



PILOT

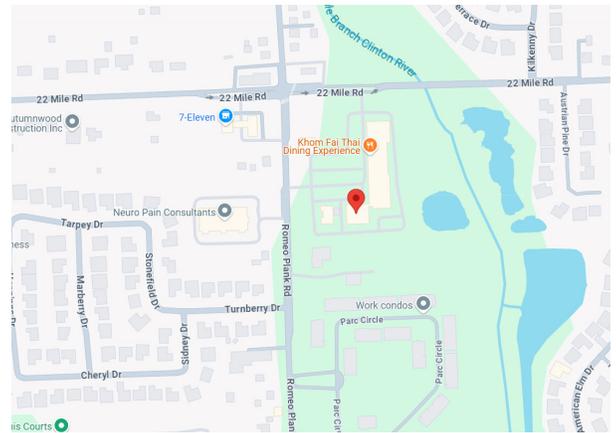
PROPERTY GROUP

48812-48816 ROMEO PLANK, MACOMB TWP, MI 48044

PROPERTY OVERVIEW:

- Former Anytime Fitness Space - high ceilings, open floor plan, 3 baths (2 equipped with showers)
- Signage on 22 Mile and Romeo Plank
- Strong area demographics
- Extremely well-maintained property with professional landlord and management

Property Type:	Retail
Cross Streets:	SEC of Romeo Plank and 22 Mile Road
Total Square Footage:	38,260
Building Name:	Waldenburg Plaza
Minimum Square Footage:	5,000
Maximum Square Footage:	5,000
Parcel Size:	9.014 Acres
Year Built:	2005
Zoning:	C-2
Parking Spaces:	Ample
Property Taxes:	2024: \$95,332.06 (\$2.49/SF)
Lease Rate:	\$14.00/SF
Lease Type:	NNN (\$4.75/SF)



AGENT CONTACT INFO

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Matching the right people to the right place.

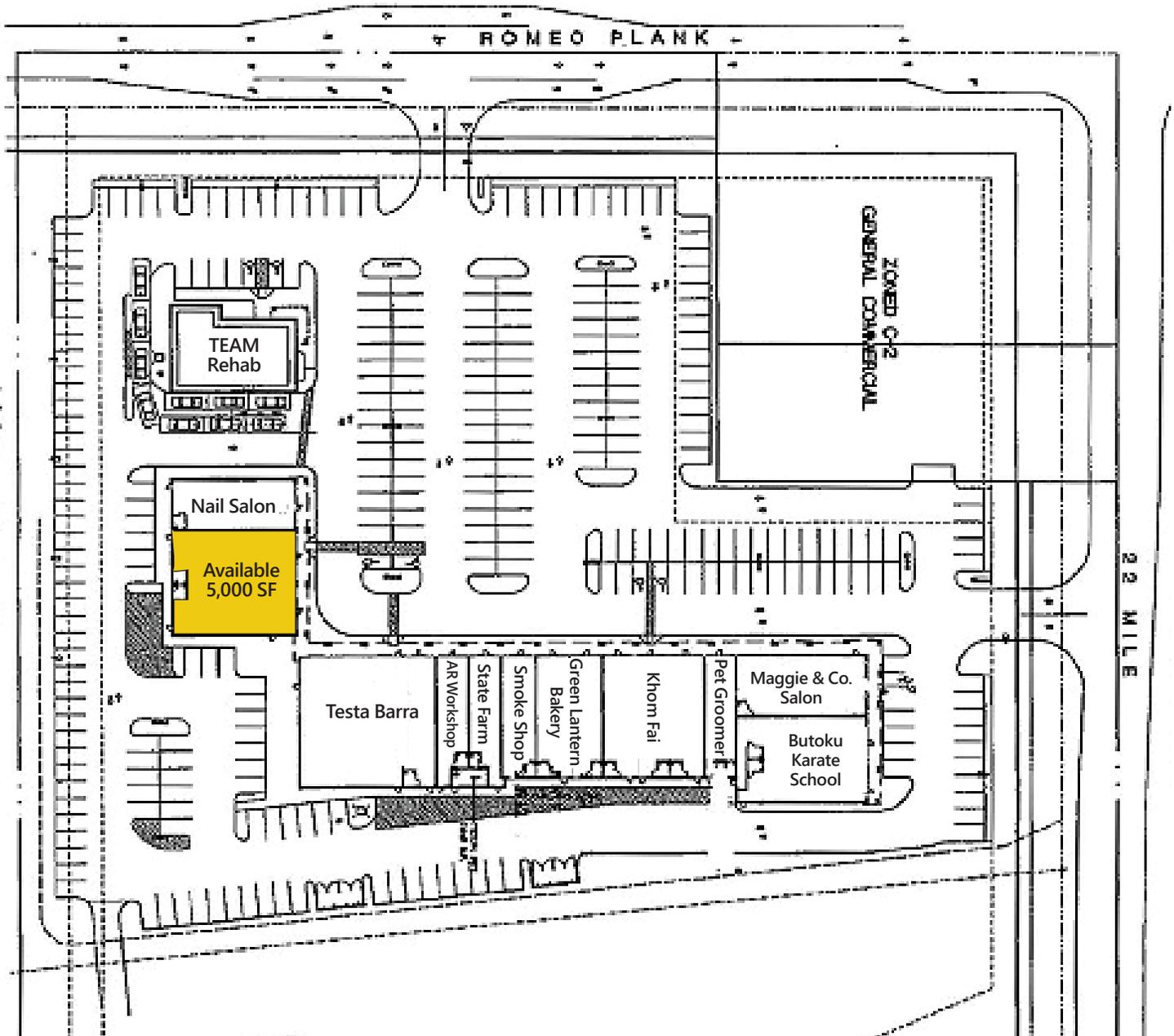
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FLOOR PLAN



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SITE PLAN



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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	50,875	207,694	631,175	2020 Households	17,231	80,566	251,317
2024 Population	48,773	204,614	626,851	2024 Households	16,510	79,312	249,783
2029 Population Projection	47,961	202,319	620,855	2029 Household Projection	16,230	78,393	247,385
Annual Growth 2020-2024	-1.0%	-0.4%	-0.2%	Annual Growth 2020-2024	0%	0.6%	0.6%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	40.6	42.2	42.2	Owner Occupied Households	14,960	60,912	183,587
Bachelor's Degree or Higher	31%	29%	29%	Renter Occupied Households	1,269	17,481	63,798
U.S. Armed Forces	37	118	551	Avg Household Size	2.9	2.5	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$655.3M	\$2.7B	\$8.2B

Population By Race			
	2 miles	5 miles	10 miles
White	40,414	166,839	494,665
Black	2,618	15,469	53,338
American Indian/Alaskan Native	28	137	530
Asian	2,258	7,751	32,252
Hawaiian & Pacific Islander	12	48	157
Two or More Races	3,443	14,370	45,909
Hispanic Origin	1,555	6,437	20,481

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$121,123	\$104,790	\$97,681
Median Household Income	\$105,501	\$84,812	\$76,733
< \$25,000	1,076	9,602	33,011
\$25,000 - 50,000	2,391	13,778	47,875
\$50,000 - 75,000	1,994	11,742	41,541
\$75,000 - 100,000	2,286	11,551	35,538
\$100,000 - 125,000	2,311	8,260	25,812
\$125,000 - 150,000	2,197	7,751	21,215
\$150,000 - 200,000	2,361	9,097	24,249
\$200,000+	1,895	7,530	20,540

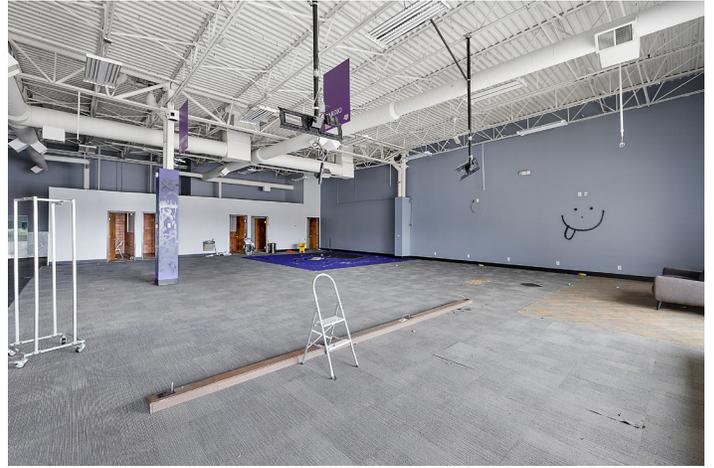
Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$311,057	\$277,083	\$251,374
Median Year Built	1997	1992	1982

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Romeo Plank Rd	22 Mile Rd N	14,853	2022	0.10 mi
Yale Dr	Slate Dr SE	2,009	2022	0.38 mi
Yale Dr	Slate Dr NW	2,346	2022	0.39 mi
Romeo Plank	Turnberry Dr N	15,127	2022	0.44 mi
Romeo Plank Rd	Highland Hills Blvd N	15,109	2022	0.49 mi
Romeo Plank Road	-	20,477	2019	0.64 mi
22 Mile Rd	Dunhill Dr E	9,436	2022	0.69 mi
22 Mile Rd	Cross Creek Dr W	12,932	2022	0.78 mi
Romeo Plank	Dennis S	17,938	2022	0.81 mi
22 Mile Rd	Heydenreich Rd E	10,185	2022	0.89 mi

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ADDITIONAL PHOTOS



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