



# PILOT

PROPERTY GROUP

## 2885 VAN DYKE, WARREN, MI 48092

### PROPERTY OVERVIEW:

- Clean Retail Space with Van Dyke Frontage
- Second floor office units represent great opportunity for an Owner/Occupant on the main floor with additional income
- Additional public parking spaces located immediately behind the property
- Easy Access to I-696
- High Traffic Counts

Property Type:	Retail/Office
Cross Streets:	Van Dyke & Twelve Mile
Total Square Footage:	5,960
Lease Rate:	Contact Broker
Sale Price:	\$279,000.00 (\$46.81 PSF)
Lot Size:	61' x 100'
Parcel Size:	.14
Year Built:	1949
Zoning:	C-2
Parking Spaces:	11
Property Taxes:	\$5,949.70 (2019)

### AGENT CONTACT INFO

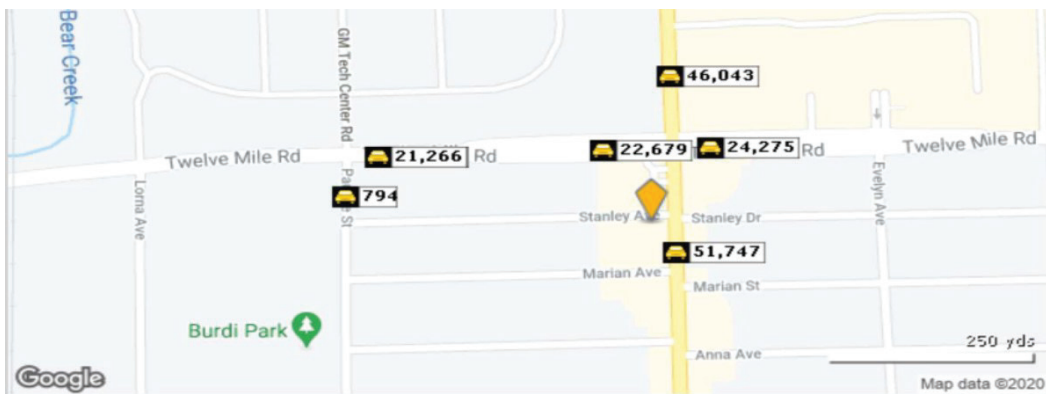
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## DEMOGRAPHICS AND TRAFFIC COUNT REPORTS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	8,496	102,411	327,051
2020 Estimate	8,547	102,508	326,884
2010 Census	8,866	103,636	327,127
Growth 2020 - 2025	-0.60%	-0.09%	0.05%
Growth 2010 - 2020	-3.60%	-1.09%	-0.07%
<b>2020 Population by Hispanic Origin</b>	196	2,294	7,872
<b>2020 Population</b>	8,547	102,508	326,884
White	6,291 73.60%	76,010 74.15%	226,138 69.18%
Black	1,587 18.57%	16,925 16.51%	69,154 21.16%
Am. Indian & Alaskan	29 0.34%	379 0.37%	1,326 0.41%
Asian	396 4.63%	6,531 6.37%	20,650 6.32%
Hawaiian & Pacific Island	1 0.01%	28 0.03%	87 0.03%
Other	243 2.84%	2,635 2.57%	9,529 2.92%
U.S. Armed Forces	0	9	98
<b>Households</b>			
2025 Projection	3,700	42,510	131,115
2020 Estimate	3,728	42,534	131,023
2010 Census	3,895	42,914	131,009
Growth 2020 - 2025	-0.75%	-0.06%	0.07%
Growth 2010 - 2020	-4.29%	-0.89%	0.01%
Owner Occupied	2,749 73.74%	30,695 72.17%	89,956 68.66%
Renter Occupied	979 26.26%	11,839 27.83%	41,067 31.34%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	880 23.61%	8,695 20.44%	31,915 24.36%
Income: \$25,000 - \$50,000	1,001 26.85%	11,609 27.29%	34,614 26.42%
Income: \$50,000 - \$75,000	575 15.42%	8,239 19.37%	24,535 18.73%
Income: \$75,000 - \$100,000	626 16.79%	5,349 12.58%	16,249 12.40%
Income: \$100,000 - \$125,000	310 8.32%	4,045 9.51%	10,250 7.82%
Income: \$125,000 - \$150,000	150 4.02%	2,069 4.86%	6,092 4.65%
Income: \$150,000 - \$200,000	132 3.54%	1,660 3.90%	4,563 3.48%
Income: \$200,000+	54 1.45%	869 2.04%	2,807 2.14%
<b>2020 Avg Household Income</b>	\$63,233	\$66,784	\$63,583
<b>2020 Med Household Income</b>	\$49,547	\$52,654	\$49,183



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Van Dyke Ave	Marian Ave	0.02 S	2020	51,747	MPSI	.03
2 E 12 Mile Rd	Van Dyke Ave	0.05 E	2020	22,584	MPSI	.07
3 E 12 Mile Rd	Van Dyke Ave	0.05 E	2018	22,679	MPSI	.07
4 E 12 Mile Rd	Van Dyke Ave	0.03 W	2018	21,342	MPSI	.08
5 E 12 Mile Rd	Van Dyke Ave	0.03 W	2020	24,275	MPSI	.08
6 Van Dyke Ave	E 12 Mile Rd	0.06 S	2018	50,330	MPSI	.12
7 Van Dyke Ave	E 12 Mile Rd	0.06 S	2020	46,043	MPSI	.12
8 E 12 Mile Rd	Pauline St	0.02 W	2020	20,863	MPSI	.20
9 E 12 Mile Rd	Pauline St	0.02 W	2018	21,266	MPSI	.20
10 Pauline St	Stanley Ave	0.02 S	2020	794	MPSI	.22

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