

FREESTANDING BUILDING



PILOT

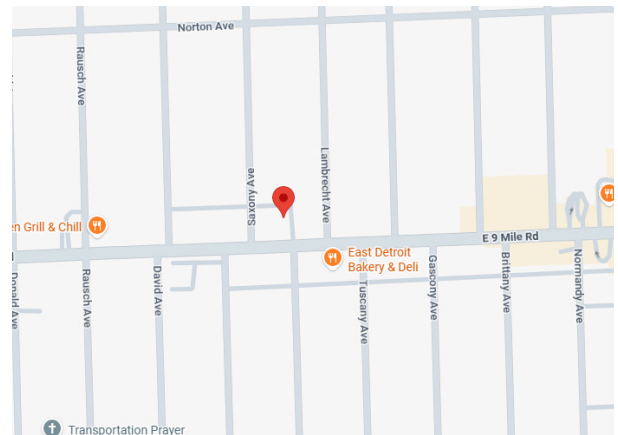
PROPERTY GROUP

RECENTLY REFRESHED INTERIOR AND EXTERIOR 17423 9 MILE ROAD, EASTPOINTE, MI 48021

PROPERTY OVERVIEW:

- Freestanding retail building on well-traveled 9 Mile Rd in Eastpointe
- Large Signage Opportunity
- Ample parking
- Great Location with easy access to 696, I-94, Gratiot Ave, and 8 Mile

Property Type:	Retail
Cross Streets:	North side of 9 Mile, bet. Gratiot and Kelly
Total Square Footage:	3,968
Parcel Size:	0.314 Acres
Year Built:	1965
Zoning:	MU-2 "Main Street Mixed Use"
Parking Spaces:	25
Property Taxes:	2025: \$10,961.13
Sale Price:	\$400,000.00 (\$100.81/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	78,307	355,198	890,398	2020 Households	30,569	141,509	367,830
2025 Population	76,845	366,374	915,826	2025 Households	29,906	145,205	378,206
2030 Population Projection	77,114	371,037	927,623	2030 Household Projection	30,002	146,965	383,247
Annual Growth 2020-2025	-0.4%	0.6%	0.6%	Annual Growth 2020-2025	-0.1%	0.8%	0.7%
Annual Growth 2025-2030	0.1%	0.3%	0.3%	Annual Growth 2025-2030	0.1%	0.2%	0.3%
Median Age	38.1	39.1	39.8	Owner Occupied Households	19,198	94,343	233,700
Bachelor's Degree or Higher	15%	18%	22%	Renter Occupied Households	10,805	52,622	149,547
U.S. Armed Forces	19	115	487	Avg Household Size	2.5	2.5	2.3
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$755.6M	\$3.7B	\$9.8B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	34,403	172,697	476,291	Avg Household Income	\$73,778	\$78,165	\$79,033
Black	35,412	158,749	324,133	Median Household Income	\$60,394	\$59,597	\$59,487
American Indian/Alaskan Native	223	1,050	2,333	< \$25,000	5,570	29,424	81,128
Asian	1,289	9,511	50,997	\$25,000 - 50,000	6,996	32,248	81,162
Hawaiian & Pacific Islander	35	223	411	\$50,000 - 75,000	6,257	27,948	68,537
Two or More Races	5,483	24,144	61,660	\$75,000 - 100,000	3,938	16,914	44,974
Hispanic Origin	2,073	9,137	23,991	\$100,000 - 125,000	2,864	14,655	37,271
				\$125,000 - 150,000	1,802	8,511	21,593
Housing				\$150,000 - 200,000	1,547	8,223	22,955
	2 miles	5 miles	10 miles	\$200,000+	933	7,282	20,585
Median Home Value	\$140,269	\$158,073	\$184,246				
Median Year Built	1955	1956	1959				

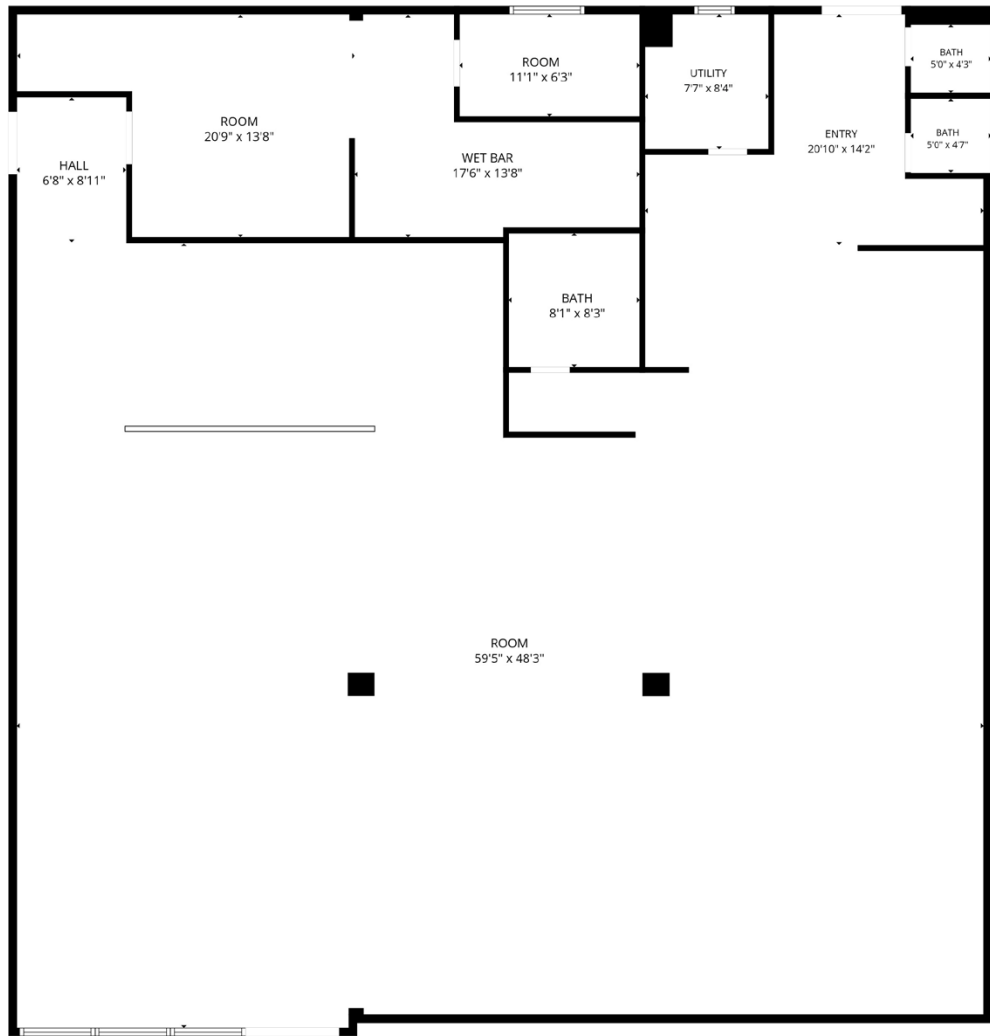
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E 9 Mile Rd	Saxony Ave W	15,043	2025	0.04 mi
E 9 Mile Rd	Donald Ave W	21,957	2025	0.18 mi
Donald Ave	E 9 Mile Rd S	1,070	2025	0.20 mi
Donald Ave	E 9 Mile Rd N	1,261	2025	0.21 mi
E 9 Mile Rd	Cushing Ave W	22,574	2025	0.23 mi
E 9 Mile Rd	Schroeder Ave E	19,540	2025	0.24 mi
Schroeder Ave	E 9 Mile Rd S	1,782	2025	0.27 mi
Schroeder Ave	E 9 Mile Rd N	1,447	2025	0.28 mi
E 9 Mile Rd	Schroeder Ave W	22,990	2025	0.30 mi
East 9 Mile Road	Lexington Ave E	21,788	2025	0.37 mi

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FLOORPLAN



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ADDITIONAL PHOTOS



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