

REHABBED IN 2023



PILOT

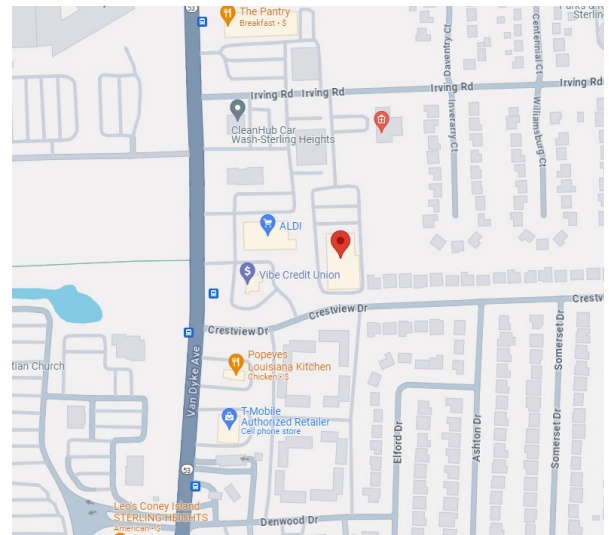
PROPERTY GROUP

VALUE ADD OPPORTUNITY 8220 IRVING RD, STERLING HEIGHTS, MI 48312

PROPERTY OVERVIEW:

- Great investment opportunity
- New office renovations in 2023
- Building built as single and double office suites
- Great value add opportunity
- Ample Parking with additional acreage for expansion

Property Type: Office Investment
Cross Streets: East of Van Dyke, north of Crestview Dr
Total Square Footage: 27,524
Year Built: 1965
Lot Size: 3.85 Acres
Zoning: C-3
Parcel ID: 10-10-34-151-034
Sale Price: \$1,850,000



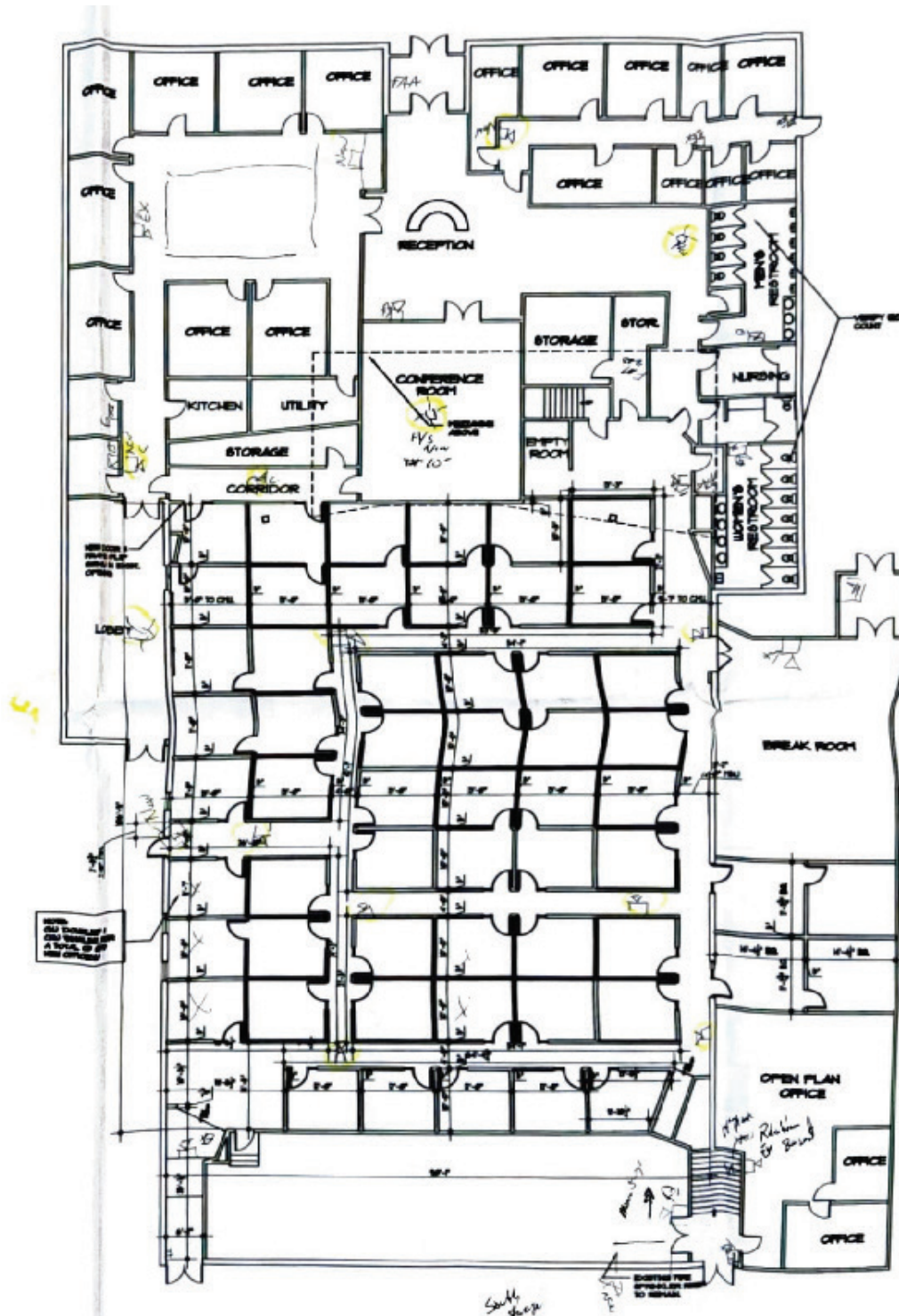
AGENT CONTACT INFO

JUSTIN FRANCEK O: 586.254.0900 x124 • C: 586.227.9515 • justin@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

FLOORPLAN



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

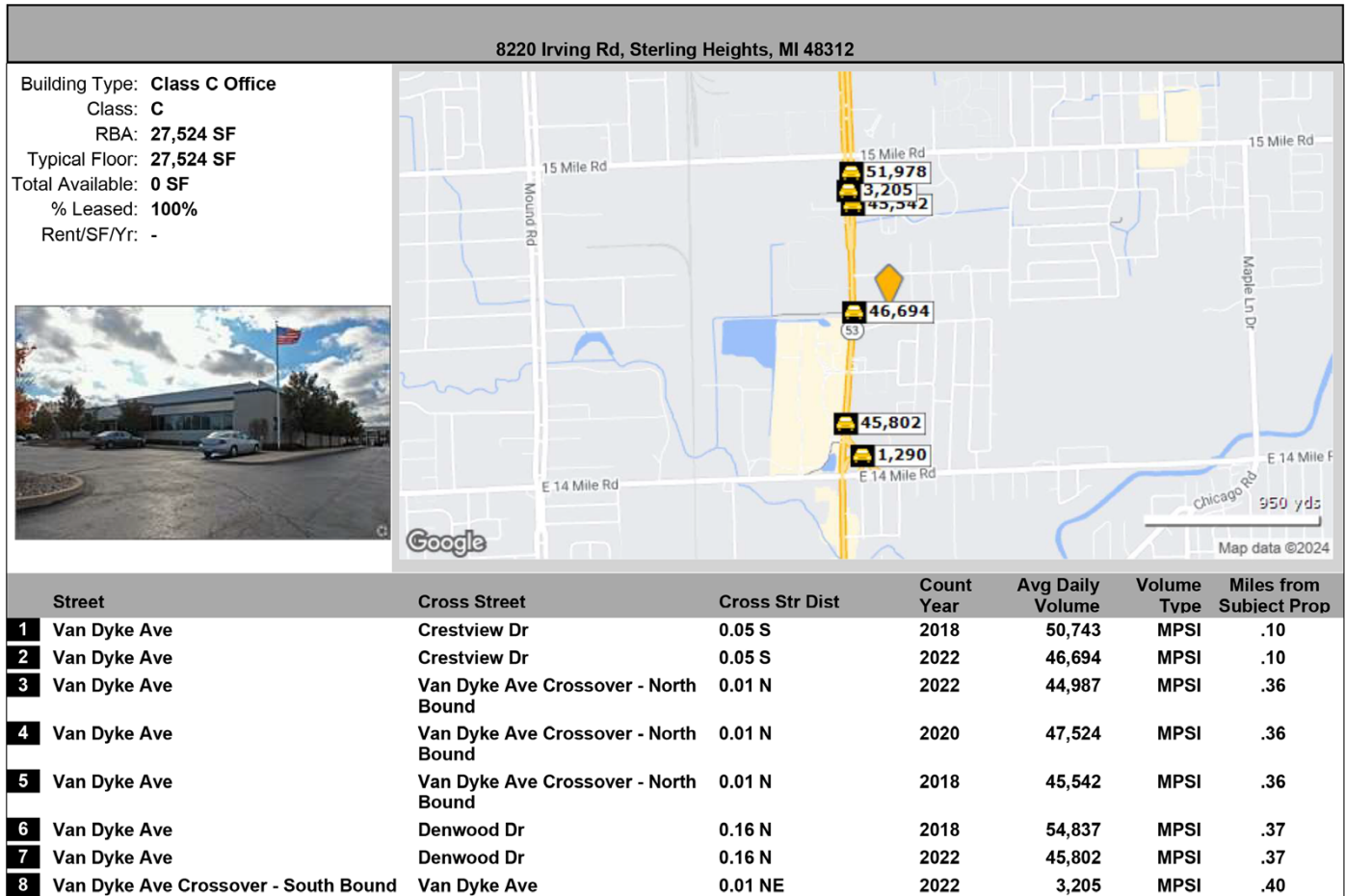
DEMOGRAPHIC REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	6,826		104,997		292,713	
2023 Estimate	6,817		104,745		292,154	
2010 Census	6,676		101,897		285,224	
Growth 2023 - 2028	0.13%		0.24%		0.19%	
Growth 2010 - 2023	2.11%		2.79%		2.43%	
2023 Population by Hispanic Origin	169		2,243		7,370	
2023 Population	6,817		104,745		292,154	
White	4,899	71.86%	79,580	75.97%	224,003	76.67%
Black	708	10.39%	12,851	12.27%	33,517	11.47%
Am. Indian & Alaskan	21	0.31%	278	0.27%	889	0.30%
Asian	1,014	14.87%	9,145	8.73%	25,647	8.78%
Hawaiian & Pacific Island	7	0.10%	20	0.02%	84	0.03%
Other	168	2.46%	2,870	2.74%	8,013	2.74%
U.S. Armed Forces	0		49		75	
Households						
2028 Projection	2,843		41,728		118,212	
2023 Estimate	2,838		41,586		117,921	
2010 Census	2,773		40,204		114,693	
Growth 2023 - 2028	0.18%		0.34%		0.25%	
Growth 2010 - 2023	2.34%		3.44%		2.81%	
Owner Occupied	1,948	68.64%	31,572	75.92%	86,887	73.68%
Renter Occupied	890	31.36%	10,014	24.08%	31,034	26.32%
2023 Households by HH Income	2,839		41,587		117,921	
Income: <\$25,000	328	11.55%	5,997	14.42%	19,239	16.32%
Income: \$25,000 - \$50,000	898	31.63%	10,094	24.27%	28,005	23.75%
Income: \$50,000 - \$75,000	548	19.30%	7,625	18.34%	22,285	18.90%
Income: \$75,000 - \$100,000	366	12.89%	6,555	15.76%	16,860	14.30%
Income: \$100,000 - \$125,000	349	12.29%	4,558	10.96%	12,134	10.29%
Income: \$125,000 - \$150,000	115	4.05%	2,981	7.17%	8,163	6.92%
Income: \$150,000 - \$200,000	137	4.83%	2,472	5.94%	6,801	5.77%
Income: \$200,000+	98	3.45%	1,305	3.14%	4,434	3.76%
2023 Avg Household Income	\$75,089		\$78,565		\$78,176	
2023 Med Household Income	\$56,885		\$64,502		\$62,385	

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

TRAFFIC COUNTS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
 586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com