



PILOT

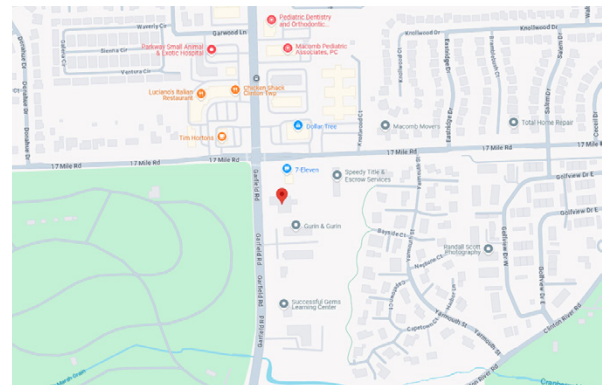
PROPERTY GROUP

IMMACULATE FREESTANDING OFFICE BUILDING 38880 GARFIELD RD, CLINTON TOWNSHIP, MI 48038

PROPERTY OVERVIEW:

- Former Bank Branch/Administrative Office building. The building is equipped with 3 drive thru lanes, bank lobby, vault, and executive offices.
- Building has a full finished basement that is accessible by elevator.
- Back up generator.
- Large Monument Signage and "landmark" clock tower on Garfield Rd.
- Small storage garage (approximately 500 SF) accessible by roll-up door.

| | |
|---------------------------|--|
| Property Type: | Office |
| Cross Streets: | East side of Garfield, South of 17 Mile Road |
| Available Square Footage: | 11,332 with full basement |
| Parcel Size: | 2.25 Acres |
| Year Built: | 2002 |
| Zoning: | OS-1 |
| Grade Level Doors: | (1) 8'x8' |
| Parking Spaces: | Approx. 95 |
| Heat Type: | Zoned AC - warm and cooled air |
| Property Taxes: | 2024: \$65.234 (\$5.76/SF) (Under appeal) |
| Lease Rate: | \$18.00 |
| Lease Type: | NNN |



| TRADE AREA DEMOGRAPHICS | | | |
|--|----------|----------|----------|
| | 2 MILE | 5 MILE | 10 MILE |
| POPULATION | 48,142 | 287,617 | 860,495 |
| HOUSEHOLDS | 20,771 | 121,384 | 346,946 |
| INCOME | \$87,716 | \$83,660 | \$87,929 |
| TRAFFIC COUNT ON GARFIELD: 31,526 VPD | | | |

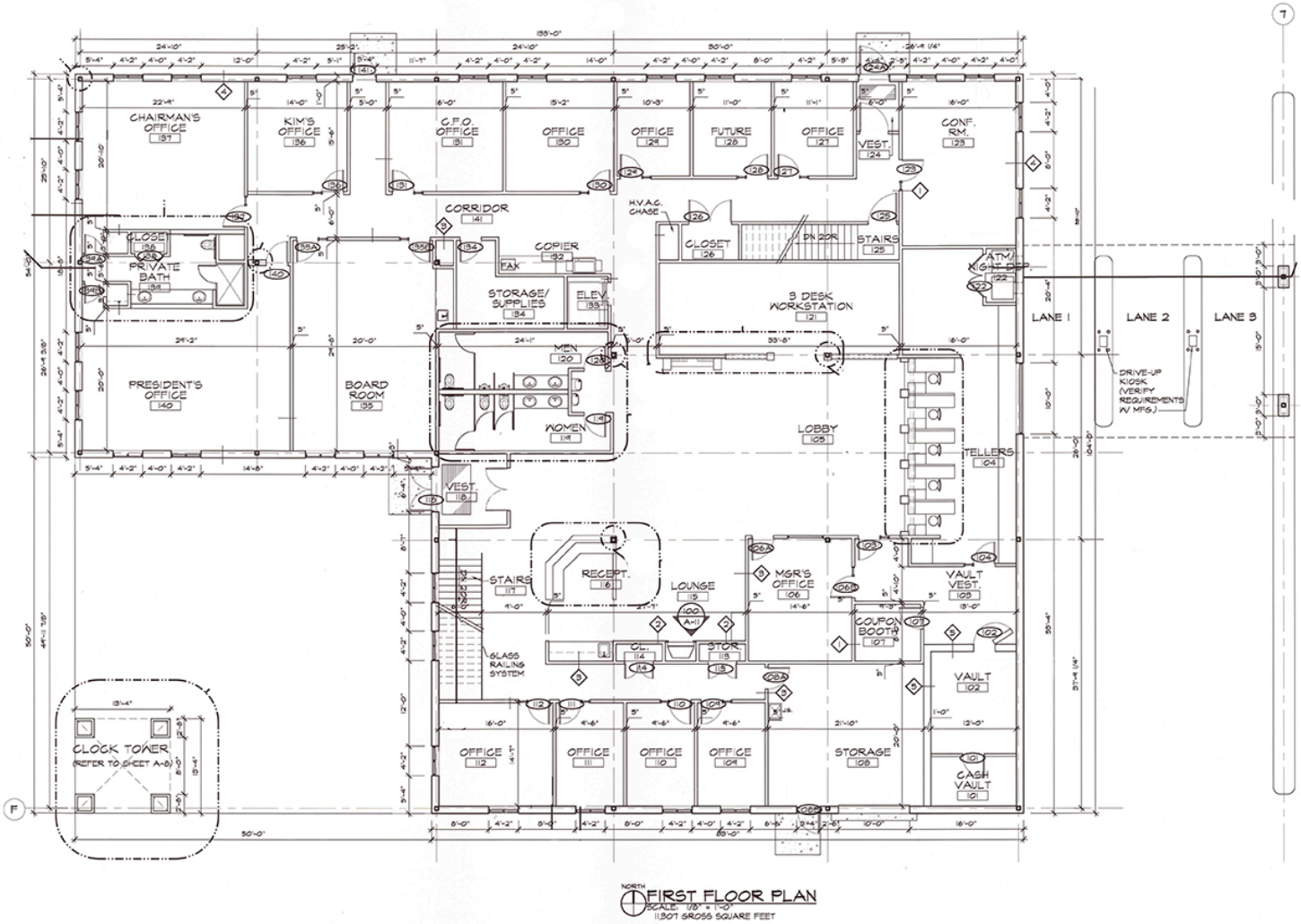
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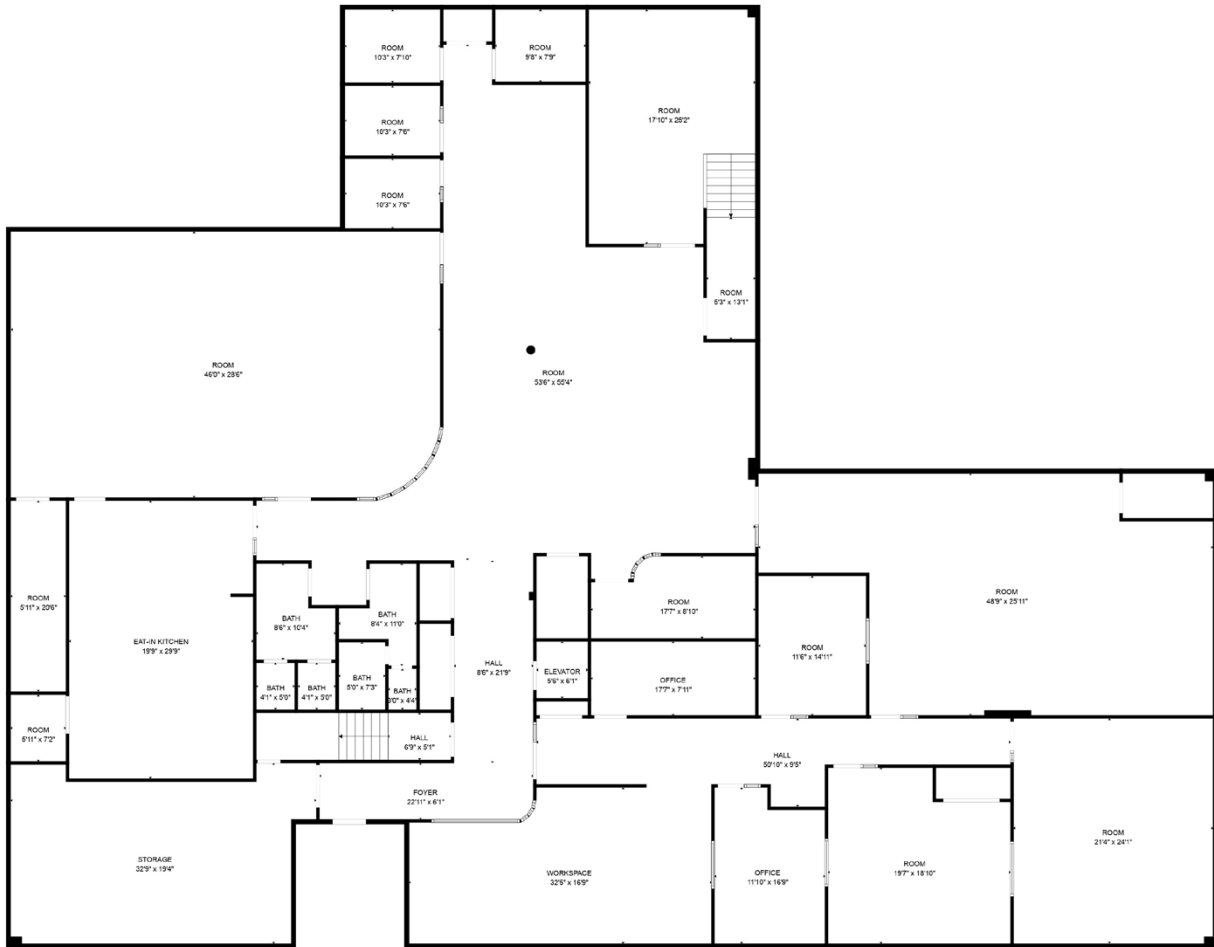
FIRST FLOOR PLAN



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BASEMENT FLOOR PLAN



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ADDITIONAL PHOTOS



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