



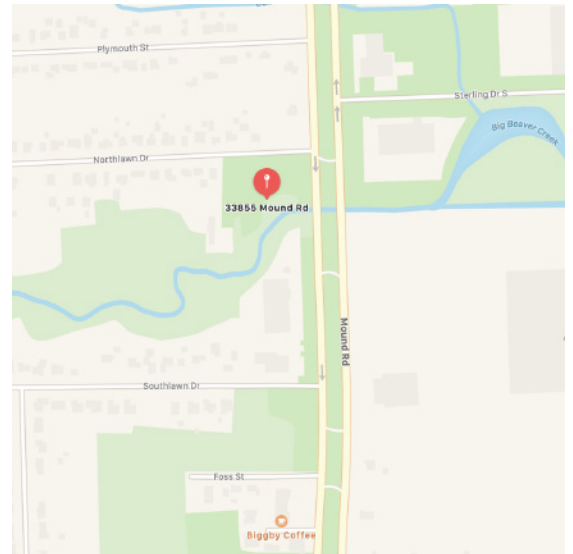
**PILOT**  
PROPERTY GROUP

**33855 MOUND, STERLING HEIGHTS**

**PROPERTY OVERVIEW:**

- Great location near many national retailers
- Excellent traffic counts
- Close proximity to I-696

Property Type:.....	Vacant Land
Cross Streets:.....	North of 14 Mile and Mound
Sale Price:.....	\$350,000
Lot Size:.....	200' Frontage
Parcel Size:.....	2.6
Zoning:.....	C-3
Parking Spaces:.....	27 +/-
Property Taxes:.....	2021 - \$8,206.30



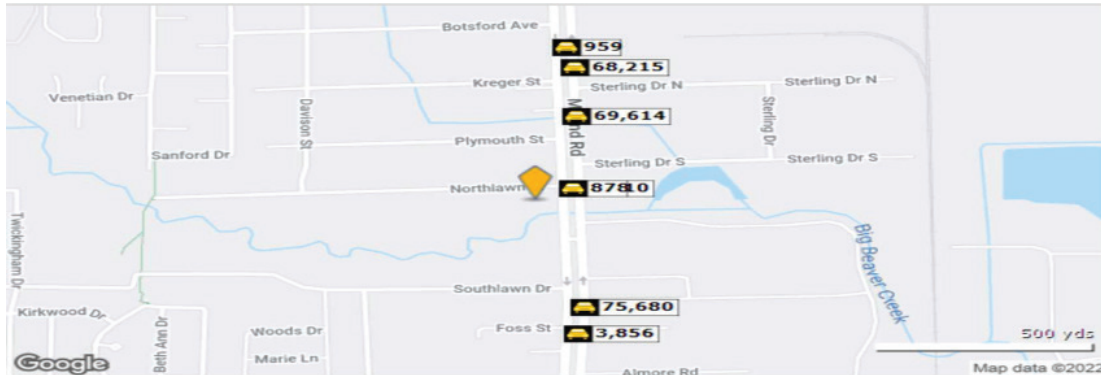
**AGENT CONTACT INFO**

**ANTHONY RUBINO** O: 586.254.0900 x101 • C: 586.873.5419 • [anthony@pilotpg.com](mailto:anthony@pilotpg.com)

**LUC FLUENT** O: 586.254.0900 x127 • C: 586.651.3337 • [luc@pilotpg.com](mailto:luc@pilotpg.com)

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## TRAFFIC COUNT & DEMOGRAPHIC REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Mound Rd	Northlawn Dr	0.01 W	2018	1,010	MPSI	.06
2 Mound Rd	Northlawn Dr	0.01 W	2020	878	MPSI	.06
3 Mound Rd	Plymouth St	0.05 SW	2018	68,643	MPSI	.19
4 Mound Rd	Plymouth St	0.05 SW	2020	69,614	MPSI	.19
5 Mound Rd	Southlawn Dr	0.04 N	2018	83,842	MPSI	.23
6 Mound Rd	Southlawn Dr	0.04 N	2020	75,680	MPSI	.23
7 Mound Rd Crossover - North Bound	Mound Rd	0.02 SE	2018	4,571	MPSI	.28
8 Mound Rd Crossover - North Bound	Mound Rd	0.02 SE	2020	3,856	MPSI	.28
9 Mound Rd	Kreger St	0.03 SW	2020	68,215	MPSI	.28
10 Mound Rd	Botsford Ave	0.05 N	2020	959	MPSI	.32

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	8,829	92,482	286,764
2021 Estimate	8,723	92,714	286,397
2010 Census	8,195	94,311	284,807
Growth 2021 - 2026	1.22%	-0.25%	0.13%
Growth 2010 - 2021	6.44%	-1.69%	0.56%
2021 Population by Hispanic Origin	181	1,849	7,137
2021 Population	8,723	92,714	286,397
White	6,810 78.07%	70,561 76.11%	221,839 77.46%
Black	960 11.01%	8,754 9.44%	28,498 9.95%
Am. Indian & Alaskan	26 0.30%	243 0.26%	857 0.30%
Asian	636 7.29%	10,462 11.28%	27,763 9.69%
Hawaiian & Pacific Island	2 0.02%	26 0.03%	80 0.03%
Other	290 3.32%	2,667 2.88%	7,360 2.57%
U.S. Armed Forces	2	18	89
<b>Households</b>			
2026 Projection	3,400	35,890	114,577
2021 Estimate	3,361	36,032	114,462
2010 Census	3,167	36,925	114,027
Growth 2021 - 2026	1.16%	-0.39%	0.10%
Growth 2010 - 2021	6.13%	-2.42%	0.38%
Owner Occupied	2,087 62.09%	26,715 74.14%	84,336 73.88%
Renter Occupied	1,274 37.91%	9,318 25.86%	30,126 26.32%
2021 Households by HH Income	3,362	36,033	114,462
Income: <\$25,000	590 17.55%	5,288 14.68%	17,848 15.59%
Income: \$25,000 - \$50,000	936 27.84%	8,467 23.50%	25,892 22.62%
Income: \$50,000 - \$75,000	783 23.29%	7,336 20.36%	22,499 19.66%
Income: \$75,000 - \$100,000	368 10.95%	5,449 15.12%	16,481 14.40%
Income: \$100,000 - \$125,000	301 8.95%	3,442 9.55%	12,124 10.59%
Income: \$125,000 - \$150,000	203 6.04%	2,862 7.94%	7,709 6.73%
Income: \$150,000 - \$200,000	164 4.88%	1,976 5.48%	7,105 6.21%
Income: \$200,000+	17 0.51%	1,213 3.37%	4,804 4.20%
2021 Avg Household Income	\$65,326	\$78,375	\$80,448
2021 Med Household Income	\$54,828	\$63,548	\$64,276

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