

**EXTREMELY WELL-MAINTAINED
OFFICE BUILDING**



PILOT

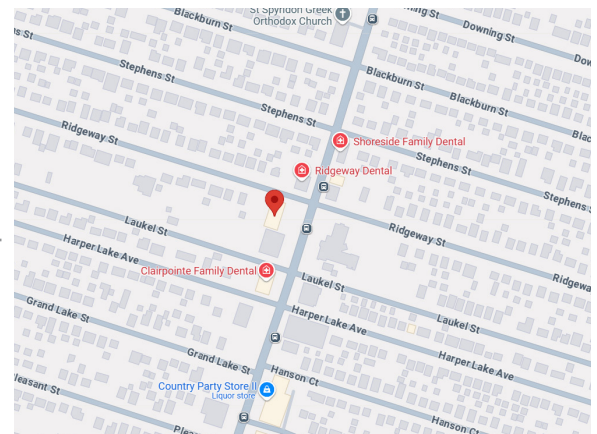
PROPERTY GROUP

FULLY OCCUPIED INVESTMENT OPPORTUNITY 24025 GREATER MACK, SAINT CLAIR SHORES, MI 48080

PROPERTY OVERVIEW:

- Extremely Well-Maintained Office building only blocks away from Downtown Saint Clair Shores and "Nautical Mile."
- Fully occupied, 8-suite, office building with mix of professional and medical tenants.
- Current NOI: \$70,000.
- Do not disturb existing tenants. All inquiries should be made through listing broker.

Property Type:	Office/Medical
Cross Streets:	West side of Greater Mack, Just North of 9 Mile
Total Square Footage:	10,950
Building Name:	Mack Ridgeway Building
Parcel Size:	0.510 Acres
Year Built:	1980
Zoning:	O-1
Parking Spaces:	42
Property Taxes:	2025: \$23,615.24
Sale Price:	\$850,000 (\$77.63/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	52,889	251,899	736,360	2020 Households	23,485	102,401	296,115
2024 Population	50,149	248,256	752,359	2024 Households	22,239	100,451	302,263
2029 Population Projection	49,121	244,515	746,114	2029 Household Projection	21,773	98,858	299,735
Annual Growth 2020-2024	-1.3%	-0.4%	0.5%	Annual Growth 2020-2024	-0.4%	0.1%	0.9%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%	Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Median Age	43.3	39.4	39.6	Owner Occupied Households	17,077	67,116	192,450
Bachelor's Degree or Higher	29%	21%	20%	Renter Occupied Households	4,697	31,742	107,285
U.S. Armed Forces	55	63	343	Avg Household Size	2.2	2.4	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$661.1M	\$2.7B	\$7.9B
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	37,984	137,741	393,897	Avg Household Income	\$87,396	\$76,753	\$72,904
Black	7,925	89,075	268,921	Median Household Income	\$69,736	\$58,394	\$54,078
American Indian/Alaskan Native	36	230	850	< \$25,000	3,469	19,315	67,532
Asian	775	4,124	37,764	\$25,000 - 50,000	4,410	24,054	74,093
Hawaiian & Pacific Islander	7	51	148	\$50,000 - 75,000	4,115	19,017	54,270
Two or More Races	3,422	17,034	50,780	\$75,000 - 100,000	3,214	13,305	38,027
Hispanic Origin	1,479	6,011	17,901	\$100,000 - 125,000	2,318	8,805	24,226
				\$125,000 - 150,000	1,775	5,813	15,332
Housing				\$150,000 - 200,000	1,672	5,358	15,266
	2 mile	5 mile	10 mile	\$200,000+	1,267	4,784	13,518
Median Home Value	\$170,905	\$147,613	\$154,076				
Median Year Built	1956	1955	1959				



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ADDITIONAL PHOTOS



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