



PILOT

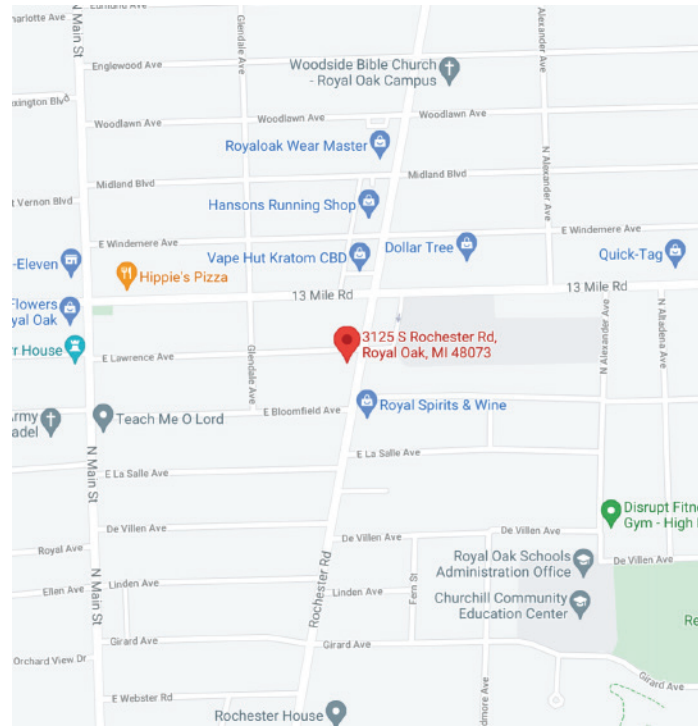
PROPERTY GROUP

3121-3125 ROCHESTER RD., ROYAL OAK

PROPERTY OVERVIEW:

Prime Retail Space with Rochester Road Frontage
 Under 2 Miles to Downtown Royal Oak!
 Building Under New Ownership, Façade Upgrade for Qualified Tenants and Terms
 Great Owner User Opportunity

Property Type:.....	Office/Retail
Cross Streets:.....	13 Mile and Rochester Rd
Total Square Feet:.....	4,164
Minimum Sq. Ft. Available:....	2,373
Maximum Sq. Ft. Available:....	4,164
Lease Rate:.....	\$17.00
Lease Type:.....	NNN
Sale Price:.....	\$355,000.00
Lot Size:.....	93' Frontage
Parcel Size:.....	.29
Zoning:.....	B-1
Year Built:.....	1960
Property Taxes:.....	2020 - \$9,641



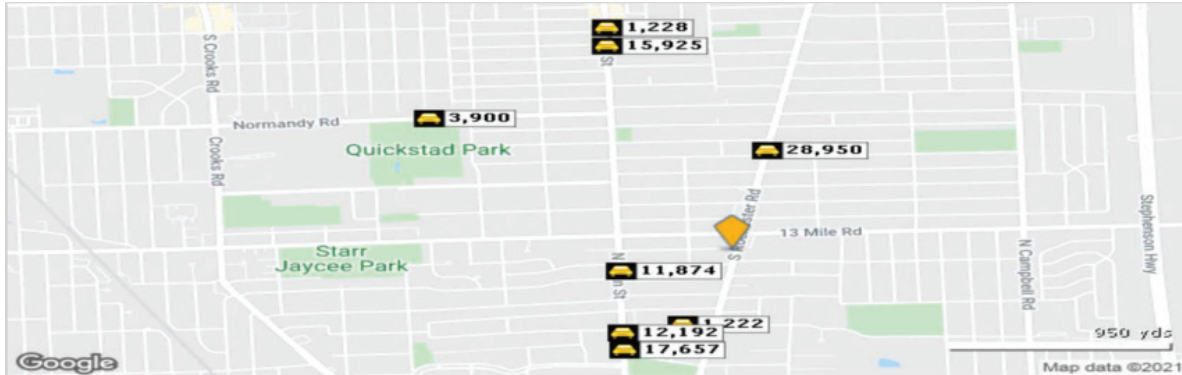
AGENT CONTACT INFO

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TRAFFIC COUNT & DEMOGRAPHICS REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Main St	E Bloomfield Ave	0.02 N	2020	11,874	MPSI	.29
2 Girard Ave	Rochester Rd	0.08 E	2020	1,222	MPSI	.32
3 Rochester Rd	Edmund Ave	0.02 S	2018	38,791	MPSI	.42
4 Rochester Rd	Edmund Ave	0.02 S	2020	28,950	MPSI	.42
5 North Main Street	Orchard View Dr	0.02 N	2020	12,192	MPSI	.43
6 N Main St	Detroit Ave	0.01 S	2018	17,657	MPSI	.48
7 South Main Street	Charlevoix St	0.01 N	2020	15,925	MPSI	.90
8 Normandy Rd	Custer Ave	0.10 E	2020	3,900	MPSI	.93
9 S Main St	W Tacoma St	0.02 S	2020	1,228	MPSI	.97

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	15,618	118,516	335,868
2021 Estimate	15,636	118,232	335,119
2010 Census	15,579	115,545	328,569
Growth 2021 - 2026	-0.12%	0.24%	0.22%
Growth 2010 - 2021	0.37%	2.33%	1.99%
2021 Population by Hispanic Origin			
2021 Population	412	3,616	8,811
2021 Population	15,636	118,232	335,119
White	14,410 92.16%	101,489 85.84%	248,516 74.16%
Black	462 2.95%	5,811 4.91%	47,222 14.09%
Am. Indian & Alaskan	41 0.26%	395 0.33%	1,021 0.30%
Asian	420 2.69%	7,818 6.61%	29,275 8.74%
Hawaiian & Pacific Island	10 0.06%	70 0.06%	148 0.04%
Other	294 1.88%	2,649 2.24%	8,937 2.67%
U.S. Armed Forces	0	70	85
Households			
2026 Projection	6,987	54,822	143,571
2021 Estimate	7,003	54,716	143,291
2010 Census	7,022	53,640	140,741
Growth 2021 - 2026	-0.23%	0.19%	0.20%
Growth 2010 - 2021	-0.27%	2.01%	1.81%
Owner Occupied	5,464 78.02%	36,189 66.14%	98,081 68.45%
Renter Occupied	1,539 21.98%	18,527 33.86%	45,210 31.55%
2021 Households by HH Income			
Income: <\$25,000	693 9.89%	7,661 14.00%	21,656 15.11%
Income: \$25,000 - \$50,000	1,113 15.89%	9,237 16.88%	25,818 18.02%
Income: \$50,000 - \$75,000	906 12.93%	9,433 17.24%	25,367 17.70%
Income: \$75,000 - \$100,000	1,102 15.73%	8,517 15.57%	20,581 14.36%
Income: \$100,000 - \$125,000	999 14.26%	6,152 11.24%	15,729 10.98%
Income: \$125,000 - \$150,000	853 12.18%	4,477 8.18%	10,368 7.24%
Income: \$150,000 - \$200,000	826 11.79%	4,648 8.50%	10,853 7.57%
Income: \$200,000+	513 7.32%	4,589 8.39%	12,917 9.01%
2021 Avg Household Income	\$105,263	\$97,348	\$95,889
2021 Med Household Income	\$92,933	\$78,012	\$73,783

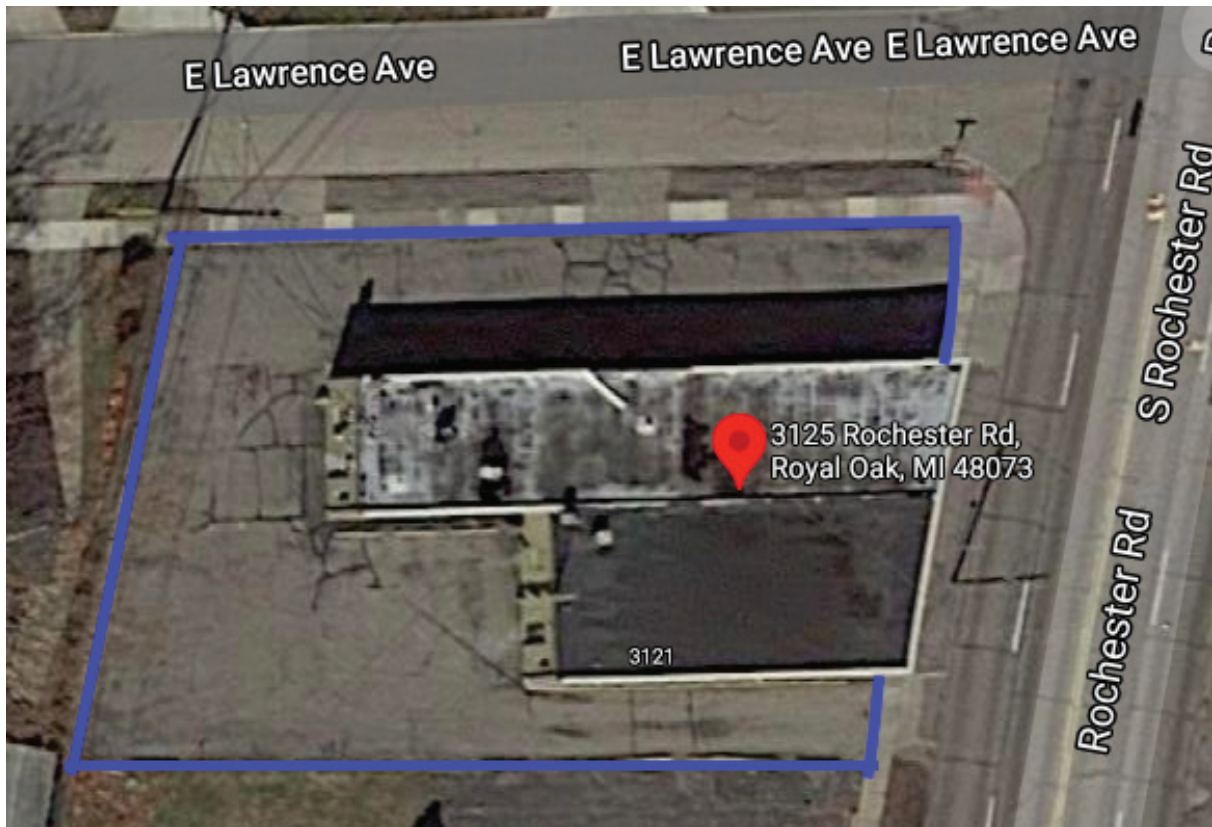
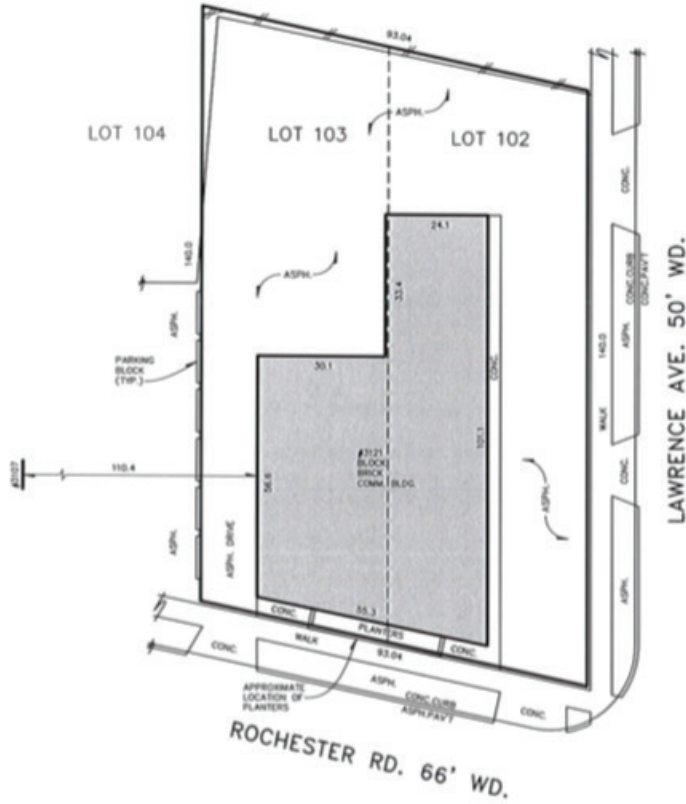
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POSSIBLE FAÇADE UPGRADE



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PROPERTY OUTLINE AND SURVEY



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