



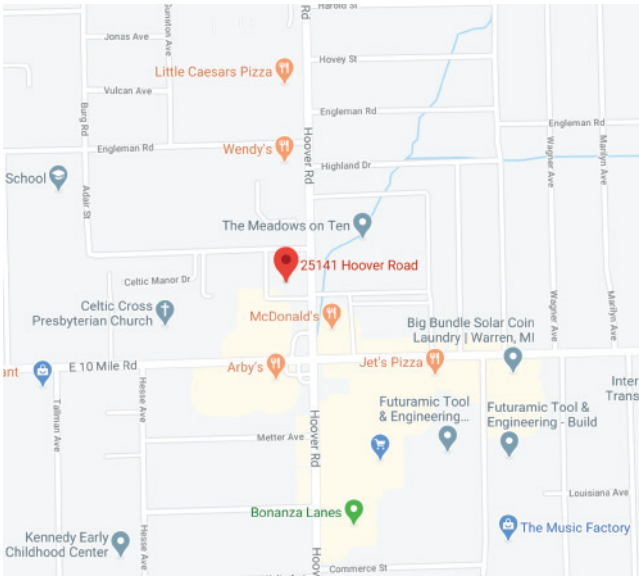
PILOT
PROPERTY GROUP

25141 HOOVER RD., WARREN, MI 48089

PROPERTY OVERVIEW:

- Former Motor City Credit Union- Could be repurposed or “turnkey” for a financial institution
- Tremendous trade area, near many national retailers
- Building has a full basement, 3 drive thru lanes, 2 curb cuts, and monument signage
- Easy access to 696

Property Type:	Office/Retail
Cross Streets:	Hoover, just North of 10 Mile
Total Square Footage:	3,173
Building Name:	Motor City Credit Union
Sale Price:	\$325,000.00
Lot Size:	.689 Acres
Frontage:	150'
Year Built:	1970
Zoning:	C-1
Heat Type:	Package HVAC
Parking Spaces:	35
Property Taxes:	\$12,666.72



AGENT CONTACT INFO

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TRADE AREA MAP



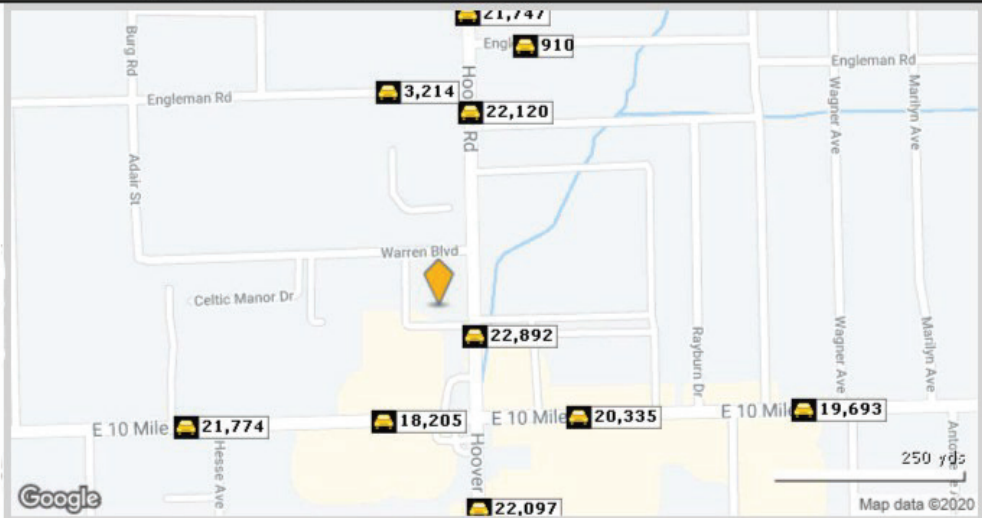
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DEMOGRAPHIC & TRAFFIC COUNT REPORTS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,688	122,803	368,988
2024 Population:	14,939	123,818	370,417
Pop Growth 2019-2024:	1.71%	0.83%	0.39%
Average Age:	41.6	38.5	38.4
Households			
2019 Total Households:	6,136	47,609	141,663
HH Growth 2019-2024:	1.65%	0.78%	0.40%
Median Household Inc:	\$40,628	\$42,919	\$42,512
Avg Household Size:	2.3	2.6	2.6
2019 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$78,500	\$81,582	\$83,992
Median Year Built:	1960	1958	1957

25141 Hoover Rd, Warren, MI 48089

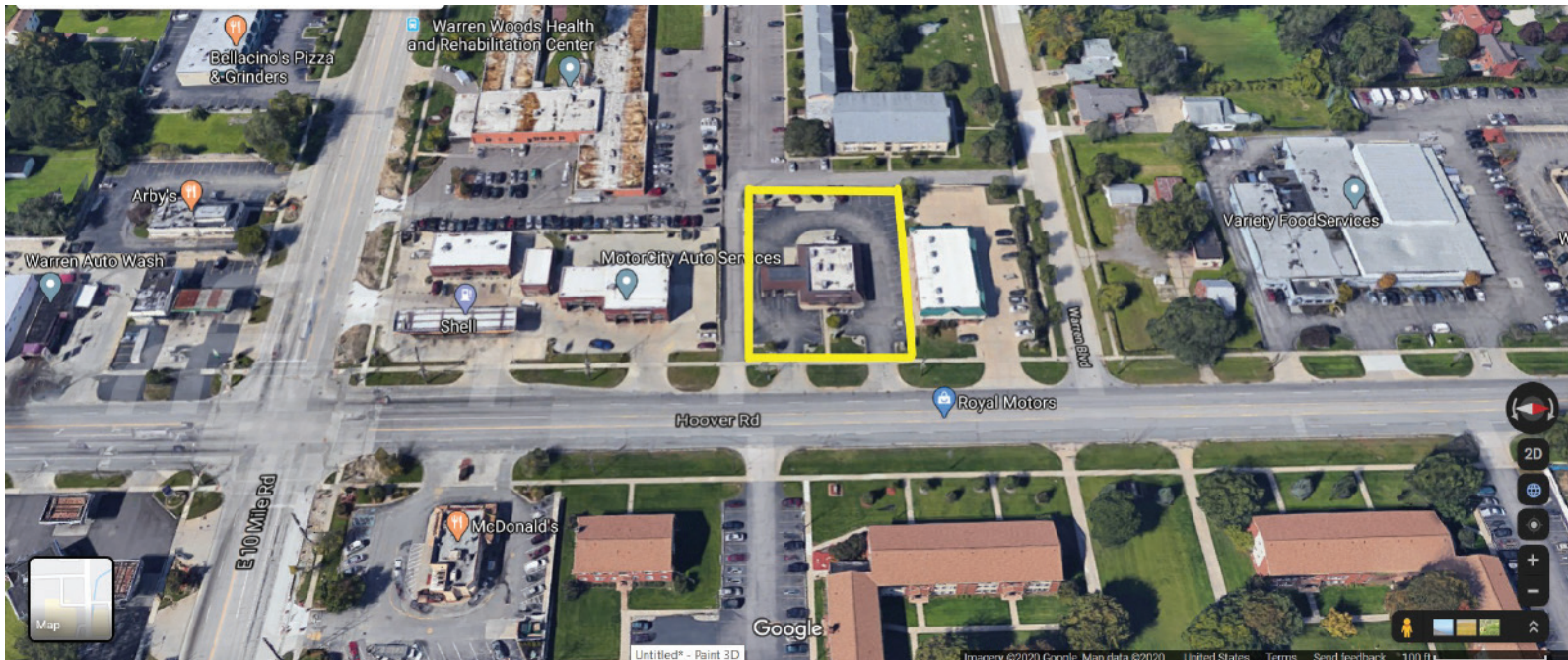
Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hoover Rd	E 10 Mile Rd	0.06 S	2018	22,892	MPSI	.04
2	E 10 Mile Rd	Hoover Rd	0.07 E	2018	18,205	MPSI	.09
3	E 10 Mile Rd	Hoover Rd	0.08 W	2018	20,335	MPSI	.14
4	Hoover Rd	Highland Dr	0.01 S	2018	22,120	MPSI	.15
5	Hoover Rd	Metter Ave	0.02 S	2018	22,097	MPSI	.16
6	Engleman Rd	Hoover Rd	0.06 E	2014	3,214	AADT	.17
7	Engleman Rd	Hoover Rd	0.04 W	2018	910	MPSI	.21
8	E 10 Mile Rd	Jamestown	0.01 W	2018	21,774	MPSI	.21
9	Hoover Rd	Engleman Rd	0.02 S	2018	21,747	MPSI	.22
10	E 10 Mile Rd	Rubin Rd	0.03 W	2018	19,693	MPSI	.29

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AERIAL MAP



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