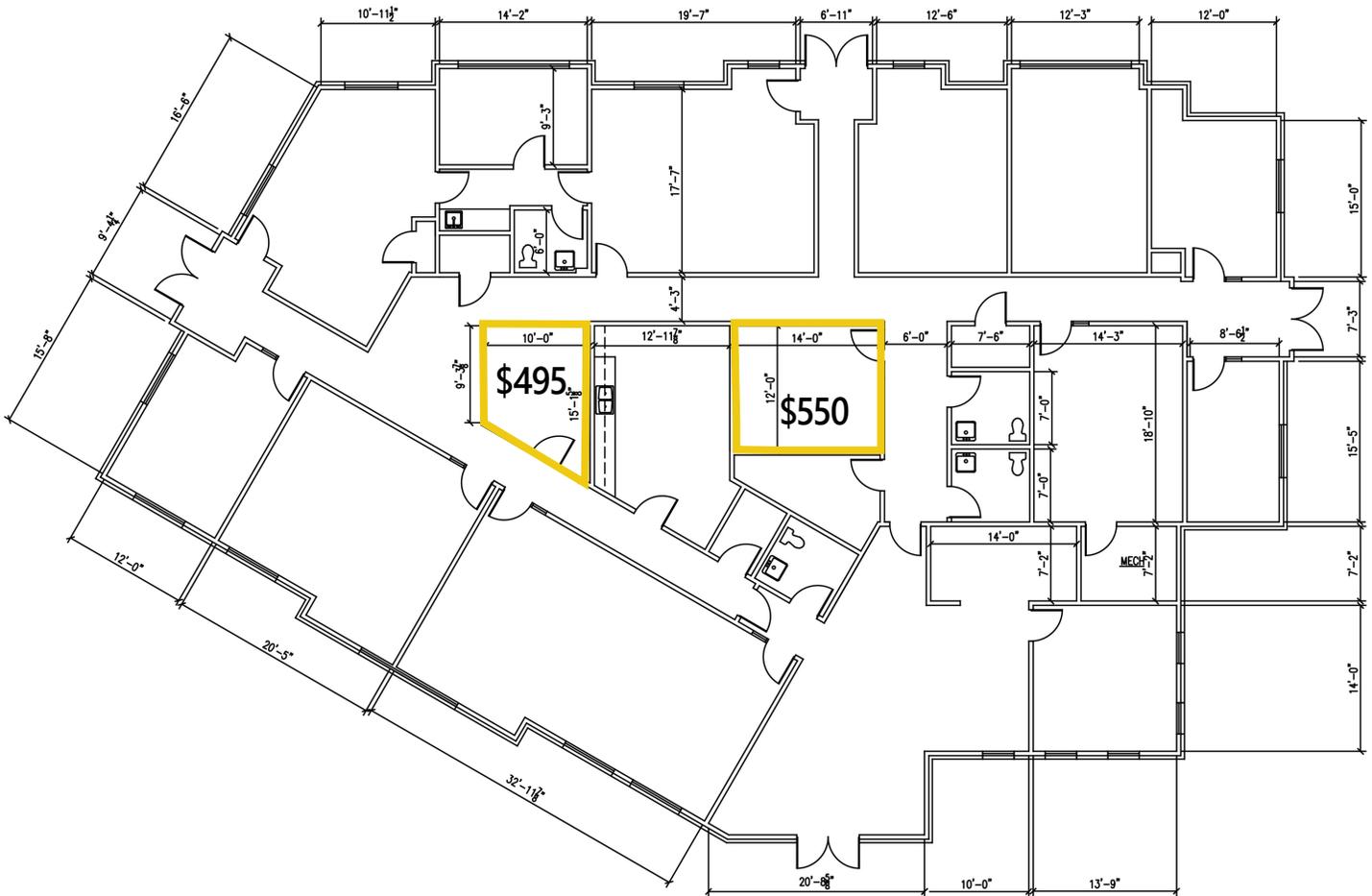
AGENT CONTACT INFO

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FLOOR PLAN

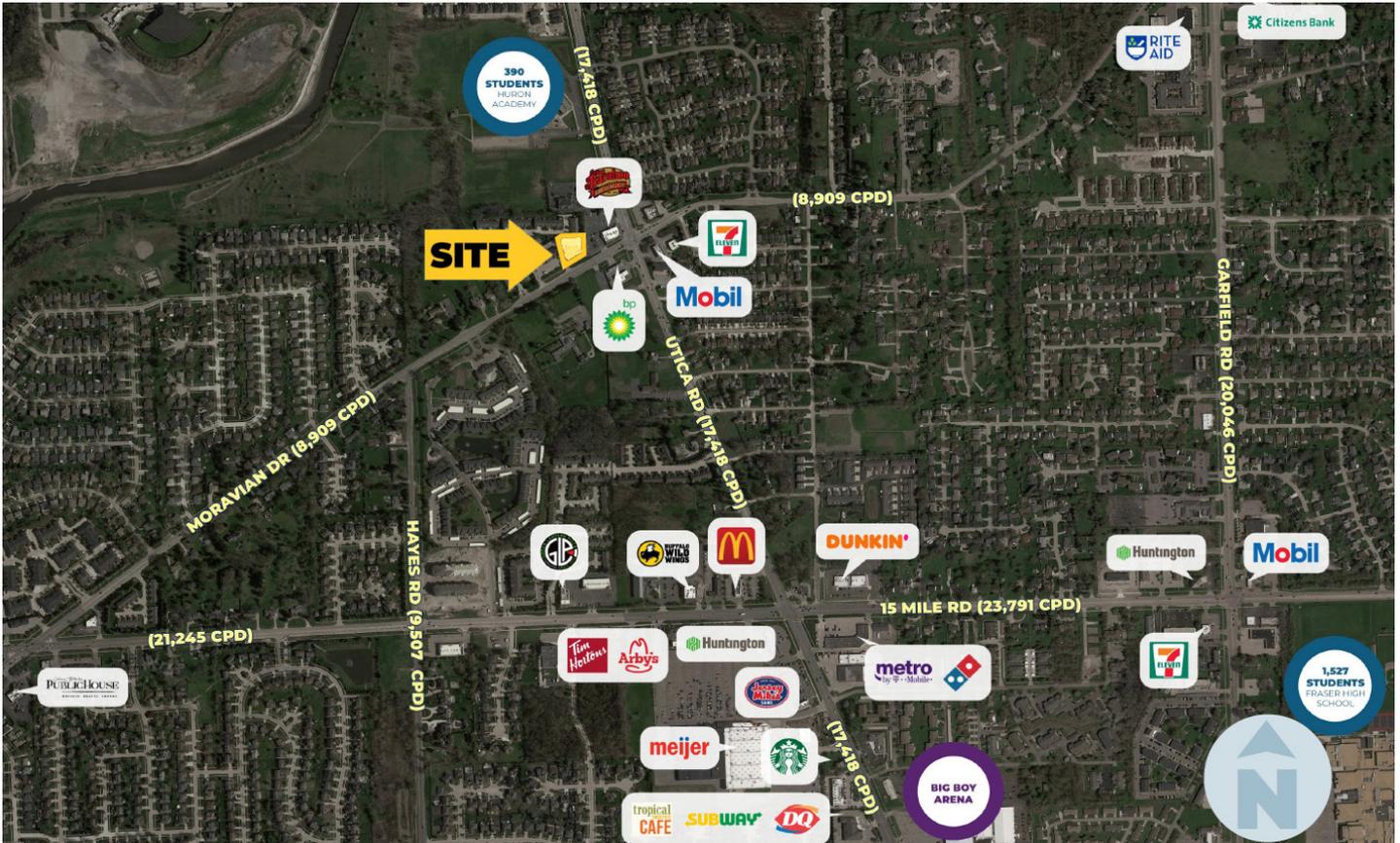


35807 MORAVIAN, CLINTON TOWNSHIP, MI
APPROX 6,525 GROSS SQUARE FOOTAGE

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TRADE AREA MAP



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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	41,860	289,394	965,705
2022 Population	40,304	292,075	983,539
2027 Population Projection	39,762	290,756	980,927
Annual Growth 2010-2022	-0.3%	0.1%	0.2%
Annual Growth 2022-2027	-0.3%	-0.1%	-0.1%
Median Age	45.2	42.6	40.8
Bachelor's Degree or Higher	25%	21%	24%
U.S. Armed Forces	15	94	499

Population By Race			
	2 mile	5 mile	10 mile
White	32,871	230,925	705,003
Black	4,459	40,364	191,913
American Indian/Alaskan Native	104	943	3,283
Asian	2,040	12,308	56,923
Hawaiian & Pacific Islander	5	66	281
Two or More Races	825	7,470	26,136
Hispanic Origin	1,042	7,388	26,085

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$198,596	\$166,233	\$175,816
Median Year Built	1975	1971	1967

Households			
	2 mile	5 mile	10 mile
2010 Households	17,222	120,574	382,791
2022 Households	16,508	121,962	389,824
2027 Household Projection	16,271	121,442	388,685
Annual Growth 2010-2022	-0.1%	0.3%	0.2%
Annual Growth 2022-2027	-0.3%	-0.1%	-0.1%
Owner Occupied Households	12,860	87,180	283,145
Renter Occupied Households	3,411	34,262	105,540
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

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$85,649	\$74,707	\$79,732
Median Household Income	\$67,523	\$60,875	\$62,661
< \$25,000	1,915	20,191	67,411
\$25,000 - 50,000	4,007	29,430	88,141
\$50,000 - 75,000	3,305	24,514	74,567
\$75,000 - 100,000	2,365	18,062	53,873
\$100,000 - 125,000	1,708	12,457	38,221
\$125,000 - 150,000	1,141	7,360	26,161
\$150,000 - 200,000	1,227	6,413	23,904
\$200,000+	840	3,535	17,547

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ADDITIONAL PHOTOS



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