

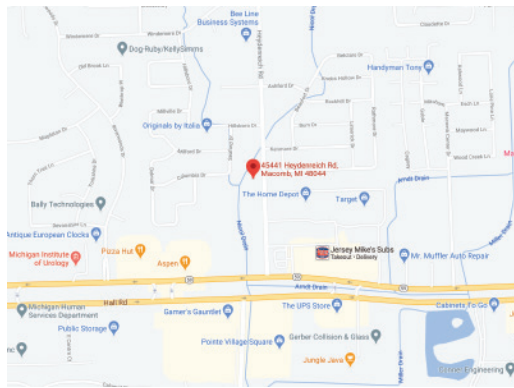


PILOT
PROPERTY GROUP

45441 HEYDENREICH, MACOMB, MI 48044

PROPERTY OVERVIEW:

Beautiful 7800 Office/Medical for Sale or Lease
 Not included in SF is upstairs storage space
 Prime location just off Hall Road in Macomb Township



Property Type:..... Office/Medical
 Cross Streets:..... Hall and Heydenreich
 Total Square Footage:..... 7,800
 Building Name:..... Windermere Building Office
 Lease Rate:..... \$18.95 PSF
 Lease Type:..... Gross
 Sale Price:..... \$1,285,000.00
 Parcel Size:..... 1.1
 Year Built:..... 2000
 Zoning:..... O1
 Parking Spaces:..... 89 +/- Shared
 Property Taxes:..... 2020 - \$26,323.34

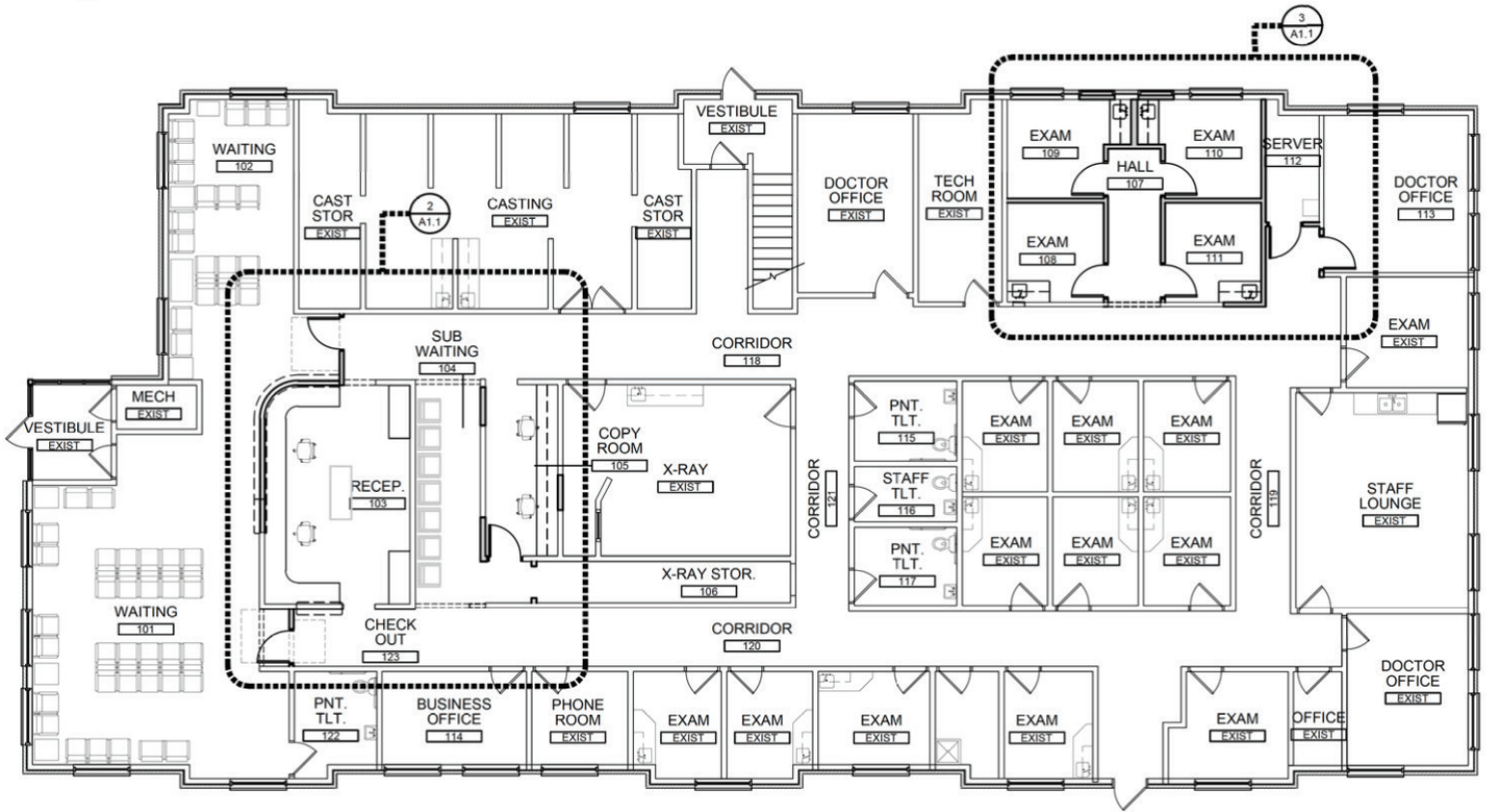
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Matching the right people to the right place.

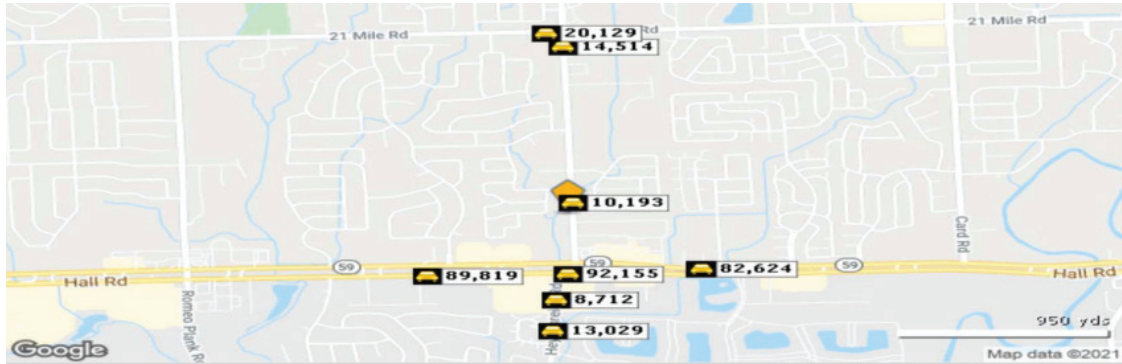
FLOOR PLAN



1
A1.1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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TRAFFIC COUNT AND DEMOGRAPHIC REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Heydenreich Rd	Kenmare Dr	0.00 N	2018	10,193	MPSI	.06
2 Hall Rd	Heydenreich Rd	0.03 W	2018	92,155	MPSI	.25
3 Heydenreich Rd	Villa Grande Cir	0.10 S	2018	8,907	MPSI	.36
4 Heydenreich Rd	Villa Grande Cir	0.10 S	2020	8,712	MPSI	.36
5 Hall Rd	Macomb Center Dr	0.05 E	2017	80,432	AADT	.42
6 Hall Rd	Macomb Center Dr	0.05 E	2020	82,624	MPSI	.42
7 Hall Rd	E Centre Ct	0.02 W	2020	89,819	MPSI	.44
8 Heydenreich Road	Villa Grande Cir	0.03 N	2020	13,029	MPSI	.49
9 Heydenreich Rd	21 Mile Rd	0.06 N	2018	14,514	MPSI	.71
10 21 Mile Rd	Heydenreich Rd	0.04 E	2018	20,129	MPSI	.77

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	16,766	101,758	227,521
2020 Estimate	16,151	99,808	223,441
2010 Census	13,488	93,289	210,385
Growth 2020 - 2025	3.81%	1.95%	1.83%
Growth 2010 - 2020	19.74%	6.99%	6.21%
2020 Population by Hispanic Origin	590	2,853	6,261
2020 Population	16,151	99,808	223,441
White	12,096 74.89%	81,754 81.91%	184,195 82.44%
Black	3,035 18.79%	11,535 11.56%	25,864 11.58%
Am. Indian & Alaskan	69 0.43%	288 0.29%	638 0.29%
Asian	534 3.31%	3,962 3.97%	7,747 3.47%
Hawaiian & Pacific Island	3 0.02%	50 0.05%	98 0.04%
Other	414 2.56%	2,219 2.22%	4,900 2.19%
U.S. Armed Forces	41	118	141
Households			
2025 Projection	6,952	38,332	89,187
2020 Estimate	6,649	37,610	87,601
2010 Census	5,283	35,237	82,610
Growth 2020 - 2025	4.56%	1.92%	1.81%
Growth 2010 - 2020	25.86%	6.73%	6.04%
Owner Occupied	3,921 58.97%	29,019 77.16%	67,316 76.84%
Renter Occupied	2,728 41.03%	8,591 22.84%	20,285 23.16%
2020 Households by HH Income	6,647	37,612	87,602
Income: <\$25,000	742 11.16%	4,570 12.15%	13,574 15.50%
Income: \$25,000 - \$50,000	1,543 23.21%	6,301 16.75%	16,765 19.14%
Income: \$50,000 - \$75,000	1,127 16.96%	5,981 15.90%	14,953 17.07%
Income: \$75,000 - \$100,000	1,145 17.23%	5,765 15.33%	12,358 14.11%
Income: \$100,000 - \$125,000	866 13.03%	4,898 13.02%	10,421 11.90%
Income: \$125,000 - \$150,000	344 5.18%	3,785 10.06%	7,611 8.69%
Income: \$150,000 - \$200,000	470 7.07%	3,967 10.55%	7,420 8.47%
Income: \$200,000+	410 6.17%	2,345 6.23%	4,500 5.14%
2020 Avg Household Income	\$89,709	\$97,665	\$88,461
2020 Med Household Income	\$73,250	\$83,473	\$72,451

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ADDITIONAL IMAGES



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