

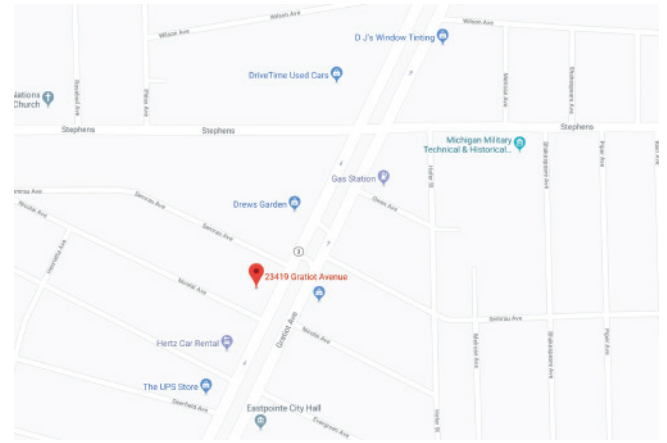


**PILOT**  
PROPERTY GROUP

**GREAT INVESTMENT OPPORTUNITY**

**23419-23423 GRATIOT AVE, EASTPOINTE, MI 48021**

- Property Type:..... Office/Retail
- Cross Streets:..... West Side of Gratiot just South of Stephens
- Total Square Footage:..... 2,400 SF (1,200 SF/Address)
- Sale Price:..... \$154,900.00 (\$64.54/SF)
- Lot Size:..... .092 Acres
- Frontage:..... 40'
- Year Built:..... 1956
- Zoning:..... B-3
- Heat Type:..... GFA
- Parking Spaces:..... Approx. 4 dedicated and street parking
- Property Taxes:..... 2019 - \$3,866.66



**PROPERTY OVERVIEW:**

- Well-maintained investment properties on Gratiot Ave.
- Both buildings currently occupied- 23419 is occupied by Eastpointe Scooters and 23423 is occupied by Glammher Boutique
- Tremendous traffic counts on Gratiot Ave.
- Close proximity to many National Tenants and Freeways
- Contact broker for more details- Do not approach the Tenants

**AGENT CONTACT INFO**

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*Matching the right people to the right place.*



## TRADE AREA MAP



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## DEMOGRAPHIC & TRAFFIC REPORT

Population	1 Mile	3 Mile	5 Mile
<b>2019 Total Population:</b>	21,628	152,527	374,501
<b>2024 Population:</b>	21,939	153,658	376,105
<b>Pop Growth 2019-2024:</b>	1.44%	0.74%	0.43%
<b>Average Age:</b>	37.5	37.9	38.7
Households			
<b>2019 Total Households:</b>	8,371	58,498	145,609
<b>HH Growth 2019-2024:</b>	1.42%	0.79%	0.46%
<b>Median Household Inc:</b>	\$46,131	\$45,713	\$46,717
<b>Avg Household Size:</b>	2.6	2.6	2.6
<b>2019 Avg HH Vehicles:</b>	2	2	2
Housing			
<b>Median Home Value:</b>	\$59,885	\$73,128	\$91,268
<b>Median Year Built:</b>	1953	1955	1955

**Traffic Count Report:**  
23419-23423 Gratiot Ave.  
Eastpointe, MI 48021



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Gratiot Ave	Semrau Ave	0.02 SE	2018	30,450	MPSI	.06
2 Stephens Dr	Gratiot Ave	0.07 E	2012	3,207	AADT	.14
3 Gratiot Ave	N Park Ave	0.02 W	2013	37,330	AADT	.31
4 Stephens Dr	Flower Ave	0.02 E	2018	4,043	MPSI	.34
5 Pleasant Ave	E 9 Mile Rd	0.03 S	2013	1,140	ADT	.37
6 Gratiot Ave	E 9 Mile Rd	0.03 SW	2013	44,850	ADT	.38
7 E 9 Mile Rd	Liscomb Ave	0.03 W	2013	21,095	ADT	.39
8 Gratiot Ave	Forest Ave	0.01 NE	2014	34,945	MPSI	.39
9 E 9 Mile Rd	Virginia Ave	0.02 E	2018	23,296	MPSI	.39
10 E 9 Mile Rd	Melrose Ave	0.03 E	2018	18,747	MPSI	.41

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