



PILOT

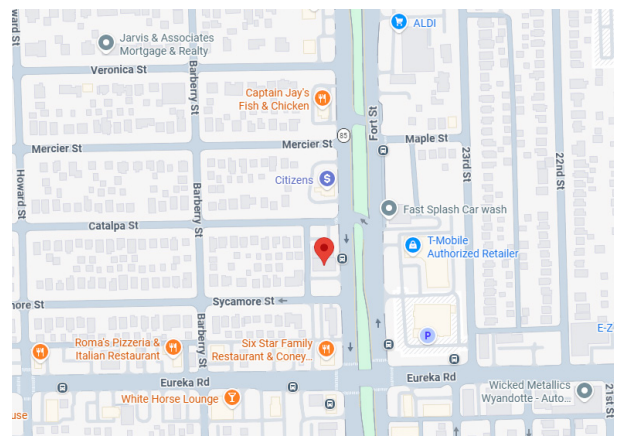
PROPERTY GROUP

14750 FORT STREET, SOUTHGATE, MI 48195

PROPERTY OVERVIEW:

- Join Green Lantern Pizza!
- Available space will be delivered in fresh white box condition
- Great visibility on Fort St
- Tremendous Traffic Counts and Demographics
- Convenient parking

Property Type:	Retail
Cross Streets:	West side of Fort, North of Eureka Road
Total Square Footage:	4,000
Minimum Square Footage:	2,000
Maximum Square Footage:	2,000
Parcel Size:	0.28 Acres
Year Built:	1989
Zoning:	C2
Parking Spaces:	20
Heat Type:	Package heating and cooling
Lease Rate:	\$15.00/SF
Lease Type:	NNN



AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@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

DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	59,376	210,003	559,176	2020 Households	26,061	87,635	214,400
2025 Population	54,105	195,015	523,342	2025 Households	23,724	81,243	200,410
2030 Population Projection	52,912	191,598	515,236	2030 Household Projection	23,188	79,781	197,231
Annual Growth 2020-2025	-1.8%	-1.4%	-1.3%	Annual Growth 2020-2025	-0.3%	0.1%	0.1%
Annual Growth 2025-2030	-0.4%	-0.4%	-0.3%	Annual Growth 2025-2030	-0.5%	-0.4%	-0.3%
Median Age	42.4	41.6	38.2	Owner Occupied Households	15,913	55,343	130,669
Bachelor's Degree or Higher	16%	19%	19%	Renter Occupied Households	7,275	24,437	66,562
U.S. Armed Forces	40	66	127	Avg Household Size	2.2	2.3	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$645M	\$2.3B	\$5.6B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	45,116	143,971	361,665	Avg Household Income	\$83,357	\$86,070	\$82,590
Black	1,808	17,969	58,655	Median Household Income	\$66,911	\$66,938	\$63,068
American Indian/Alaskan Native	274	1,292	3,753	< \$25,000	3,765	13,248	39,986
Asian	643	3,364	10,000	\$25,000 - 50,000	4,766	16,144	40,224
Hawaiian & Pacific Islander	31	113	301	\$50,000 - 75,000	4,856	16,101	36,908
Two or More Races	6,233	28,306	88,969	\$75,000 - 100,000	3,457	11,058	25,396
Hispanic Origin	5,342	25,716	82,324	\$100,000 - 125,000	2,776	8,648	19,940
				\$125,000 - 150,000	1,479	5,847	13,345
Housing				\$150,000 - 200,000	1,409	5,129	12,584
	2 miles	5 miles	10 miles	\$200,000+	1,216	5,067	12,028
Median Home Value	\$165,628	\$167,796	\$173,921				
Median Year Built	1955	1957	1957				

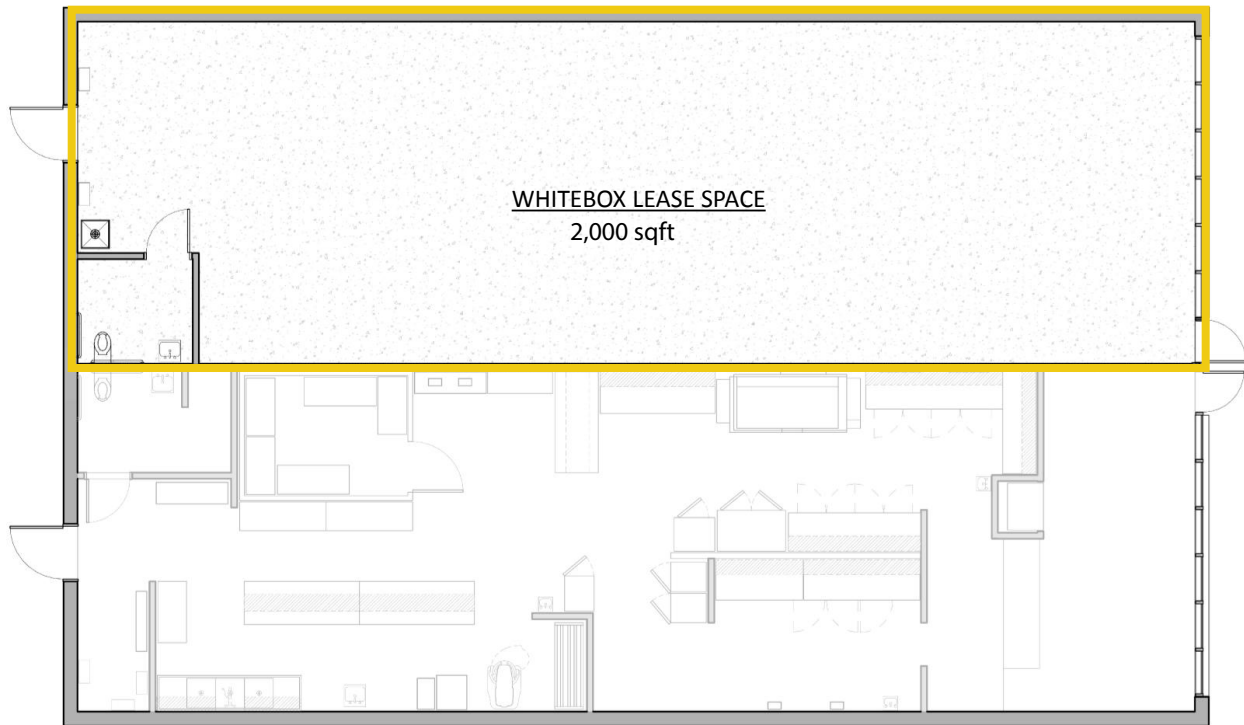
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fort St	Sycamore St N	37,697	2025	0.05 mi
Eureka Rd	Eureka Ave E	26,776	2025	0.11 mi
Fort St	Orange St S	36,634	2025	0.12 mi
Fort St	Phelps St N	15,305	2025	0.18 mi
Fort St	Chestnut St N	38,276	2025	0.23 mi
Eureka Rd	James St W	20,954	2025	0.31 mi
Fort St	Orchard St S	35,634	2025	0.37 mi
Fort St	Commonwealth St S	45,494	2025	0.37 mi
Superior Ave	Fort St E	1,230	2025	0.42 mi
Fort St	Superior Ave S	42,583	2025	0.44 mi

Matching the right people to the right place.

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

FLOOR PLAN



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

RENDERING OF UPDATED BUILDING



Matching the right people to the right place.

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