

FULLY RENOVATED SUITES FOR LEASE



PILOT

PROPERTY GROUP

21396 - 21404 CASS AVE., CLINTON TOWNSHIP 48036

PROPERTY OVERVIEW:

Excellent location, visibility & signage.
Fully renovated units with open floor plans & 14' exposed ceilings.
Zoning permits a variety of commercial uses.
Near many national tenants, borders Dunkin Donuts.

Property Type:..... Commercial
Cross Streets:..... West of Groesbeck, South side of Cass Ave.
Total Square Feet:..... 2,760
Minimum Sq. Ft. Available:.... 920
Maximum Sq. Ft. Available:.... 2,760
Lease Rate:..... \$1,550.00 - \$1,700.00/Month
Lease Type:..... Gross plus utilities
Zoning:..... B-3
Year Built: 1989
Parking Spaces: 18 +/-



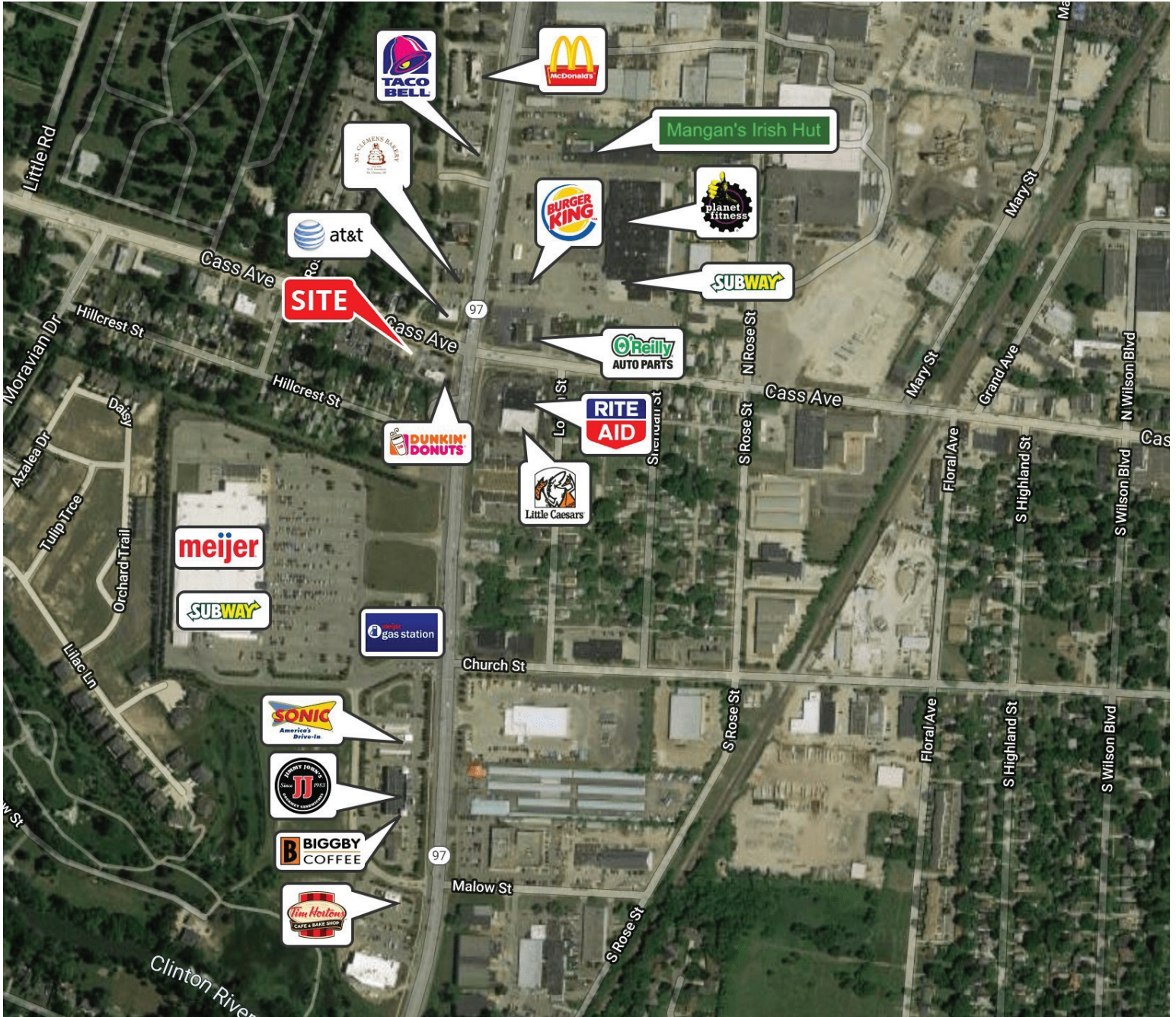
AGENT CONTACT INFO

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Matching the right people to the right place.

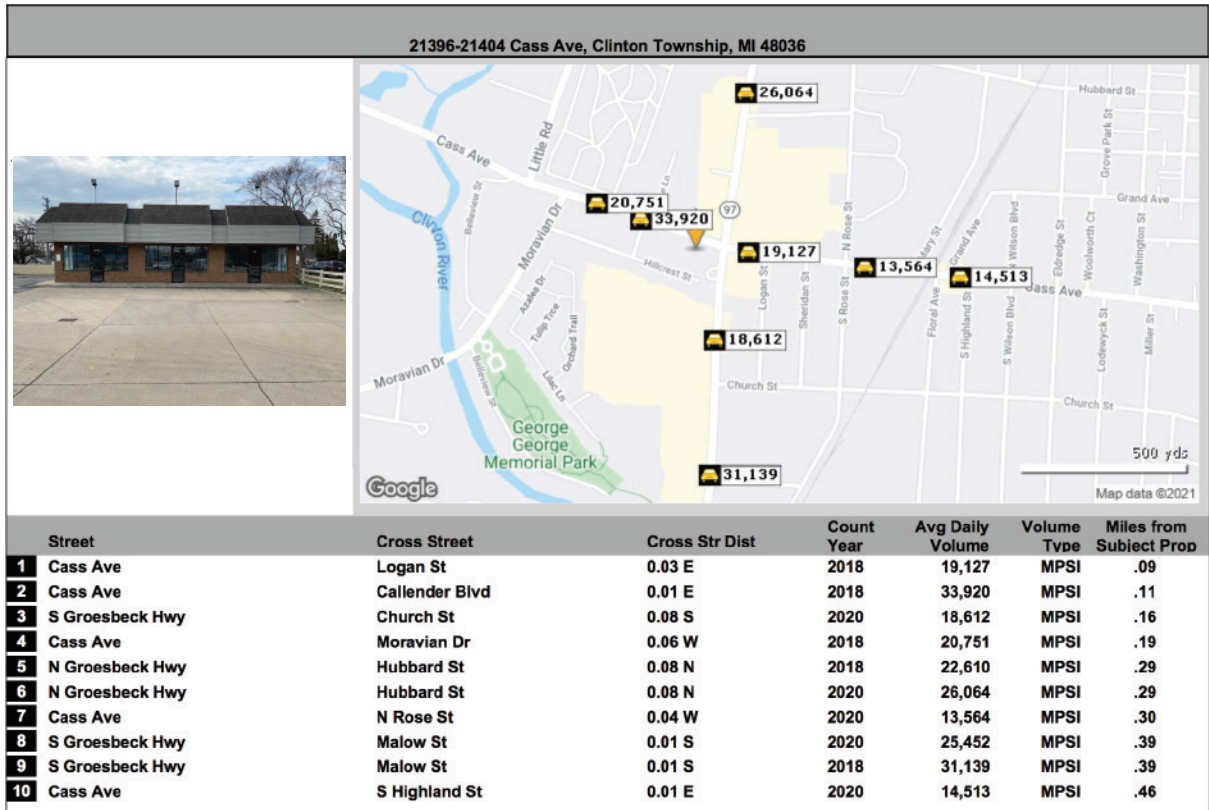
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TRADE AREA MAP



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TRAFFIC COUNT AND DEMOGRAPHIC REPORT



Population	2 mile	5 mile	10 mile
2010 Population	41,065	232,869	670,684
2020 Population	43,050	245,663	702,268
2025 Population Projection	43,737	249,857	713,324
Annual Growth 2010-2020	0.50%	0.50%	0.50%
Annual Growth 2020-2025	0.30%	0.30%	0.30%
Median Age	40.5	41.2	41.3
Households			
2010 Households	17,152	95,331	267,638
2020 Households	18,292	100,492	280,390
2025 Household Projection	18,642	102,206	284,863
Annual Growth 2010-2020	0.60%	0.50%	0.40%
Annual Growth 2020-2025	0.40%	0.30%	0.30%
Owner Occupied	11,418	72,703	214,027
Renter Occupied	7,224	29,502	70,836
Avg Household Size	2.3	2.4	2.5
Consumer Spending	\$406.2M	\$2.5B	\$7B
Housing			
Median Home Value	\$177,264	\$196,484	\$180,168
Median Year Built	1976	1982	1975

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