

FREESTANDING BUILDING



PILOT

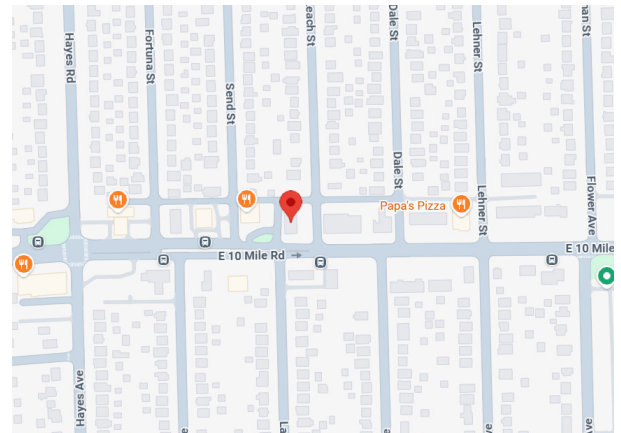
PROPERTY GROUP

LARGE SIGNAGE AND PARKING LOT
15163 10 MILE ROAD, EASTPOINTE, MI 48021

PROPERTY OVERVIEW:

- Recently updated and very clean building.
- Large pole signage.
- Ample parking.
- Large open floor plan, 2 restrooms, and mechanical room.
- Modified Gross-Tenant pays for utilities, and lawn/snow services.
- Sale includes two parcels.

Property Type: Retail/Office
Cross Streets: North side of 10 Mile, East of Hayes
Total Square Footage: 3,160
Minimum Square Footage: 3,160
Lot Size: 0.304 Acres (2 parcels)
Year Built: 1964
Zoning: MU-1 Neighborhood Mixed Use
Parking Spaces: Approx. 25
Property Taxes: 2025- \$10,383.49
Lease Rate: \$3,500/month
Lease Type: Modified Gross
Sale Price: \$375,000 (\$118.67/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	64,176	366,797	1,010,241
2025 Population	63,606	375,597	1,039,232
2030 Population Projection	64,083	380,138	1,053,333
Annual Growth 2020-2025	-0.2%	0.5%	0.6%
Annual Growth 2025-2030	0.2%	0.2%	0.3%
Median Age	38.2	39.4	40
Bachelor's Degree or Higher	13%	17%	24%
U.S. Armed Forces	0	122	532

Population By Race			
	2 miles	5 miles	10 miles
White	33,651	189,769	562,674
Black	22,753	145,022	344,600
American Indian/Alaskan Native	199	1,100	2,523
Asian	2,050	14,257	58,212
Hawaiian & Pacific Islander	25	219	468
Two or More Races	4,928	25,229	70,756
Hispanic Origin	1,786	9,582	28,103

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$138,750	\$160,387	\$198,489
Median Year Built	1957	1957	1959

Households			
	2 miles	5 miles	10 miles
2020 Households	25,061	147,106	417,896
2025 Households	24,833	150,002	430,086
2030 Household Projection	25,030	151,755	436,235
Annual Growth 2020-2025	-0.1%	0.7%	0.7%
Annual Growth 2025-2030	0.2%	0.2%	0.3%
Owner Occupied Households	16,036	99,093	271,218
Renter Occupied Households	8,994	52,661	165,018
Avg Household Size	2.5	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$642.3M	\$3.9B	\$11.4B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$74,942	\$77,067	\$82,492
Median Household Income	\$62,215	\$59,747	\$61,952
< \$25,000	4,136	29,038	87,894
\$25,000 - 50,000	5,848	34,312	89,608
\$50,000 - 75,000	5,365	29,195	76,571
\$75,000 - 100,000	3,488	18,011	52,233
\$100,000 - 125,000	2,585	15,616	43,247
\$125,000 - 150,000	1,648	8,738	25,321
\$150,000 - 200,000	927	8,625	28,530
\$200,000+	837	6,468	26,684

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E 10 Mile Rd	Dale St W	14,992	2026	0.09 mi
E 10 Mile Rd	Valley Ave E	14,195	2026	0.10 mi
Hayes Avenue	Hayes Avenue S	5,251	2026	0.14 mi
East 10 Mile Road	-	6,673	2026	0.14 mi
HAYES AVE	E 10 Mile Rd S	5,694	2026	0.14 mi
Hayes Ave	Shirley Ave S	4,774	2026	0.15 mi
E 10 Mile Rd	Rosenbusch Blvd W	13,122	2026	0.15 mi
East 10 Mile Road	East 10 Mile Road E	20,097	2026	0.16 mi
Hayes Boulevard	Curtis St N	6,066	2026	0.16 mi
E 10 Mile Rd	Tecla Ave E	12,396	2026	0.28 mi

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ADDITIONAL PHOTOS



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