

SALE OR LEASE AVAILABLE



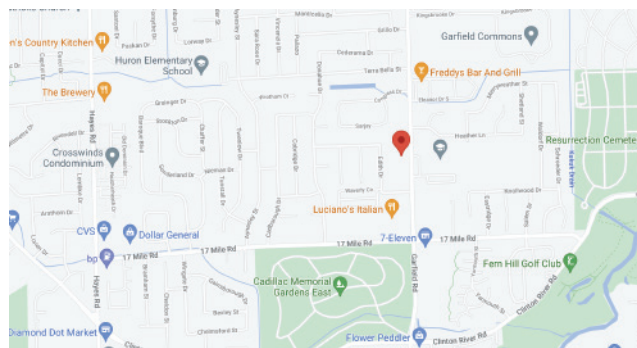
PILOT
PROPERTY GROUP

PREMIER OFFICE SPACE
39511-39461 GARFIELD, CLINTON TOWNSHIP

Property Type:.....	Office
Cross Streets:.....	17 Mile and Garfield
Total Square Footage:.....	17,456
Building Name:.....	Independence Office Condominiums
Minimum Sq. Ft. Available:.....	1,028
Maximum Sq. Ft. Available:.....	3,387
Lease Rate:.....	\$15.95 PSF
Lease Type:.....	Gross + Electric
Sale Price:.....	Contact Broker
Lot Size:.....	300x400
Parcel Size:.....	2.75
Year Built:.....	2005
Parking Spaces:.....	200+/-

PROPERTY OVERVIEW:

- Class A Office Space in Clinton Township
- 2,359 SF Ready for Immediate Occupancy, Other Space in Raw Condition
- Close Proximity to Michigan’s Children Hospital, Macomb Community College, Henry Ford Macomb Hospital



AGENT CONTACT INFO

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ADDITIONAL PHOTOS



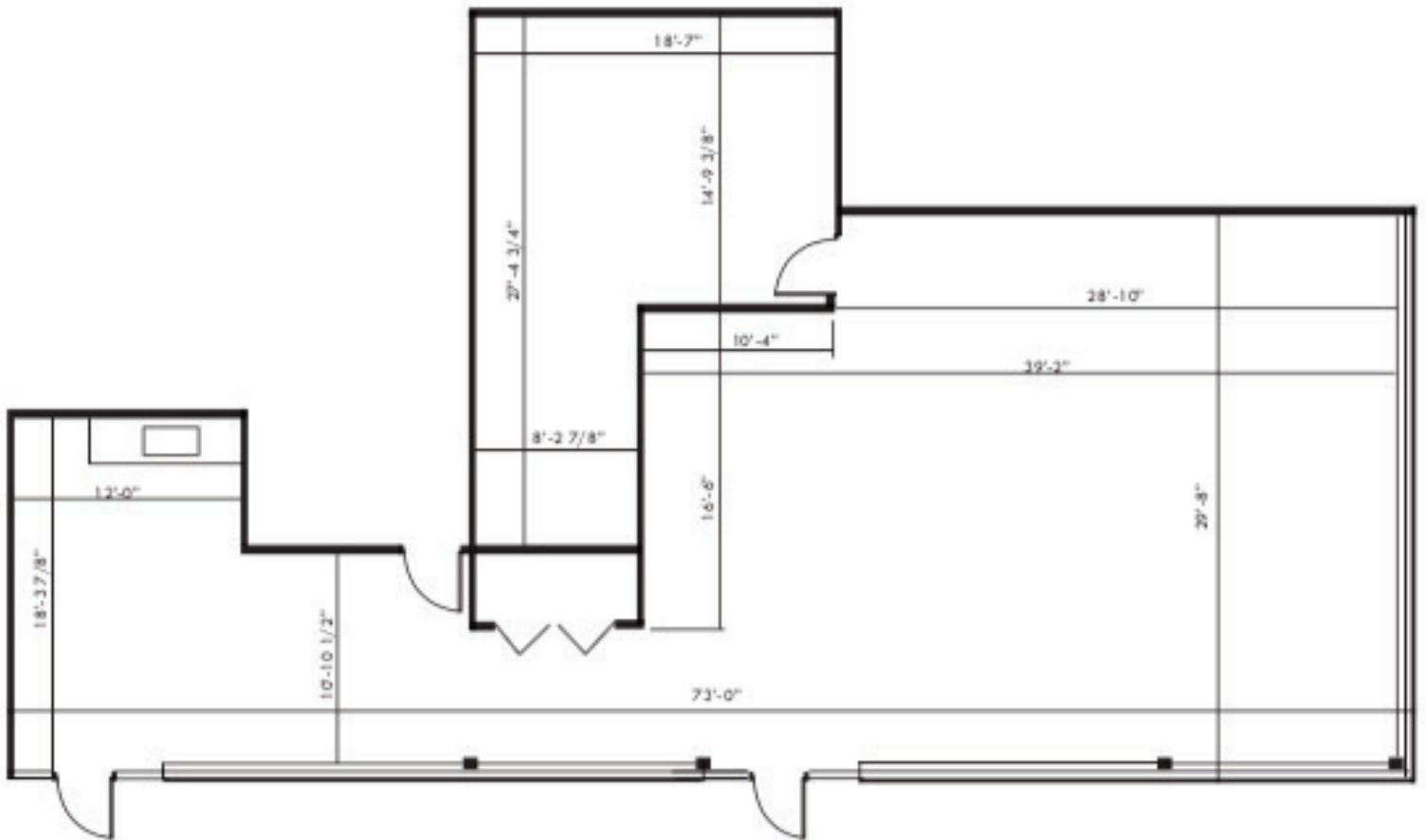
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SITE PLAN



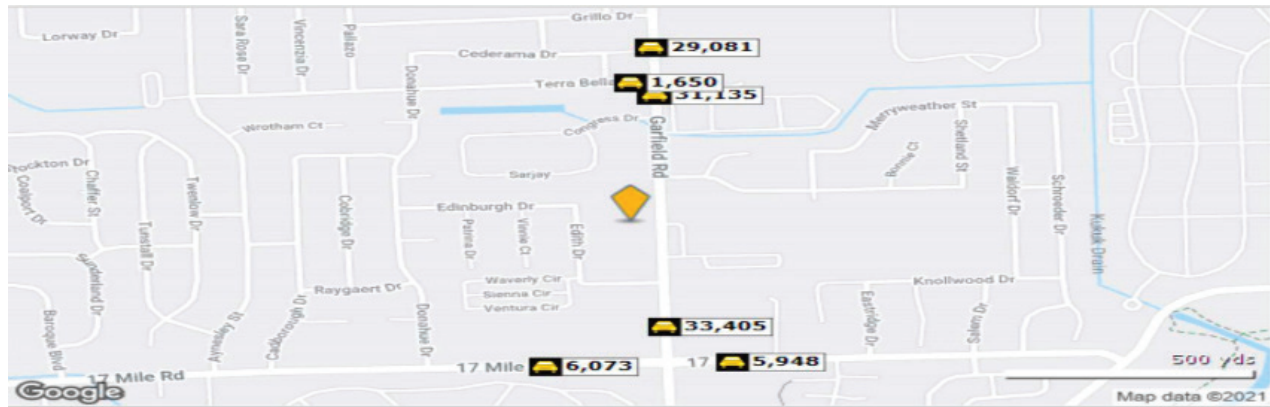
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FLOORPLAN



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TRAFFIC COUNT AND DEMOGRAPHIC REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Garfield Rd	17 Mile Rd	0.07 S	2018	30,590	MPSI	.20
2 Garfield Rd	17 Mile Rd	0.07 S	2020	33,405	MPSI	.20
3 Garfield Rd	Eleanor Dr N	0.01 S	2018	21,147	MPSI	.25
4 Garfield Rd	Eleanor Dr N	0.01 S	2020	31,135	MPSI	.25
5 Terra Bella St	Garfield Rd	0.03 E	2020	1,650	MPSI	.27
6 17 Mile Rd	Knollwood Ct	0.05 E	2020	5,354	MPSI	.29
7 17 Mile Rd	Garfield Rd	0.14 E	2020	6,073	MPSI	.29
8 17 Mile Rd	Knollwood Ct	0.05 E	2018	5,948	MPSI	.29
9 Garfield Rd	Grillo Dr	0.06 N	2018	32,519	MPSI	.34
10 Garfield Rd	Grillo Dr	0.06 N	2020	29,081	MPSI	.34

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	10,617	98,246	294,217
2021 Estimate	10,555	98,649	291,679
2010 Census	10,281	101,357	279,618
Growth 2021 - 2026	0.59%	-0.41%	0.87%
Growth 2010 - 2021	2.67%	-2.67%	4.31%
2021 Population by Hispanic Origin	427	2,627	8,299
2021 Population	10,555	98,649	291,679
White	8,720 82.61%	82,146 83.27%	229,996 78.85%
Black	1,385 13.12%	10,568 10.71%	42,380 14.53%
Am. Indian & Alaskan	17 0.16%	251 0.25%	948 0.33%
Asian	208 1.97%	3,611 3.66%	11,264 3.86%
Hawaiian & Pacific Island	0 0.00%	29 0.03%	107 0.04%
Other	226 2.14%	2,044 2.07%	6,984 2.39%
U.S. Armed Forces	6	41	171
Households			
2026 Projection	4,641	41,747	121,800
2021 Estimate	4,603	41,932	120,718
2010 Census	4,428	43,177	115,589
Growth 2021 - 2026	0.83%	-0.44%	0.90%
Growth 2010 - 2021	3.95%	-2.88%	4.44%
Owner Occupied	3,347 72.71%	31,201 74.41%	84,516 70.01%
Renter Occupied	1,256 27.29%	10,731 25.59%	36,203 29.99%
2021 Households by HH Income			
Income: <\$25,000	687 14.92%	5,889 14.04%	19,549 16.19%
Income: \$25,000 - \$50,000	997 21.66%	8,916 21.26%	27,454 22.74%
Income: \$50,000 - \$75,000	933 20.26%	8,292 19.77%	23,244 19.25%
Income: \$75,000 - \$100,000	731 15.88%	6,577 15.68%	17,718 14.68%
Income: \$100,000 - \$125,000	469 10.19%	4,731 11.28%	12,957 10.73%
Income: \$125,000 - \$150,000	439 9.54%	3,160 7.54%	7,773 6.44%
Income: \$150,000 - \$200,000	235 5.10%	2,685 6.40%	7,454 6.17%
Income: \$200,000+	113 2.45%	1,683 4.01%	4,569 3.78%
2021 Avg Household Income	\$77,881	\$82,553	\$79,048
2021 Med Household Income	\$64,087	\$67,403	\$63,934

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