

ZONED LOW-RISE MULTIFAMILY



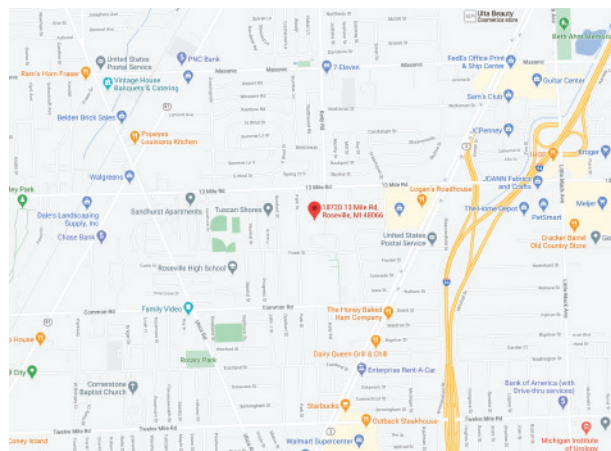
PILOT PROPERTY GROUP

18720 13 MILE, ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- Multifamily Development Sight
- Strong Community with St. Pio Catholic Church Adjacent & American House Senior Living Behind Property
- Roseville School District

Property Type:	Vacant Land
Cross Streets:	13 Mile and Kelly
Sale Price:	\$275,000.00
Lot Size:	180' x 896'
Parcel Size:	5.3
Zoning:	RM-1



AGENT CONTACT INFO

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

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

Matching the right people to the right place.

44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 586.254.0900 • www.pilotpg.com

DEMOGRAPHIC AND TRAFFIC COUNT REPORTS

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	15,063	128,160	305,895
2020 Estimate	14,876	126,688	302,426
2010 Census	14,464	123,786	295,812
Growth 2020 - 2025	1.26%	1.16%	1.15%
Growth 2010 - 2020	2.85%	2.34%	2.24%
2020 Population by Hispanic Origin			
2020 Population	322	2,964	7,163
2020 Population			
White	11,413 76.72%	103,384 81.61%	235,227 77.78%
Black	2,692 18.10%	16,343 12.90%	49,924 16.51%
Am. Indian & Alaskan	103 0.69%	474 0.37%	1,083 0.36%
Asian	269 1.81%	3,186 2.51%	8,536 2.82%
Hawaiian & Pacific Island	3 0.02%	24 0.02%	66 0.02%
Other	397 2.67%	3,277 2.59%	7,590 2.51%
U.S. Armed Forces	20	84	117
Households			
2025 Projection	6,778	53,438	128,745
2020 Estimate	6,689	52,815	127,244
2010 Census	6,475	51,580	124,317
Growth 2020 - 2025	1.33%	1.18%	1.18%
Growth 2010 - 2020	3.31%	2.39%	2.35%
Owner Occupied	4,128 61.71%	39,615 75.01%	93,657 73.60%
Renter Occupied	2,561 38.29%	13,200 24.99%	33,587 26.40%
2020 Households by HH Income			
Income: <\$25,000	1,725 25.78%	10,611 20.09%	25,126 19.75%
Income: \$25,000 - \$50,000	1,856 27.74%	14,029 26.56%	33,749 26.52%
Income: \$50,000 - \$75,000	1,266 18.92%	10,753 20.36%	25,213 19.81%
Income: \$75,000 - \$100,000	782 11.69%	7,168 13.57%	18,135 14.25%
Income: \$100,000 - \$125,000	459 6.86%	4,498 8.52%	10,769 8.46%
Income: \$125,000 - \$150,000	283 4.23%	2,506 4.74%	6,079 4.78%
Income: \$150,000 - \$200,000	164 2.45%	2,060 3.90%	5,239 4.12%
Income: \$200,000+	156 2.33%	1,191 2.25%	2,933 2.31%
2020 Avg Household Income	\$60,419	\$67,240	\$67,938
2020 Med Household Income	\$45,995	\$53,760	\$54,146



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Krieg Dr	Krieg Cir	0.03 S	2013	2,530	ADT	.06
2 E 13 Mile Rd	Krieg Cir	0.03 W	2013	19,865	ADT	.11
3 Kelly Rd	E 13 Mile Rd	0.01 S	2016	3,810	MPSI	.12
4 Kelly Rd	Skyline St	0.04 N	2018	6,883	MPSI	.12
5 Kelly Rd	Skyline St	0.04 N	2013	5,790	ADT	.12
6 E 13 Mile Rd	Tennessee St	0.03 E	2018	19,710	MPSI	.13
7 E 13 Mile Rd	Tennessee St	0.03 E	2013	20,595	ADT	.14
8 E 13 Mile Rd	Alabama St	0.03 W	2020	32,741	MPSI	.32
9 E 13 Mile Rd	Normal St	0.04 E	2020	20,833	MPSI	.37
10 East 13 Mile Road	Normal St	0.04 E	2018	18,435	AAAT	.37

Matching the right people to the right place.

ADDITIONAL PHOTO



Matching the right people to the right place.