



PILOT

PROPERTY GROUP

48800 ROMEO PLANK RD, MACOMB TWP, MI 48044

PROPERTY OVERVIEW:

- Former TEAM Rehab and bank branch with 2 drive thru lanes
- Signage on 22 Mile and Romeo Plank
- Strong area demographics
- Extremely well-maintained property with professional landlord and management

Property Type: Retail
 Cross Streets: SEC of Romeo Plank and 22 Mile Road
 Total Square Footage: 38,260
 Building Name: Waldenburg Plaza
 Minimum Square Footage: 3,524
 Maximum Square Footage: 3,524
 Parcel Size: 9.014 Acres
 Year Built: 2005
 Zoning: C-2
 Parking Spaces: Ample
 Lease Rate: \$19.95/SF
 Lease Type: NNN (\$6/SF)



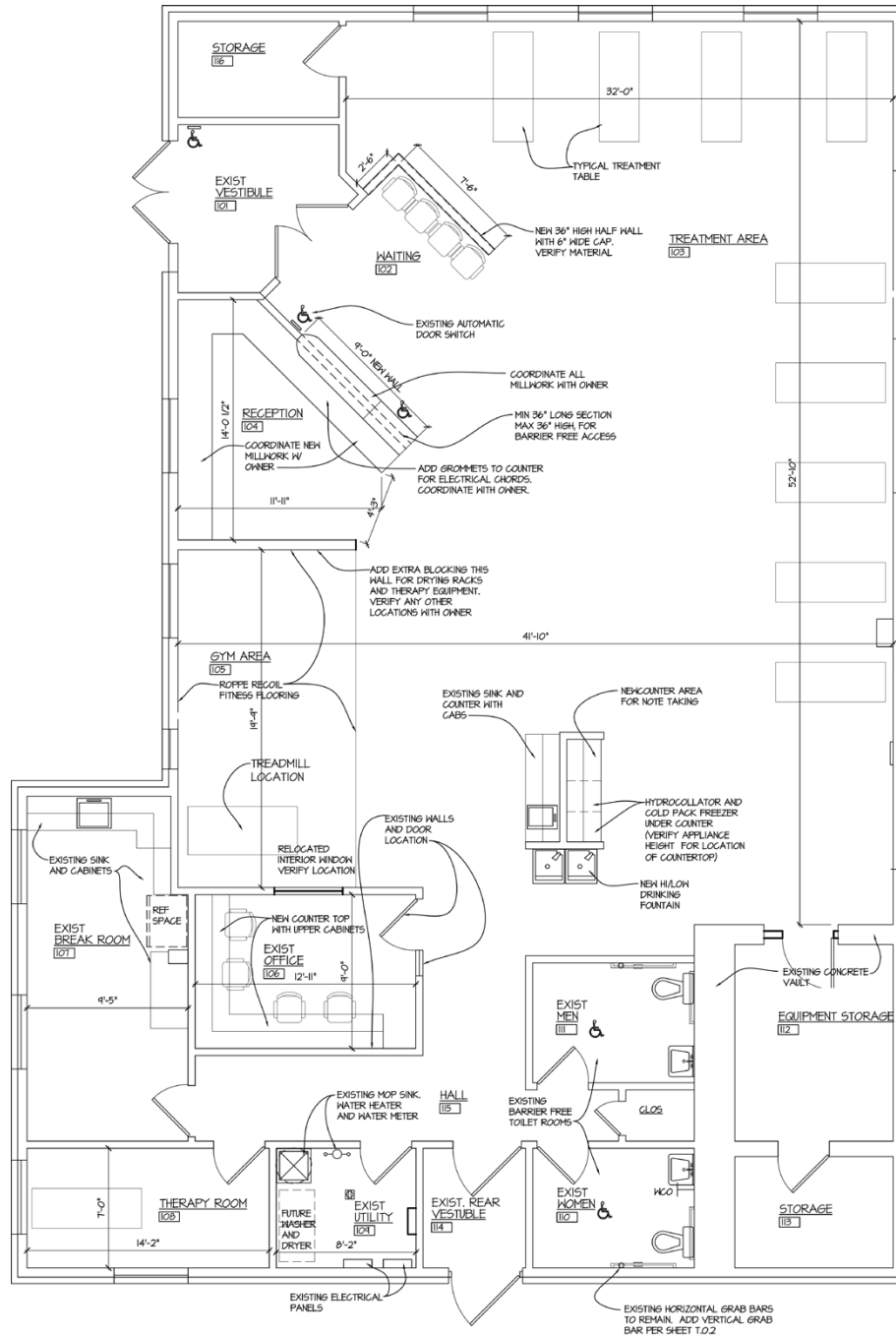
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FLOOR PLAN

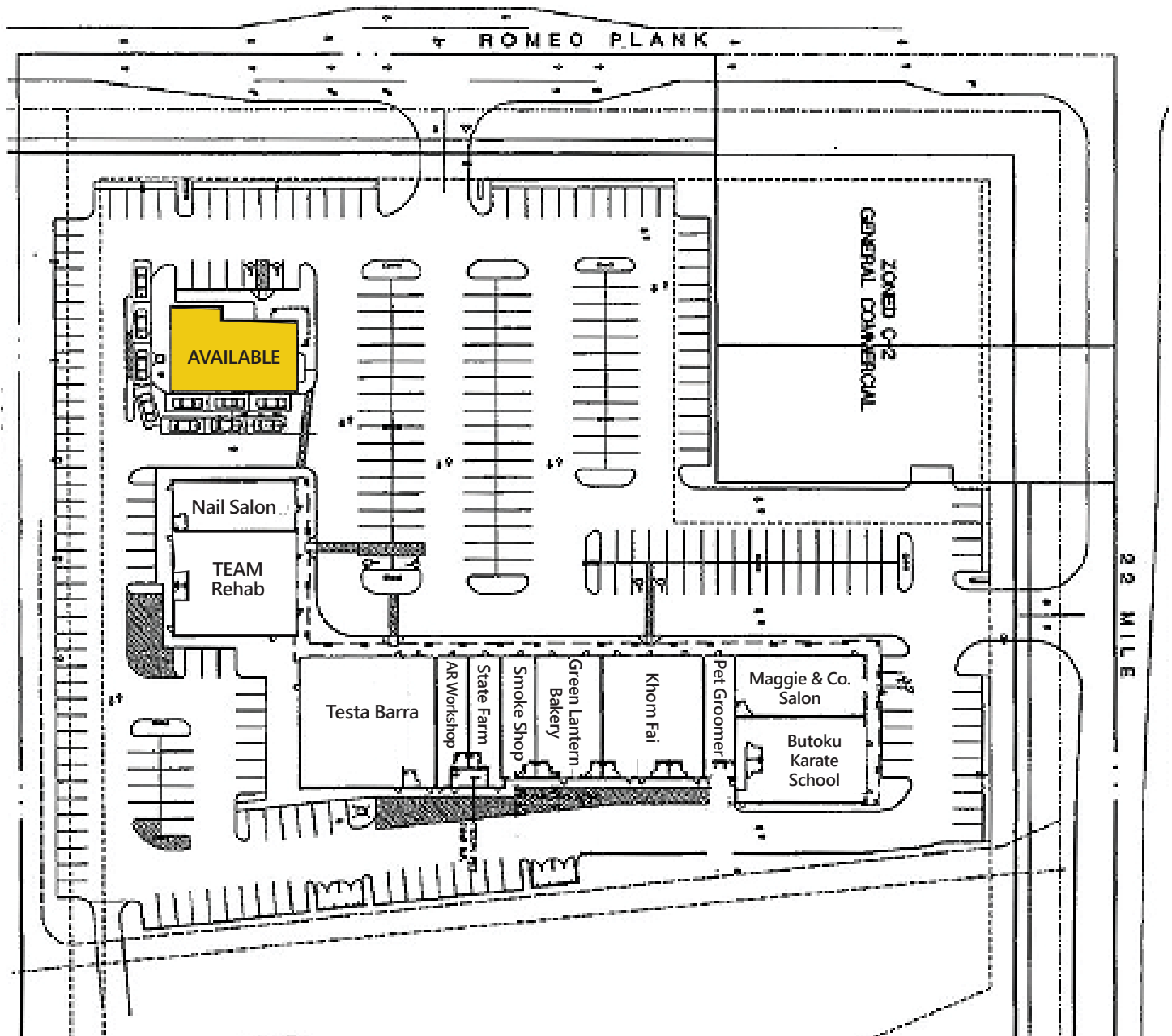


FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SITE PLAN



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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	50,875	207,694	631,175
2024 Population	48,773	204,614	626,851
2029 Population Projection	47,961	202,319	620,855
Annual Growth 2020-2024	-1.0%	-0.4%	-0.2%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	40.6	42.2	42.2
Bachelor's Degree or Higher	31%	29%	29%
U.S. Armed Forces	37	118	551

Population By Race			
	2 miles	5 miles	10 miles
White	40,414	166,839	494,665
Black	2,618	15,469	53,338
American Indian/Alaskan Native	28	137	530
Asian	2,258	7,751	32,252
Hawaiian & Pacific Islander	12	48	157
Two or More Races	3,443	14,370	45,909
Hispanic Origin	1,555	6,437	20,481

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$311,057	\$277,083	\$251,374
Median Year Built	1997	1992	1982

Households			
	2 miles	5 miles	10 miles
2020 Households	17,231	80,566	251,317
2024 Households	16,510	79,312	249,783
2029 Household Projection	16,230	78,393	247,385
Annual Growth 2020-2024	0%	0.6%	0.6%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Owner Occupied Households	14,960	60,912	183,587
Renter Occupied Households	1,269	17,481	63,798
Avg Household Size	2.9	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$655.3M	\$2.7B	\$8.2B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$121,123	\$104,790	\$97,681
Median Household Income	\$105,501	\$84,812	\$76,733
< \$25,000	1,076	9,602	33,011
\$25,000 - 50,000	2,391	13,778	47,875
\$50,000 - 75,000	1,994	11,742	41,541
\$75,000 - 100,000	2,286	11,551	35,538
\$100,000 - 125,000	2,311	8,260	25,812
\$125,000 - 150,000	2,197	7,751	21,215
\$150,000 - 200,000	2,361	9,097	24,249
\$200,000+	1,895	7,530	20,540

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Romeo Plank Rd	22 Mile Rd N	14,853	2022	0.10 mi
Yale Dr	Slate Dr SE	2,009	2022	0.38 mi
Yale Dr	Slate Dr NW	2,346	2022	0.39 mi
Romeo Plank	Turnberry Dr N	15,127	2022	0.44 mi
Romeo Plank Rd	Highland Hills Blvd N	15,109	2022	0.49 mi
Romeo Plank Road	-	20,477	2019	0.64 mi
22 Mile Rd	Dunhill Dr E	9,436	2022	0.69 mi
22 Mile Rd	Cross Creek Dr W	12,932	2022	0.78 mi
Romeo Plank	Dennis S	17,938	2022	0.81 mi
22 Mile Rd	Heydenreich Rd E	10,185	2022	0.89 mi

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ADDITIONAL PHOTOS



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