



PILOT

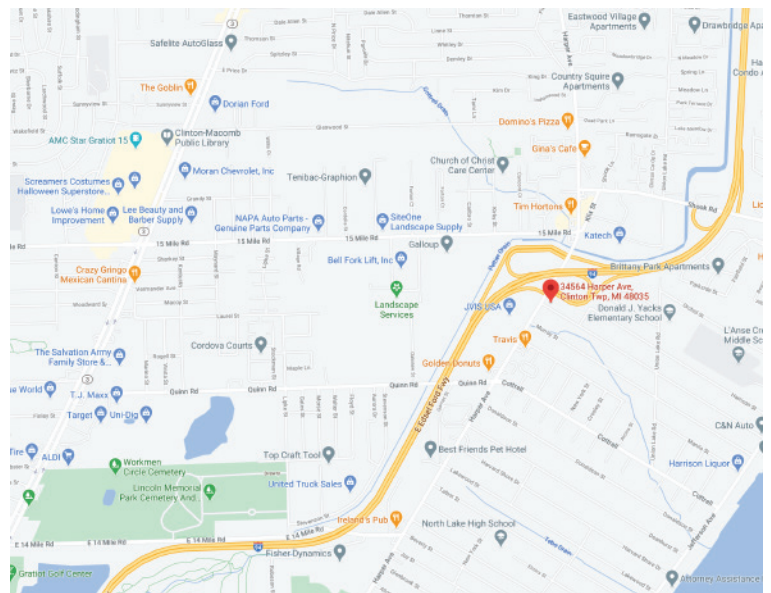
PROPERTY GROUP

DRIVE-THRU AVAILABLE
34564 HARPER, CLINTON TOWNSHIP

PROPERTY OVERVIEW:

- Monument Signage on Harper Ave
- Easy Access to I-94
- Drive-Thru Available
- Potential uses include: office, medical, retail, restaurant
- *Deed Restriction prohibits property as being used as a bank or credit union

Property Type:	Office/Retail
Cross Streets:	Harper and 15 Mile
Total Square Footage:	2,528
Lease Rate:	\$10.00/SF
Lease Type:	NNN
Lot Size:	160' Frontage
Parcel Size:	.49
Zoning:	B3
Year Built:	1980
Parking Spaces:	25 +/-
Property Taxes:	2020: \$10,032.43



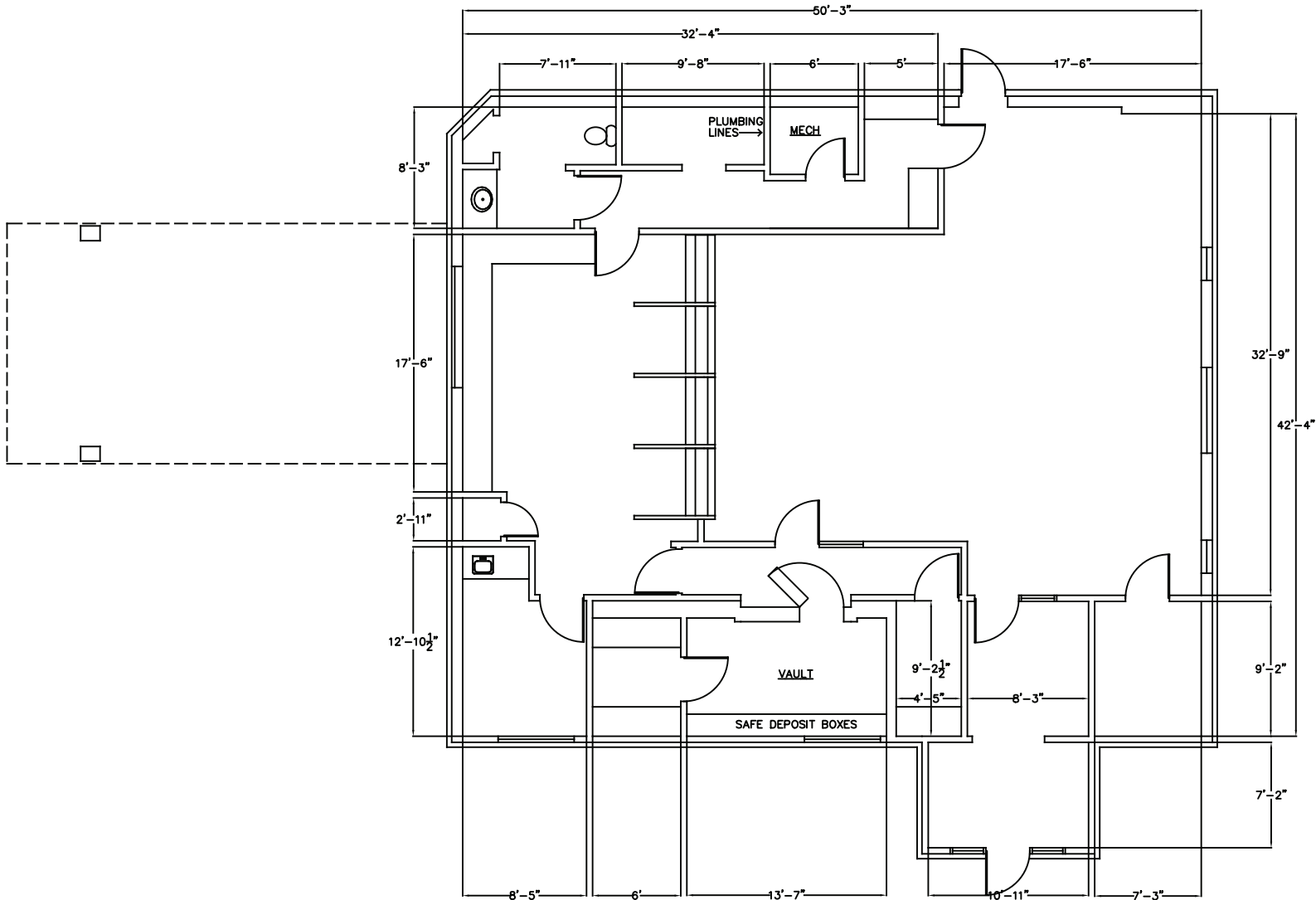
AGENT CONTACT INFO

ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

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FLOOR PLAN



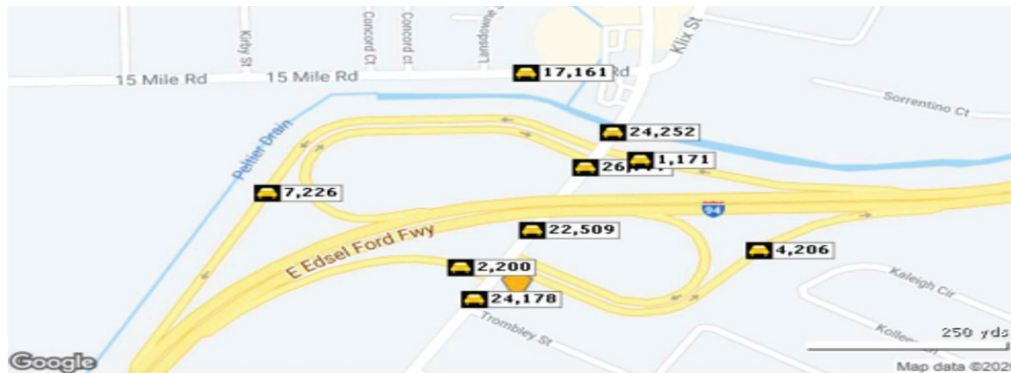
34564 Harper Ave, Clinton Twp, MI

APPROX 2,500 GROSS SQUARE FOOTAGE

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DEMOGRAPHIC & TRAFFIC COUNT REPORTS

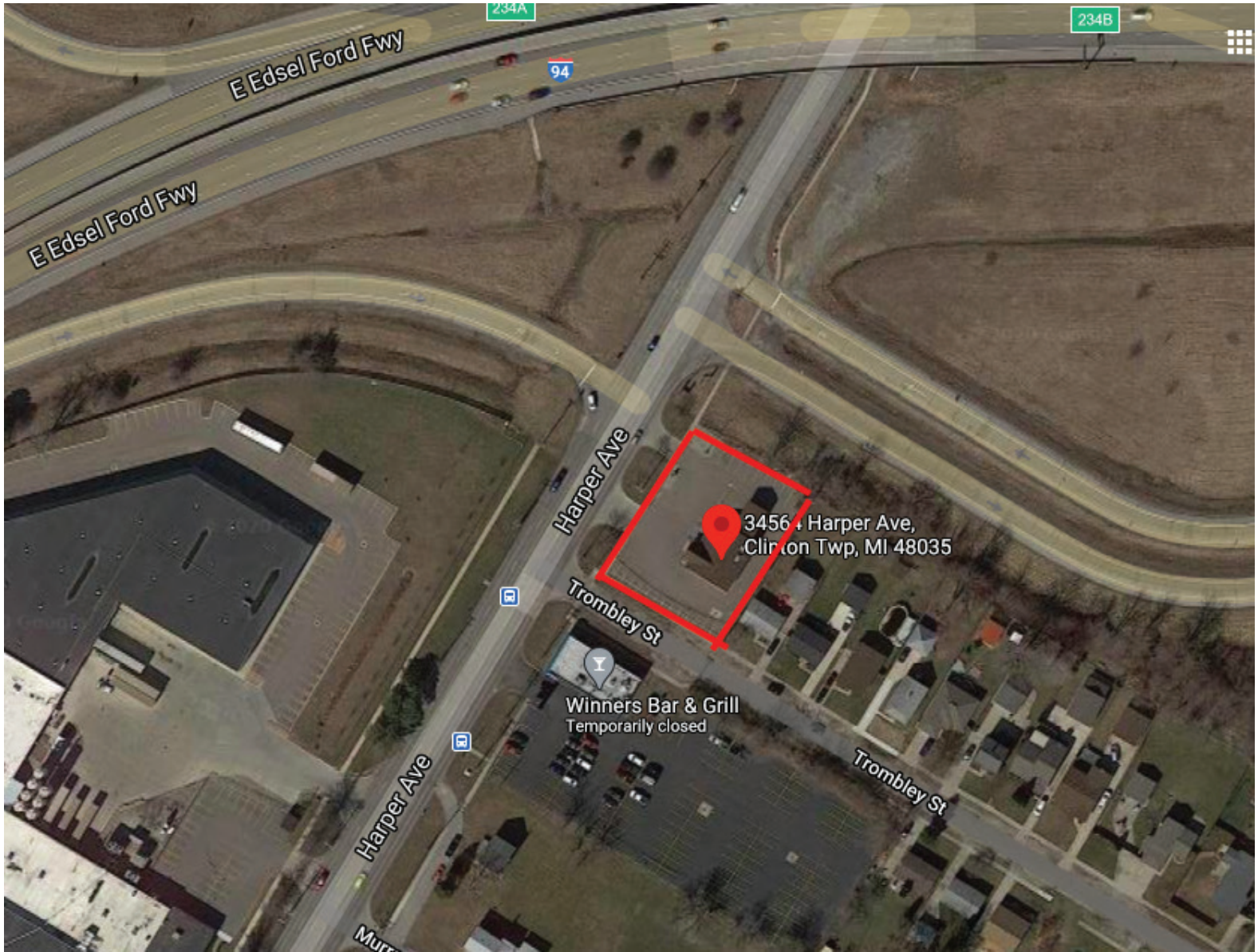
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	13,736	85,026	191,663
2020 Estimate	13,495	83,469	188,856
2010 Census	12,717	78,337	181,105
Growth 2020 - 2025	1.79%	1.87%	1.49%
Growth 2010 - 2020	6.12%	6.55%	4.28%
2020 Population by Hispanic Origin			
2020 Population	396	2,165	5,121
2020 Population			
White	9,007 66.74%	62,656 75.06%	150,172 79.52%
Black	3,742 27.73%	16,556 19.83%	29,611 15.68%
Am. Indian & Alaskan	49 0.36%	293 0.35%	693 0.37%
Asian	302 2.24%	1,537 1.84%	3,278 1.74%
Hawaiian & Pacific Island	4 0.03%	40 0.05%	71 0.04%
Other	391 2.90%	2,386 2.86%	5,032 2.66%
U.S. Armed Forces	0	28	113
Households			
2025 Projection	5,865	36,797	81,821
2020 Estimate	5,757	36,119	80,588
2010 Census	5,410	33,919	77,145
Growth 2020 - 2025	1.88%	1.88%	1.53%
Growth 2010 - 2020	6.41%	6.49%	4.46%
Owner Occupied	3,212 55.79%	24,167 66.91%	56,664 70.31%
Renter Occupied	2,545 44.21%	11,952 33.09%	23,924 29.69%
2020 Households by HH Income			
Income: <\$25,000	1,298 22.55%	7,700 21.32%	16,675 20.69%
Income: \$25,000 - \$50,000	1,377 23.93%	9,224 25.54%	19,763 24.52%
Income: \$50,000 - \$75,000	1,167 20.28%	7,491 20.74%	15,701 19.48%
Income: \$75,000 - \$100,000	785 13.64%	5,025 13.91%	11,339 14.07%
Income: \$100,000 - \$125,000	594 10.32%	3,137 8.69%	7,269 9.02%
Income: \$125,000 - \$150,000	215 3.74%	1,402 3.88%	4,185 5.19%
Income: \$150,000 - \$200,000	179 3.11%	1,345 3.72%	3,436 4.26%
Income: \$200,000+	140 2.43%	795 2.20%	2,220 2.75%
2020 Avg Household Income	\$66,412	\$66,151	\$69,746
2020 Med Household Income	\$54,571	\$53,650	\$55,587



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Harper Ave	Trombley St	0.01 SW	2020	24,178	MPSI	.03
2 Harper Ave	Trombley St	0.04 S	2013	2,200	AADT	.06
3 Harper Ave	I-94	0.02 NE	2020	22,509	MPSI	.08
4 Harper Ave	I-94	0.04 SW	2020	26,777	MPSI	.15
5 Harper Ave	Klix St	0.07 N	2020	1,171	MPSI	.17
6 Kaleigh Cir	Kolleen Ln	0.04 SE	2020	4,206	MPSI	.18
7 Harper Ave	Klix St	0.02 NE	2016	27,680	MPSI	.19
8 Harper Ave	Klix St	0.05 NE	2020	24,252	MPSI	.19
9 15 Mile Rd	Kirby St	0.12 N	2020	7,226	MPSI	.21
10 15 Mile Rd	Lansdowne St	0.03 W	2018	17,161	MPSI	.24

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AERIAL



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