

DRIVE-THRU AVAILABLE



PILOT

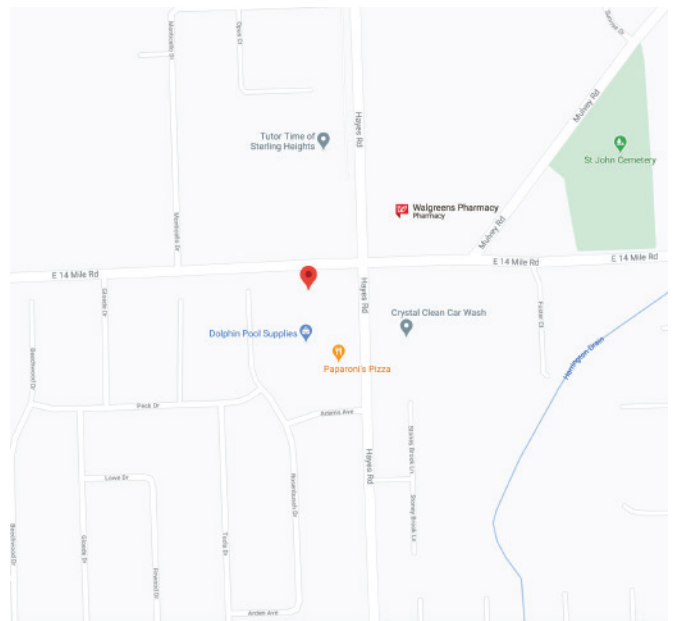
PROPERTY GROUP

15050 E 14 MILE WARREN, MI 48088

PROPERTY OVERVIEW:

Dual Signage & Dual Access off Both 14 Mile and Hayes
Former Bank Branch with 14 Mile Frontage
Drive-Thru Available
Heavily Populated Area

Property Type:..... Office/Retail
Cross Streets:..... 14 Mile and Hayes
Total Square Footage:..... 2,275
Lease Rate:..... \$18.00 PSF
Lease Type:..... NNN
Lot Size:..... 135' x 172'
Parcel Size:..... .605
Year Built:..... 1974
Zoning:..... C-1
Parking Spaces:..... 2
Property Taxes:..... \$12,164.59



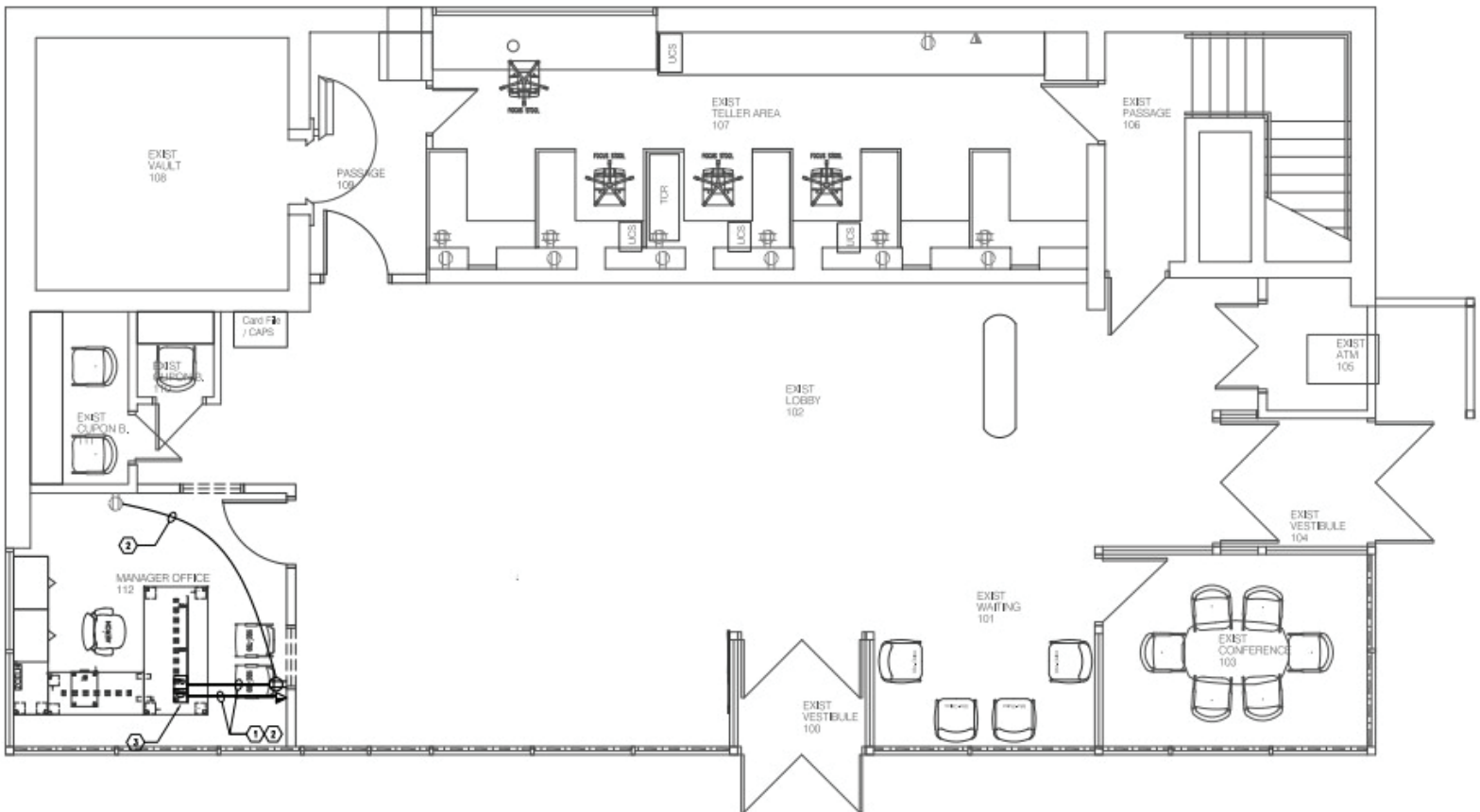
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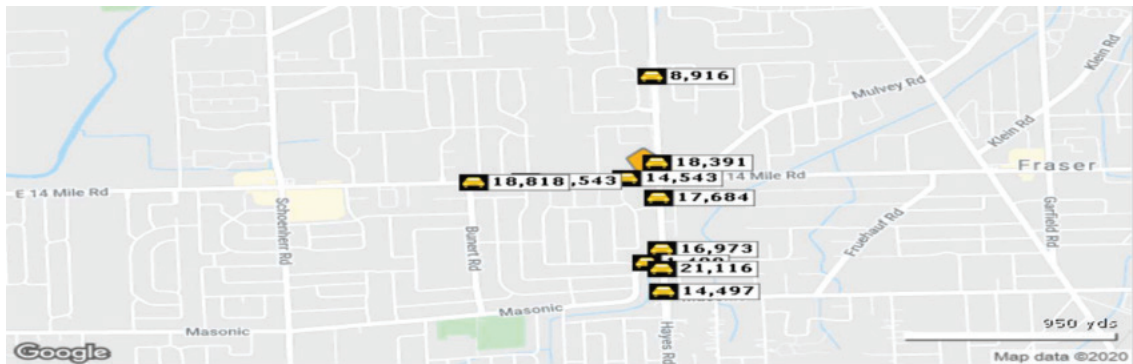
FLOOR PLAN



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DEMOGRAPHIC SUMMARY & TRAFFIC COUNT REPORT

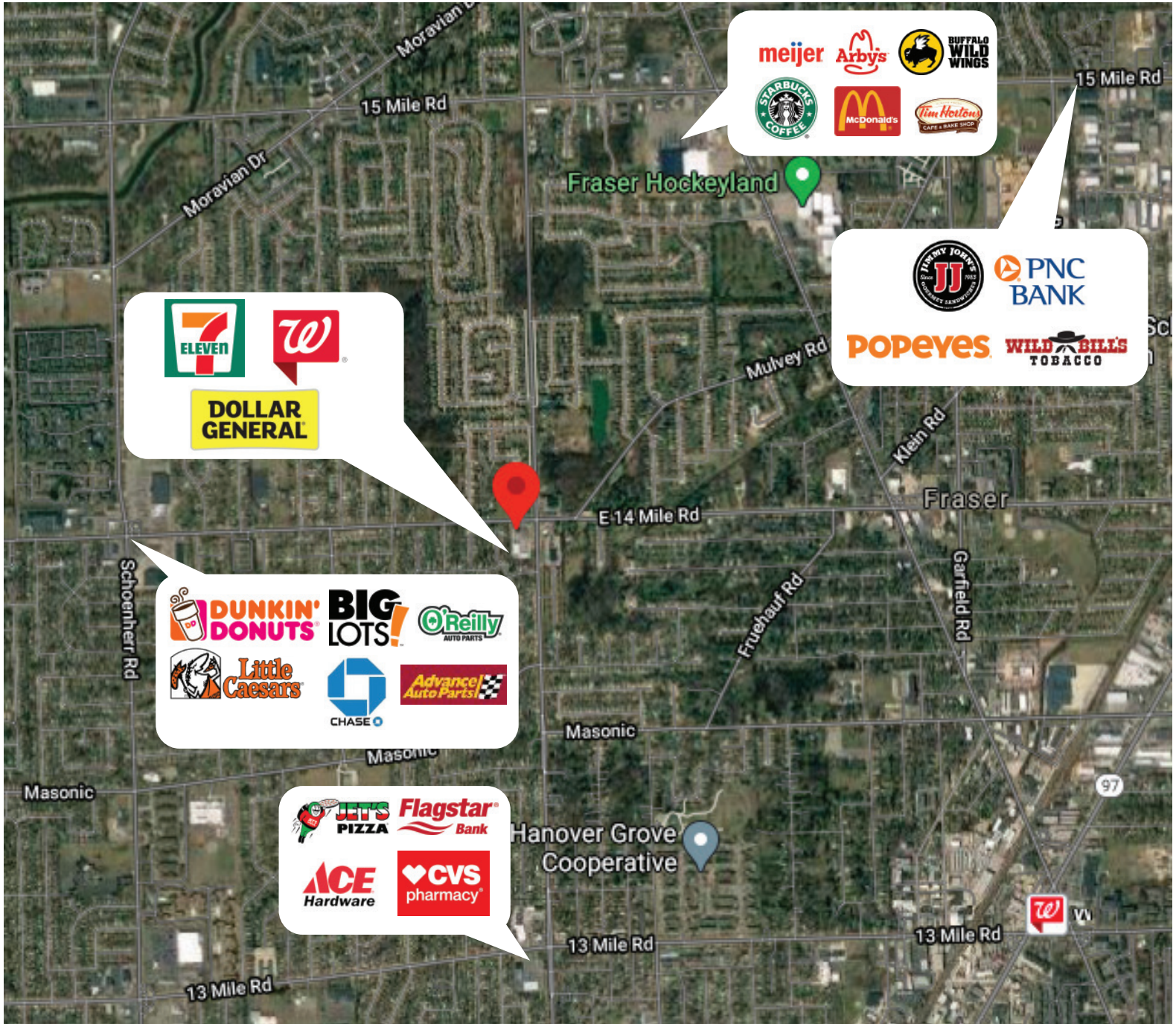
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	13,670	116,509	318,659
2020 Estimate	13,709	115,346	314,724
2010 Census	14,465	113,679	306,064
Growth 2020 - 2025	-0.28%	1.01%	1.25%
Growth 2010 - 2020	-5.23%	1.47%	2.83%
2020 Population by Hispanic Origin	315	2,632	7,155
2020 Population	13,709	115,346	314,724
White	11,398 83.14%	91,301 79.15%	252,609 80.26%
Black	1,224 8.93%	15,922 13.80%	41,180 13.08%
Am. Indian & Alaskan	37 0.27%	413 0.36%	1,030 0.33%
Asian	809 5.90%	5,118 4.44%	12,244 3.89%
Hawaiian & Pacific Island	0 0.00%	23 0.02%	61 0.02%
Other	241 1.76%	2,568 2.23%	7,599 2.41%
U.S. Armed Forces	11	79	115
Households			
2025 Projection	5,341	48,930	131,599
2020 Estimate	5,357	48,420	129,898
2010 Census	5,662	47,630	125,985
Growth 2020 - 2025	-0.30%	1.05%	1.31%
Growth 2010 - 2020	-5.39%	1.66%	3.11%
Owner Occupied	4,388 81.91%	35,208 72.71%	97,164 74.80%
Renter Occupied	969 18.09%	13,212 27.29%	32,734 25.20%
2020 Households by HH Income	5,357	48,419	129,899
Income: <\$25,000	636 11.87%	9,112 18.82%	24,989 19.24%
Income: \$25,000 - \$50,000	1,058 19.75%	12,160 25.11%	33,114 25.49%
Income: \$50,000 - \$75,000	1,020 19.04%	9,476 19.57%	25,357 19.52%
Income: \$75,000 - \$100,000	745 13.91%	6,791 14.03%	18,577 14.30%
Income: \$100,000 - \$125,000	752 14.04%	4,669 9.64%	12,089 9.31%
Income: \$125,000 - \$150,000	378 7.06%	2,630 5.43%	7,160 5.51%
Income: \$150,000 - \$200,000	426 7.95%	2,192 4.53%	5,590 4.30%
Income: \$200,000+	342 6.38%	1,389 2.87%	3,023 2.33%
2020 Avg Household Income	\$92,245	\$71,507	\$69,774
2020 Med Household Income	\$74,075	\$56,429	\$56,037



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E 14 Mile Rd	Monticello Dr	0.07 W	2020	14,543	MPSI	.04
2 Hayes Rd	Adams Ave	0.04 S	2018	17,684	MPSI	.07
3 Hayes Rd	E 14 Mile Rd	0.07 S	2014	18,391	MPSI	.10
4 Hayes Rd	Masonic Blvd	0.05 S	2014	16,973	MPSI	.28
5 E 14 Mile Rd	Groth Dr	0.00 E	2020	14,543	MPSI	.30
6 Masonic Blvd	Jenny Dr	0.03 SW	2020	1,489	MPSI	.33
7 Hayes Rd	Sherwood Ln	0.03 S	2018	21,116	MPSI	.36
8 E 14 Mile Rd	Mina Dr	0.01 E	2018	18,818	MPSI	.44
9 Hayes Rd	Fairview Dr	0.05 N	2020	8,916	MPSI	.46
10 Hayes Rd	Masonic Blvd	0.03 S	2018	14,497	MPSI	.46

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TRADE AREA MAP



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