

WELL-MAINTAINED RETAIL/OFFICE BUILDING



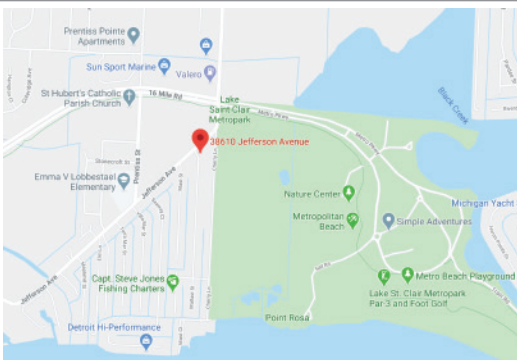
PILOT
PROPERTY GROUP

38610 JEFFERSON, HARRISON TOWNSHIP, MI 48045

PROPERTY OVERVIEW:

- Well-maintained freestanding building, currently used as a salon
- Roof replaced approximately 3.5 years ago
- Easy Access to Metro Parkway/I-94
- Building has multi-tenant potential
- Land Contract possible
- Do not disturb existing business

Property Type:	Retail/Office
Total Square Footage:	2,856 SF
Sale Price:	\$234,900.00 (\$82.25/SF)
Lot Size:	.347 Acres
Frontage:	125'
Year Built:	1990
Zoning:	Local Commercial
Restrooms:	2
Heat Type:	3 - GFA Furnaces
Parking Spaces:	17
Property Taxes:	2019 - \$5,155.67
Cross Streets:	East side of Jefferson, just South of Metro Parkway



AGENT CONTACT INFO

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AERIAL PHOTO



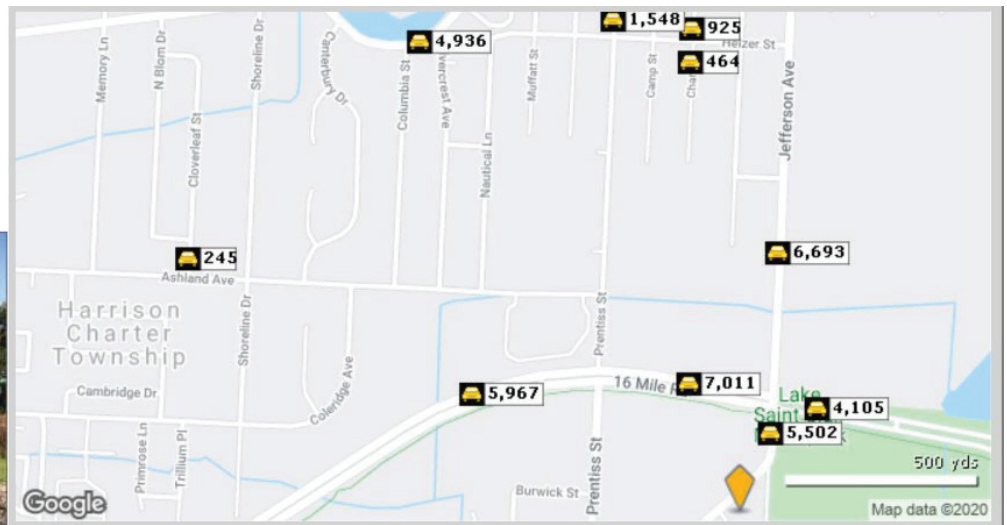
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DEMOGRAPHIC & TRAFFIC COUNT REPORT

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	5,482	26,189	84,561
2025 Population:	5,620	26,778	86,364
Pop Growth 2020-2025:	2.52%	2.25%	2.13%
Average Age:	41.4	42.8	40.8
Households			
2020 Total Households:	2,277	11,907	36,023
HH Growth 2020-2025:	2.55%	2.32%	2.23%
Median Household Inc:	\$82,788	\$62,035	\$55,368
Avg Household Size:	2.4	2.2	2.3
2020 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$260,078	\$232,675	\$168,926
Median Year Built:	1985	1977	1972

38610 Jefferson
Harrison Township, MI

Traffic Counts



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Jefferson Ave	Metropolitan Pkwy	0.03 N	2018	5,502	MPSI	.13
2 Metropolitan Pkwy	Jefferson Ave	0.07 W	2018	4,105	MPSI	.20
3 Metropolitan Pkwy	Jefferson Ave	0.13 E	2018	7,011	MPSI	.21
4 Jefferson Ave	Jack St	0.11 N	2018	6,693	MPSI	.40
5 16 Mile Rd	Prentiss St	0.19 E	2018	5,967	MPSI	.44
6 Chart St	Helzer St	0.03 N	2018	464	MPSI	.68
7 Chart St	Helzer St	0.02 S	2018	925	MPSI	.73
8 Prentiss St	Helzer St	0.03 S	2018	1,548	MPSI	.77
9 S River Rd	Columbia St	0.03 W	2018	4,936	MPSI	.85
10 Cloverleaf St	E Blom Dr	0.03 N	2014	245	MPSI	.91

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ADDITIONAL IMAGES



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