

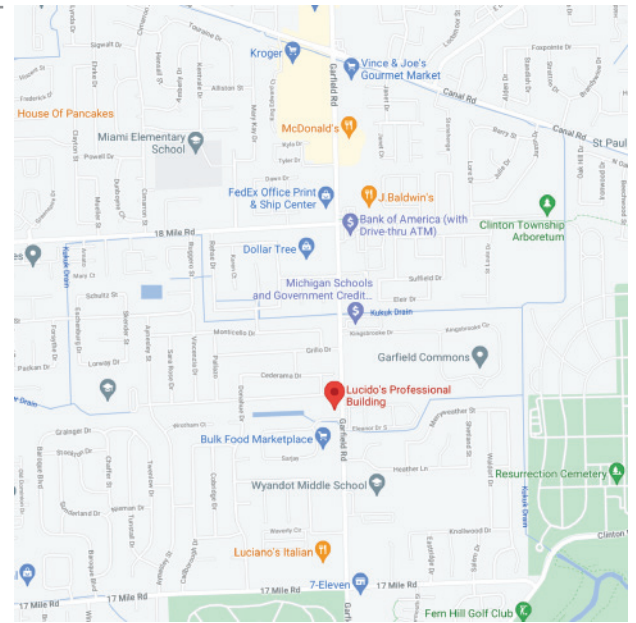


# PILOT

PROPERTY GROUP

**39949 GARFIELD, CLINTON TOWNSHIP, MI 48038**

- Property Type:..... Office
- Cross Streets:..... West side of Garfield, between 17 and 18 Mile
- Total Square Footage:..... 6,680
- Building Name:..... Lucido's Professional Building
- Minimum Sq. Ft. Available:..... 1,035
- Maximum Sq. Ft. Available:..... 6,680
- Lease Rate:..... \$14.95/SF
- Lease Type:..... Gross
- Sale Price:..... \$749,900.00 (\$112.26/SF)
- Lot Size:..... .754 Acres
- Zoning:..... B-1
- Year Built:..... 1985
- Parking Spaces:..... 40
- Property Taxes:..... 2020: \$13,844.36



**PROPERTY OVERVIEW:**

- Amazing opportunity for an owner/occupant with rental income or conversion to single user building.
- Suites 1 and 2 are currently vacant. Suite 3 is leased to a long-time chiropractic tenant that is currently month to month.
- Great location near Henry Ford Macomb, Macomb Community College- Center Campus, Partridge Creek Mall, and easy access to M-59

**Leasing Information:** Suite 1 (2,060 SF) leases for \$14.95/SF Gross plus utilities. Suite 2 (1,035 SF) leases for \$1,700.00/Month Absolute Gross.

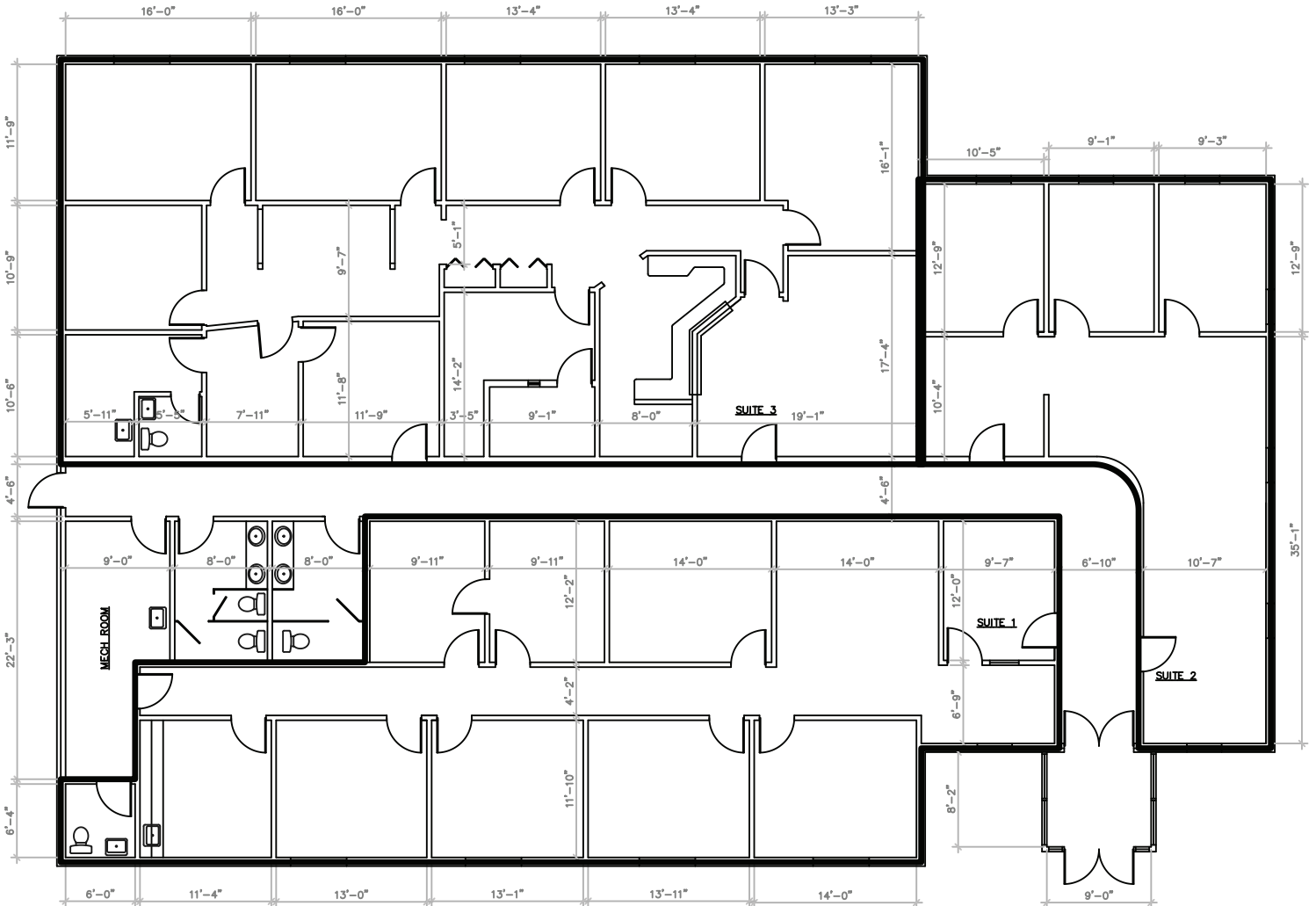
**AGENT CONTACT INFO**

**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

*Matching the right people to the right place.*

**FLOOR PLAN**



39949 Garfield Road, Clinton Twp., MI

APPROX 6,800 GROSS SQUARE FOOTAGE  
 SUITE 1: APPROX 2,060 GROSS SQUARE FOOTAGE  
 SUITE 2: APPROX 1,035 GROSS SQUARE FOOTAGE  
 SUITE 3: APPROX 2,600 GROSS SQUARE FOOTAGE

*Matching the right people to the right place.*

## DEMOGRAPHIC & TRAFFIC COUNT REPORTS

### Population

	2 mile	5 mile	10 mile
2010 Population	46,782	276,952	820,336
2020 Population	46,663	293,079	858,056
2025 Population Projection	46,985	298,244	871,315
Annual Growth 2010-2020	0%	0.6%	0.5%
Annual Growth 2020-2025	0.1%	0.4%	0.3%
Median Age	45.3	41.6	41
Bachelor's Degree or Higher	24%	22%	23%
U.S. Armed Forces	8	172	407

### Population By Race

	2 mile	5 mile	10 mile
White	40,221	233,151	678,245
Black	4,122	40,783	105,327
American Indian/Alaskan Native	87	922	2,797
Asian	1,325	11,315	50,308
Hawaiian & Pacific Islander	4	112	265
Two or More Races	905	6,795	21,113
Hispanic Origin	1,195	8,146	23,144

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$197,282	\$179,772	\$177,657
Median Year Built	1983	1978	1973

### Households

	2 mile	5 mile	10 mile
2010 Households	20,287	113,933	326,451
2020 Households	20,353	120,900	341,434
2025 Household Projection	20,517	123,102	346,749
Annual Growth 2010-2020	0.4%	0.6%	0.4%
Annual Growth 2020-2025	0.2%	0.4%	0.3%
Owner Occupied	15,343	86,201	256,291
Renter Occupied	5,174	36,901	90,459
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$505.3M	\$2.9B	\$8.5B

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$80,810	\$77,423	\$80,158
Median Household Income	\$63,449	\$61,763	\$63,303
< \$25,000	3,392	22,174	59,496
\$25,000 - 50,000	4,471	27,599	77,299
\$50,000 - 75,000	3,696	21,637	61,618
\$75,000 - 100,000	2,812	17,188	48,307
\$100,000 - 125,000	2,311	12,531	34,709
\$125,000 - 150,000	1,493	8,059	23,068
\$150,000 - 200,000	1,397	7,327	22,026
\$200,000+	780	4,384	14,912

### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Garfield Rd	Eleanor Dr N S	21,147	2018	0.03 mi
Garfield Rd	Eleanor Dr N S	31,135	2020	0.03 mi
Terra Bella St	Garfield Rd E	1,650	2020	0.04 mi
Garfield Rd	Grillo Dr N	32,519	2018	0.11 mi
Garfield Rd	Grillo Dr N	29,081	2020	0.11 mi
Garfield Rd	Heatherwood Dr S	35,027	2020	0.41 mi
Garfield Rd	17 Mile Rd S	33,405	2020	0.43 mi
Garfield Rd	17 Mile Rd S	30,590	2018	0.43 mi
17 Mile Rd	Knollwood Ct E	5,354	2020	0.51 mi
17 Mile Rd	Knollwood Ct E	5,948	2018	0.51 mi

*Matching the right people to the right place.*

**ADDITIONAL IMAGES**



*Matching the right people to the right place.*