

# AWESOME CONTRACTOR'S BUILDING



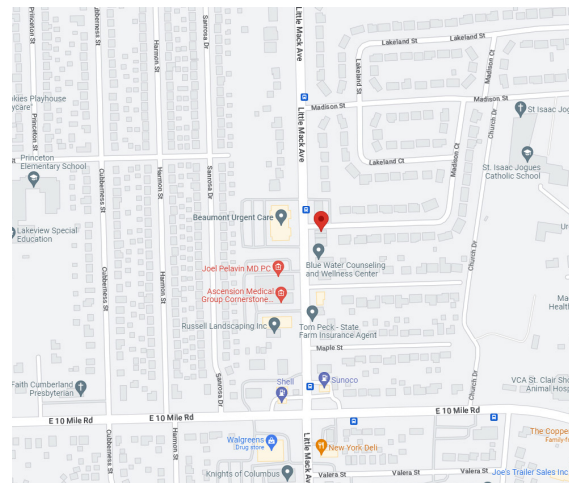
## PILOT PROPERTY GROUP

**25530 LITTLE MACK AVE., SAINT CLAIR SHORES, 48081**

### PROPERTY OVERVIEW:

- Office space features reception area, executive office, small office, and restroom.
- Professional Landlord, well-maintained property.
- Bay Doors offer drive through capability with curb cut directly onto Little Mack Ave.
- Floor drain in shop.
- Great Freeway Access; I-94 and I-696 are minutes away.
- **Do not approach or disturb existing tenant. Showings/inquiries coordinated through listing broker.**

Property Type: ..... Office/Warehouse  
Cross Streets: ..... Benjamin and Little Mack Ave.  
Total Square Footage: ..... 2,400  
Minimum Sq. Ft. Available: ..... 2,400  
Frontage: ..... 40' on Little Mack Ave.  
Parcel Size: ..... 0.101 Acres  
Year Built: ..... 1987  
Zoning: ..... B-1  
Ceiling Height: ..... 11'  
Grade Level Doors: ..... (2) 10'x10'  
Heat Type: ..... GFA  
Lease Rate: ..... \$17.50 PSF  
Lease Type: ..... Modified Gross (tenant handles snow & lawn)  
Sale Price: ..... \$475,000



### AGENT CONTACT INFO

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## DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	60,112	273,479	824,518	2010 Households	25,449	109,553	324,704
2022 Population	59,733	268,197	815,652	2022 Households	25,374	107,547	322,118
2027 Population Projection	59,292	265,979	810,561	2027 Household Projection	25,196	106,642	320,144
Annual Growth 2010-2022	-0.1%	-0.2%	-0.1%	Annual Growth 2010-2022	-0.1%	-0.1%	0.1%
Annual Growth 2022-2027	-0.1%	-0.2%	-0.1%	Annual Growth 2022-2027	-0.1%	-0.2%	-0.1%
Median Age	43	40.3	39.8	Owner Occupied Households	20,014	80,161	218,002
Bachelor's Degree or Higher	19%	19%	19%	Renter Occupied Households	5,182	26,481	102,142
U.S. Armed Forces	26	108	338	Avg Household Size	2.3	2.5	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$709.3M	\$3B	\$8.6B

Population By Race			
	2 mile	5 mile	10 mile
White	48,776	179,785	476,599
Black	7,983	73,585	277,851
American Indian/Alaskan Native	195	986	2,848
Asian	1,203	6,496	35,830
Hawaiian & Pacific Islander	7	43	184
Two or More Races	1,569	7,302	22,341
Hispanic Origin	1,365	6,159	18,551

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$140,130	\$134,039	\$142,431
Median Year Built	1955	1956	1959

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$71,554	\$71,444	\$68,947
Median Household Income	\$59,336	\$57,039	\$52,702
< \$25,000	4,154	19,975	72,578
\$25,000 - 50,000	5,934	26,653	81,038
\$50,000 - 75,000	5,894	23,059	62,109
\$75,000 - 100,000	3,888	14,692	40,308
\$100,000 - 125,000	2,643	9,559	26,056
\$125,000 - 150,000	1,227	5,536	15,333
\$150,000 - 200,000	1,064	4,762	13,568
\$200,000+	571	3,311	11,128

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Little Mack Ave	Maple St N	12,024	2022	0.13 mi
Little Mack Ave	Madison St S	8,192	2022	0.15 mi
E 10 Mile Rd	Little Mack Ave E	19,324	2022	0.18 mi
E 10 Mile Rd	Church Dr E	16,579	2022	0.19 mi
Little Mack Ave	Valera St S	11,608	2022	0.22 mi
E 10 Mile Rd	Manhattan St W	14,097	2022	0.26 mi
E 10 Mile Rd	Cubberness St E	22,184	2022	0.29 mi
Harper Ave	Crowley St N	18,249	2022	0.32 mi
Harper Ave	Maple Ave N	19,209	2022	0.32 mi
E 10 Mile Rd	Harper Ave W	12,025	2022	0.35 mi

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## ADDITIONAL PHOTOS



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