



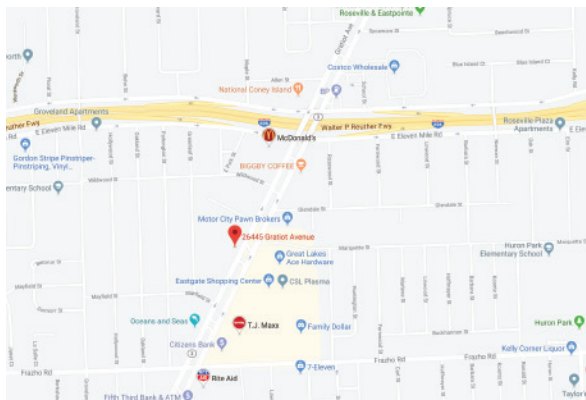
PILOT
PROPERTY GROUP

EASY ACCESS TO 696
26445-26451 GRATIOT AVE, ROSEVILLE, MI

PROPERTY OVERVIEW:

- Tremendous location on well-travelled Gratiot Ave. with easy access to 696, lighted turn around, and bus stop
- Space is easily divisible from 2,000 SF up to 8,000 SF
- Great fit for retail, office or medical uses
- Professional Landlord- Willing to make upgrades to the premises for qualified tenants

<i>Property Type:</i>	Retail/Office
<i>Cross Streets:</i>	West Side of Gratiot just South of 696
<i>Total Square Footage:</i>	12,000
<i>Minimum Sq. Ft. Available:</i>	2,000
<i>Maximum Sq. Ft. Available:</i>	8,000
<i>Lease Rate:</i>	\$12.00/SF
<i>Lease Type:</i>	NNN
<i>Lot Size:</i>	.432 Acres
<i>Frontage:</i>	120'
<i>Year Built:</i>	1954 - Renovated 2005
<i>Zoning:</i>	B-3
<i>Heat Type:</i>	Package HVAC
<i>Parking Spaces:</i>	Abundant
<i>Property Taxes:</i>	2019 - \$19,503.20 (\$1.63/SF)



AGENT CONTACT INFO

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TRADE AREA MAP



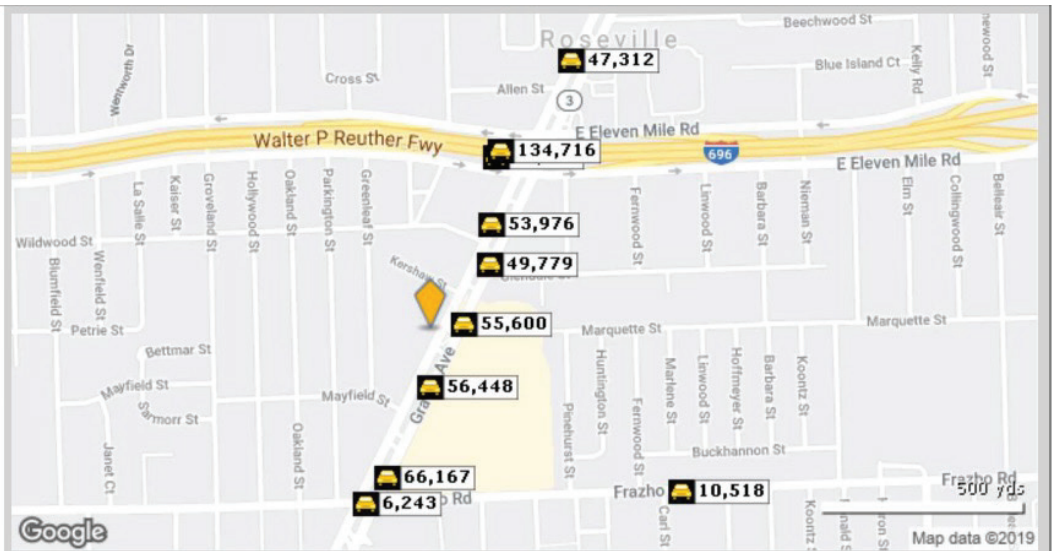
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DEMOGRAPHIC & TRAFFIC REPORT

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	17,055	143,093	339,385
2024 Population:	17,126	144,551	341,532
Pop Growth 2019-2024:	0.42%	1.02%	0.63%
Average Age:	39.1	40.2	39.5
Households			
2019 Total Households:	6,769	58,962	135,912
HH Growth 2019-2024:	0.35%	1.08%	0.66%
Median Household Inc:	\$49,221	\$51,569	\$50,770
Avg Household Size:	2.5	2.4	2.5
2019 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$65,091	\$91,457	\$102,276
Median Year Built:	1956	1957	1958

Traffic Count Report

26445-26447 Gratiot Ave
Roseville, MI 48066



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Marquette Ave	Gratiot Ave	0.00 W	2017	55,600	MPSI	.05
2 Gratiot Ave	Mayfield St	0.05 SW	2018	56,448	MPSI	.08
3 Gratiot Ave	Glendale St	0.02 SW	2018	49,779	MPSI	.13
4 Gratiot Ave	Wildwood St	0.03 SW	2018	53,976	MPSI	.18
5 Gratiot Ave	Frazho Rd	0.04 SW	2018	66,167	MPSI	.22
6 Frazho Rd	Gratiot Ave	0.01 E	2018	6,243	MPSI	.26
7 I- 696	Gratiot Ave	0.04 E	2014	68,170	MPSI	.27
8 I- 696	Gratiot Ave	0.03 SE	2017	134,716	MPSI	.28
9 Frazho Rd	Carl St	0.03 W	2018	10,518	MPSI	.43
10 Gratiot Ave	Allen St	0.05 SW	2014	47,312	MPSI	.44

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