



PILOT

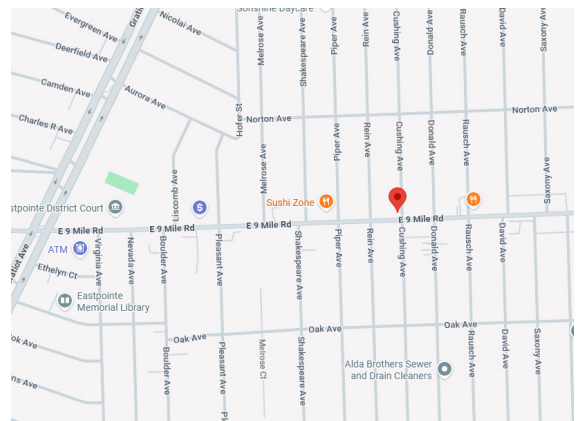
PROPERTY GROUP

16941 E 9 MILE RD, EASTPOINTE, MI 48310

PROPERTY OVERVIEW:

- Opportunity to purchase or lease a freestanding retail building.
- Tenant is responsible for CAM, general/routine maintenance.
- Well-Maintained property, billboard/building signage, ample parking, soft corner location makes this an appealing real estate asset.
- **Do Not Approach Existing Tenant. All inquiries through listing broker.**

Property Type: Retail
 Cross Streets: 9 Mile Road between Gratiot and Kelly
 Total Square Footage: 593
 Lot Size: 0.097 Acres
 Year Built: 1945
 Zoning: MU2: Main Street Mixed Use
 Parking Spaces: Approx 8
 Property Taxes: 2025: \$3,283.07
 Lease Rate: \$1,500/month
 Lease Type: Modified Gross
 Sale Price: \$150,000.00 (\$252.95/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	77,730	358,739	916,503	2020 Households	30,059	142,819	379,862
2025 Population	76,983	370,661	945,164	2025 Households	29,684	146,810	391,758
2030 Population Projection	77,412	375,518	957,903	2030 Household Projection	29,843	148,647	397,248
Annual Growth 2020-2025	-0.2%	0.7%	0.6%	Annual Growth 2020-2025	0%	0.8%	0.8%
Annual Growth 2025-2030	0.1%	0.3%	0.3%	Annual Growth 2025-2030	0.1%	0.3%	0.3%
Median Age	37.7	39.1	39.7	Owner Occupied Households	18,523	95,267	240,808
Bachelor's Degree or Higher	14%	18%	23%	Renter Occupied Households	11,320	53,380	156,440
U.S. Armed Forces	10	114	478	Avg Household Size	2.5	2.5	2.3
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$735.8M	\$3.8B	\$10.1B
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	32,468	173,735	491,648	Avg Household Income	\$71,808	\$77,727	\$79,583
Black	37,414	161,388	334,154	Median Household Income	\$58,335	\$59,266	\$59,767
American Indian/Alaskan Native	218	1,065	2,371	< \$25,000	5,750	30,030	84,146
Asian	1,368	9,819	52,724	\$25,000 - 50,000	7,162	32,555	83,277
Hawaiian & Pacific Islander	33	221	434	\$50,000 - 75,000	6,096	28,376	70,384
Two or More Races	5,482	24,433	63,833	\$75,000 - 100,000	3,915	17,026	46,550
Hispanic Origin	2,023	9,210	24,882	\$100,000 - 125,000	2,818	14,776	38,769
				\$125,000 - 150,000	1,694	8,524	22,691
Housing				\$150,000 - 200,000	1,379	8,323	24,024
	2 miles	5 miles	10 miles	\$200,000+	871	7,198	21,917
Median Home Value	\$134,020	\$157,387	\$187,198				
Median Year Built	1955	1956	1959				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E 9 Mile Rd	Cushing Ave W	22,574	2025	0.05 mi
Donald Ave	E 9 Mile Rd S	1,070	2025	0.08 mi
Donald Ave	E 9 Mile Rd N	1,261	2025	0.09 mi
E 9 Mile Rd	Donald Ave W	21,957	2025	0.10 mi
E 9 Mile Rd	Melrose Ave E	18,561	2025	0.22 mi
E 9 Mile Rd	Saxony Ave W	15,043	2025	0.24 mi
Pleasant Ave	E 9 Mile Rd N	1,089	2025	0.27 mi
Pleasant Ave	E 9 Mile Rd S	1,089	2025	0.27 mi
E 9 Mile Rd	Liscomb Ave W	20,646	2025	0.30 mi
E 9 Mile Rd	Virginia Ave E	19,520	2025	0.48 mi

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ADDITIONAL PHOTOS



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