



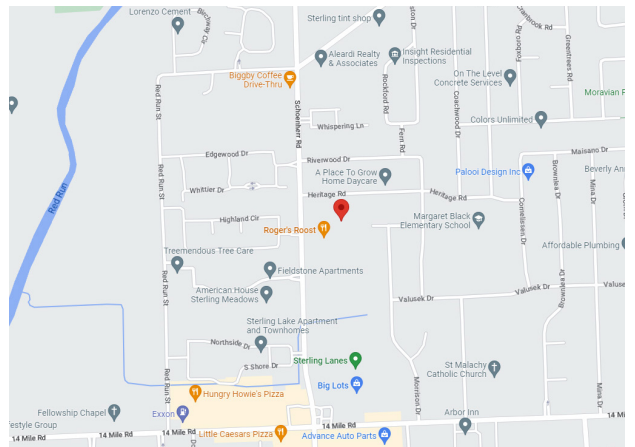
PILOT
PROPERTY GROUP

33740-33804 SCHOENHERR RD, STERLING HEIGHTS, MI 48312

PROPERTY OVERVIEW:

- Beautifully maintained shopping center in Sterling Heights, MI.
- Unit is currently built out for an office user.
- Professional Landlord.
- Highly visible signage on Schoenherr.

Property Type: Retail/Office
 Cross Streets: East side of Schoenherr, just North of 14 Mile
 Building Name: Sterling Plaza
 Total Square Footage: 7,000
 Minimum Sq. Ft. Available: 1,400
 Maximum Sq. Ft. Available: 1,400
 Lot Size: 2.096 Acres
 Year Built: 2004
 Zoning: C-1
 Parking Spaces: Ample
 Heat Type: Package HVAC
 Lease Rate: \$14.00 PSF
 Lease Type: Gross plus Utilities



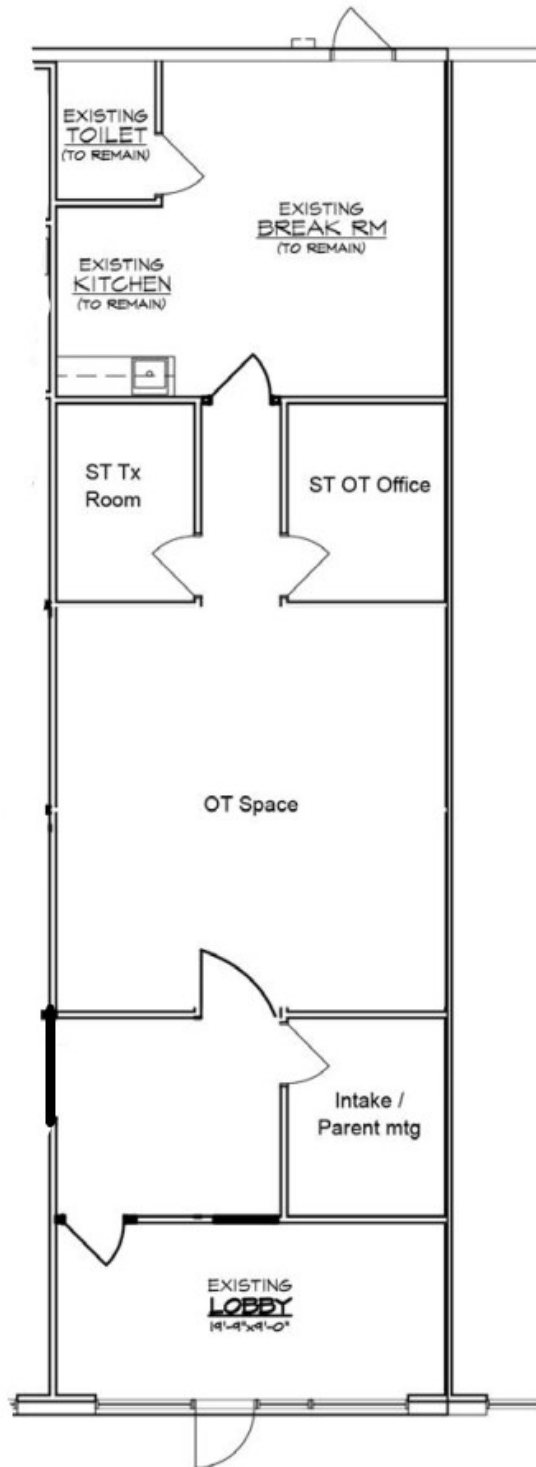
AGENT CONTACT INFO

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FLOOR PLAN



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TRAFFIC COUNT AND DEMOGRAPHIC REPORT

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Schoenherr Road	Highland Cir N	40,264	2020	0.06 mi
Schoenherr Rd	Whitepine Dr N	25,817	2020	0.16 mi
Schoenherr Rd	Northside Dr N	29,567	2020	0.29 mi
Red Run Street	Stonegate Dr S	4,924	2020	0.29 mi
Moravian Dr	Manor Run Cir W	4,638	2020	0.30 mi
Schoenherr Rd	Moravian Dr S	21,670	2020	0.32 mi
Schoenherr Road	Moravian Dr S	33,451	2018	0.32 mi
Moravian Drive	Manor Run Cir E	2,008	2020	0.32 mi
Moravian Dr	Schoenherr Rd SW	9,938	2020	0.34 mi
Schoenherr Rd	E 14 Mile Rd S	33,955	2017	0.34 mi

Population			
	2 mile	5 mile	10 mile
2010 Population	53,456	298,386	1,066,603
2021 Population	53,265	302,693	1,085,006
2026 Population Projection	53,283	303,795	1,089,097
Annual Growth 2010-2021	0%	0.1%	0.2%
Annual Growth 2021-2026	0%	0.1%	0.1%
Median Age	44.3	42.2	39.8
Bachelor's Degree or Higher	24%	20%	25%
U.S. Armed Forces	34	127	493

Households			
	2 mile	5 mile	10 mile
2010 Households	22,162	121,601	425,890
2021 Households	22,108	123,362	432,847
2026 Household Projection	22,121	123,816	434,386
Annual Growth 2010-2021	0.1%	0.2%	0.1%
Annual Growth 2021-2026	0%	0.1%	0.1%
Owner Occupied Households	16,123	91,215	307,592
Renter Occupied Households	5,997	32,601	126,794
Avg Household Size	2.4	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$654.5M	\$3.5B	\$12.6B

Population By Race			
	2 mile	5 mile	10 mile
White	41,793	239,731	742,114
Black	6,835	38,667	247,743
American Indian/Alaskan Native	158	952	3,665
Asian	3,405	15,551	63,277
Hawaiian & Pacific Islander	7	74	321
Two or More Races	1,068	7,718	27,885
Hispanic Origin	1,222	7,081	27,504

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$80,327	\$72,780	\$78,854
Median Household Income	\$63,446	\$59,057	\$61,003
< \$25,000	3,099	20,420	79,210
\$25,000 - 50,000	5,491	30,841	98,897
\$50,000 - 75,000	4,330	25,643	82,126
\$75,000 - 100,000	3,287	17,942	58,177
\$100,000 - 125,000	2,301	11,857	41,536
\$125,000 - 150,000	1,398	7,663	26,910
\$150,000 - 200,000	1,199	5,866	25,540
\$200,000+	1,004	3,132	20,450

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$171,849	\$180,481	\$170,240
Median Year Built	1970	1969	1964

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ADDITIONAL PHOTOS



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