

REHABBED IN 2023



PILOT

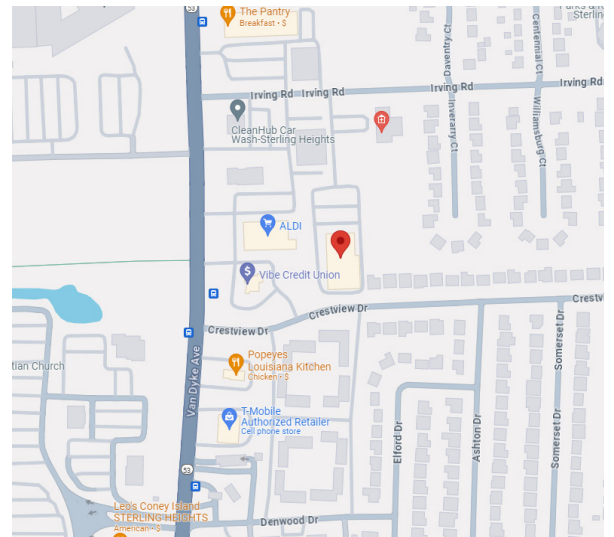
PROPERTY GROUP

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

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ADDITIONAL PHOTOS



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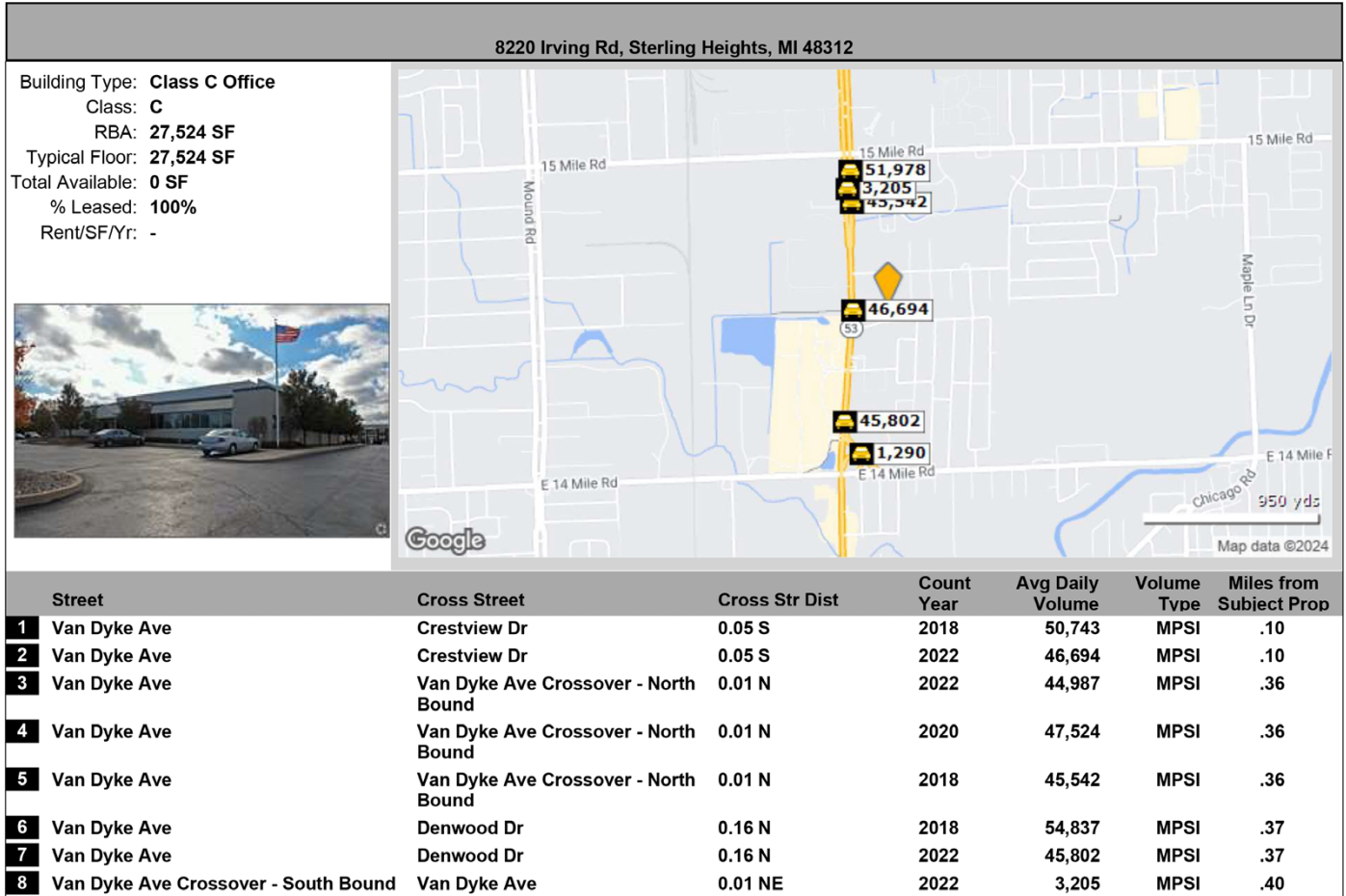
DEMOGRAPHIC REPORT

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

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TRAFFIC COUNTS



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