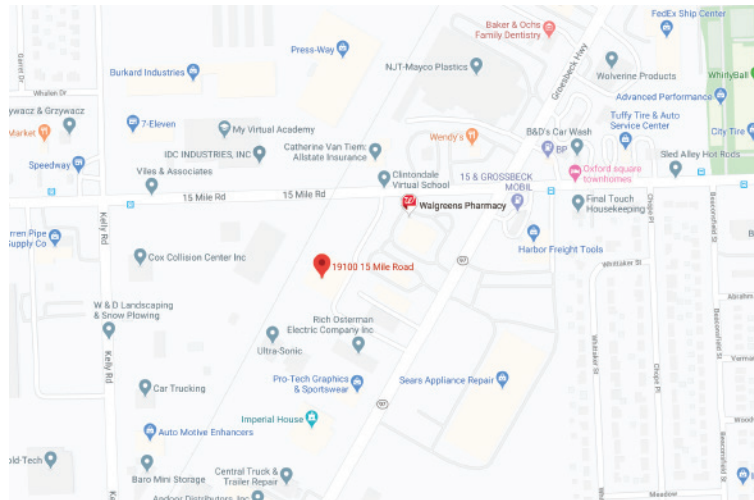




PILOT
PROPERTY GROUP

LOCATED IN AN OPPORTUNITY ZONE: 19100 15 MILE RD, CLINTON TOWNSHIP, MI 48035

Property Type:..... Retail/Flex
Cross Streets:..... 15 Mile & Groesbeck (South West Corner)
Total Square Footage:..... 26,720
Building Name :..... Save A Lot/Dollar Palace
Lease Rate:..... \$7.00/SF
Lease Type:..... NNN
Sale Price:..... \$1,200,000.00(\$44.91/SF)
Lot Size:..... 3.96 Acres (2 Parcels)
Year Built:..... 1967
Grade Level Doors:..... 2 - 10'x10' and 10'x12'
Zoning:..... B2
Heat Type:..... Package HVAC
Parking Spaces:..... Ample
Property Taxes:..... 2019 - \$43,481.14



PROPERTY OVERVIEW:

- Save A Lot is vacating the premises June 30, 2020- approximately 19,200 SF
- Excellent Opportunity for an owner/occupant with income in place from Dollar Palace
- 2 Curb Cuts- 15 Mile Rd and Groesbeck Hwy
- Large Monument Signs at both entrances
- Do Not Disturb the Tenants- Contact broker for more details/to coordinate showings

AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com
ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

Matching the right people to the right place.

Aerial & Trade Area Map



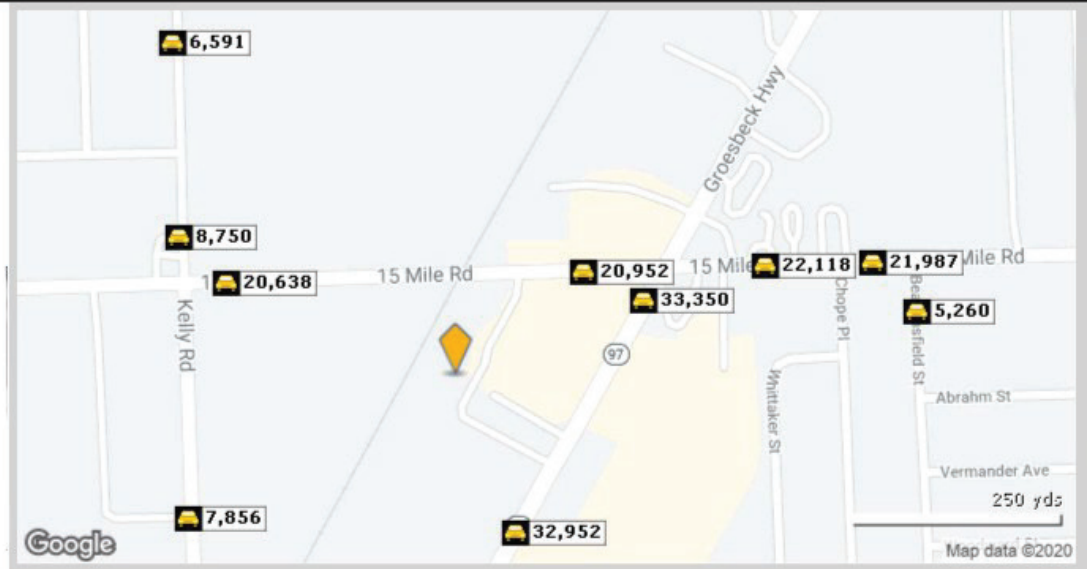
Matching the right people to the right place.

Demographic & Traffic Count Report

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,328	107,534	292,279
2024 Population:	14,772	108,957	295,052
Pop Growth 2019-2024:	3.10%	1.32%	0.95%
Average Age:	38.9	41.1	41.4
Households			
2019 Total Households:	5,681	45,167	123,804
HH Growth 2019-2024:	3.17%	1.30%	1.02%
Median Household Inc:	\$51,754	\$53,929	\$55,909
Avg Household Size:	2.5	2.4	2.3
2019 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$106,701	\$137,867	\$140,820
Median Year Built:	1966	1970	1970

19100 15 Mile Rd, Clinton Township, MI 48035

Traffic Count Report



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Groesbeck Hwy	Clinton Plaza Dr	0.19 SW	2018	32,952	MPSI	.11
2 15 Mile Rd	Groesbeck Hwy	0.05 E	2018	20,952	MPSI	.12
3 Groesbeck Hwy	15 Mile Rd	0.02 NE	2012	33,350	ADT	.14
4 15 Mile Rd	Kelly Rd	0.03 W	2018	20,638	MPSI	.17
5 Kelly Rd	Malyn Blvd	0.10 S	2018	7,856	MPSI	.21
6 Kelly Rd	15 Mile Rd	0.03 S	2018	8,750	MPSI	.21
7 15 Mile Rd	Chope Pl	0.05 E	2018	22,118	MPSI	.23
8 15 Mile Rd	Chope Pl	0.02 W	2018	21,987	MPSI	.30
9 Kelly Rd	Whalen Dr	0.08 S	2018	6,591	MPSI	.30
10 Beaconsfield St	15 Mile Rd	0.03 N	2012	5,260	ADT	.32

Matching the right people to the right place.

Additional Photos



Matching the right people to the right place.