



**DODGE PARK MULTI-TENANT PROPERTY**  
35101-35145 DODGE PARK, STERLING HEIGHTS, MI 48312

**PILOT**  
PROPERTY GROUP



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An aerial photograph of a commercial property, likely a medical or professional office building, with a large parking lot filled with cars. The image is overlaid with a semi-transparent yellow filter. In the top left corner, there is a yellow rectangular box containing the text 'INVESTMENT SUMMARY'.

## INVESTMENT SUMMARY

<b>List Price:</b>	\$1,395,000
<b>Land Size:</b>	1.36 Acres +/-
<b>Building Size:</b>	11,271 sq. ft. +/-
<b>Zoning:</b>	C-1
<b>Year Built:</b>	1972
<b>Tenant Mix:</b>	McLaren Health, Keller Williams, and More
<b>Lease Type:</b>	NNN Leases
<b>Roof/Structure/HVAC:</b>	Landlord Responsibility



**PROPERTY AERIAL**



## STERLING HEIGHTS OVERVIEW



Designed by: Low Maps, LLC

Sterling Heights, Michigan is a city in Macomb County, and one of Detroit's core suburbs. The city has a population of over 135,000 people, making it the second largest suburb in metro Detroit and the fourth largest city in Michigan. The city has a total area of 36.8 square miles and is situated 16 miles from Downtown Detroit. Some of the major highways servicing Sterling Heights are M-53 (Van Dyke Freeway) and M-59 (Hall Road). M-59 is the major connector between Macomb County and neighboring Oakland County. Neighboring communities include Troy, Utica, Warren, and Fraser and Clinton Township.

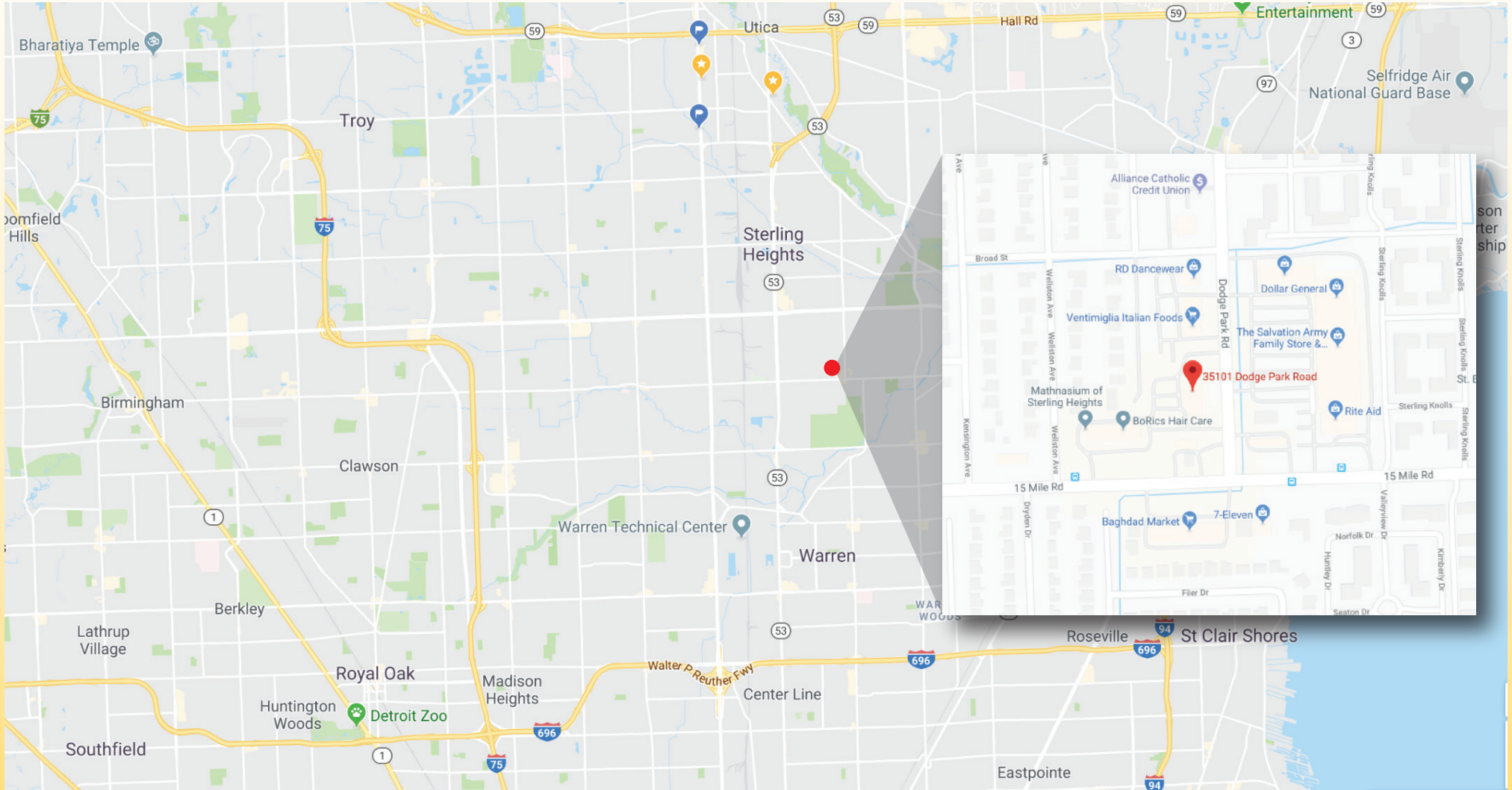
The Clinton River is a wonderful natural asset of the City of Sterling Heights, and the city has many public parks and recreational areas along the branches of the river. Dodge Park, located near the city's civic center, hosts parades, concerts and festivals. Recently, Sterling Heights received a \$4.5 million grant from the Environmental Protection Agency for a nine-mile restoration project along the Clinton River. Following the restoration of the river, Sterling Heights plans to continue to pursue additional development opportunities for canoeing and kayaking, hike and bike trails, zip lining, urban camping and a dog park — all to be anchored around the Clinton River.

In terms of economics, Sterling Heights serves as the heart of automotive, defense, homeland security and hi-tech industry clusters, and is home to more than 3,500 commercial and industrial businesses. Notable global corporate headquarters located in Sterling Heights include Key Safety Systems (KSS) and Jet's Pizza.

Company Name	Industry	No. of Employees
Fiat-Chrysler Automobiles	Automotive Assembly and Stamping	4,000
Ford Motor Company	Automotive Axles and Transmissions	3,600
General Dynamics Land Systems	Defense Land Systems Design and Manufacturing	2,000
KUKA Systems Corporation	Automotive and Aerospace Manufacturing	1,000
US Farathane Corporation	Automotive Paints and Finishes	750

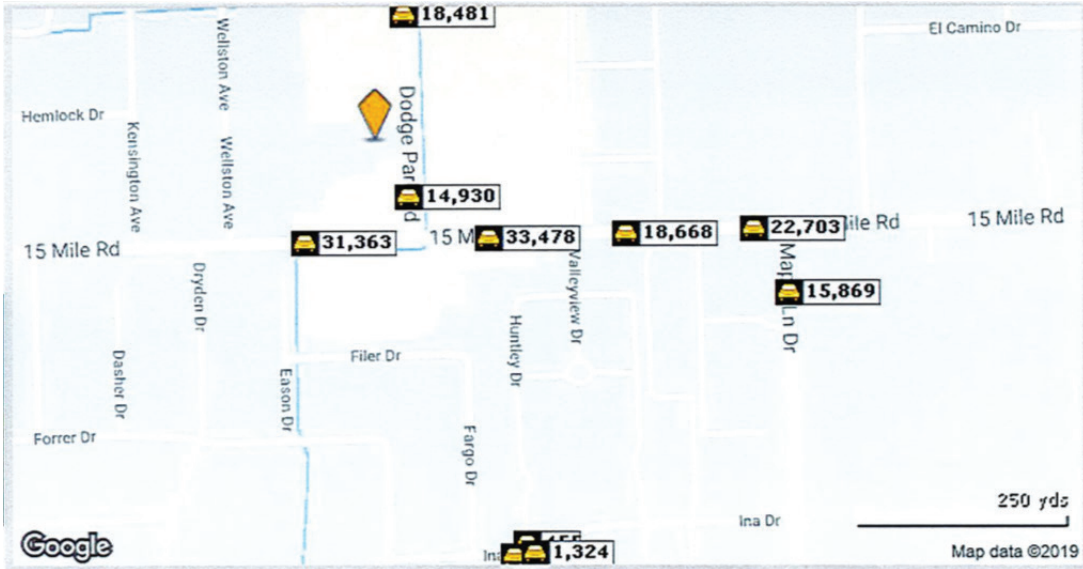


# REGIONAL AND LOCAL MAP



# TRAFFIC & DEMOGRAPHIC REPORTS

## TRAFFIC COUNT REPORT



## DEMOGRAPHIC SUMMARY REPORT

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	13,896	99,152	299,444
2019 Estimate	13,845	97,990	295,636
2010 Census	14,236	96,465	289,100
Growth 2019 - 2024	0.37%	1.19%	1.29%
Growth 2010 - 2019	-2.75%	1.58%	2.26%
<b>2019 Population by Hispanic Origin</b>			
2019 Population	270	2,074	6,710
<b>2019 Population</b>			
White	10,722 77.44%	79,216 80.84%	237,863 80.46%
Black	1,403 10.13%	10,187 10.40%	30,545 10.33%
Am. Indian & Alaskan	37 0.27%	289 0.29%	867 0.29%
Asian	1,368 9.88%	6,271 6.40%	19,315 6.53%
Hawaiian & Pacific Island	7 0.05%	18 0.02%	86 0.03%
Other	308 2.22%	2,008 2.05%	6,960 2.35%
U.S. Armed Forces	6	24	102
<b>Households</b>			
2024 Projection	5,737	40,156	120,890
2019 Estimate	5,727	39,619	119,279
2010 Census	5,956	38,655	116,302
Growth 2019 - 2024	0.17%	1.36%	1.35%
Growth 2010 - 2019	-3.84%	2.49%	2.56%
Owner Occupied	4,242 74.07%	28,863 72.85%	87,439 73.31%
Renter Occupied	1,485 25.93%	10,756 27.15%	31,840 26.69%
<b>2019 Households by HH Income</b>			
Income: <\$25,000	983 17.16%	6,525 16.47%	22,790 19.11%
Income: \$25,000 - \$50,000	1,409 24.60%	9,635 24.32%	28,650 24.02%
Income: \$50,000 - \$75,000	1,104 19.28%	7,722 19.49%	23,480 19.68%
Income: \$75,000 - \$100,000	927 16.19%	5,871 14.82%	16,748 14.04%
Income: \$100,000 - \$125,000	655 11.44%	4,141 10.45%	11,517 9.66%
Income: \$125,000 - \$150,000	262 4.57%	2,605 6.58%	7,535 6.32%
Income: \$150,000 - \$200,000	290 5.06%	1,929 4.87%	5,414 4.54%
Income: \$200,000+	97 1.69%	1,191 3.01%	3,146 2.64%
<b>2019 Avg Household Income</b>	\$71,255	\$75,396	\$72,059
<b>2019 Med Household Income</b>	\$60,776	\$60,757	\$58,120

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Dodge Park Rd	15 Mile Rd	0.03 S	2018	14,930	MPSI	.04
2	15 Mile Rd	Wellston Ave	0.05 W	2018	31,363	MPSI	.08
3	Dodge Park Rd	Broad St	0.01 N	2018	18,481	MPSI	.09
4	15 Mile Rd	Dodge Park Rd	0.05 W	2018	33,478	MPSI	.10
5	15 Mile Rd	Sterling Knolls Apartment	0.04 W	2012	18,668	MPSI	.18
6	15 Mile Rd	Maple Lane Dr	0.02 E	2018	22,703	MPSI	.27
7	Huntley Dr	Ina Dr	0.01 S	2018	455	MPSI	.29
8	Ina Dr	Huntley Dr	0.01 E	2018	936	MPSI	.30
9	Maple Lane Dr	15 Mile Rd	0.04 N	2018	15,869	MPSI	.30
10	Ina Dr	Huntley Dr	0.01 SW	2018	1,324	MPSI	.30



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**AGENT CONTACT INFO:**

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