

FREESTANDING BUILDING

REDUCED PRICE!



PILOT

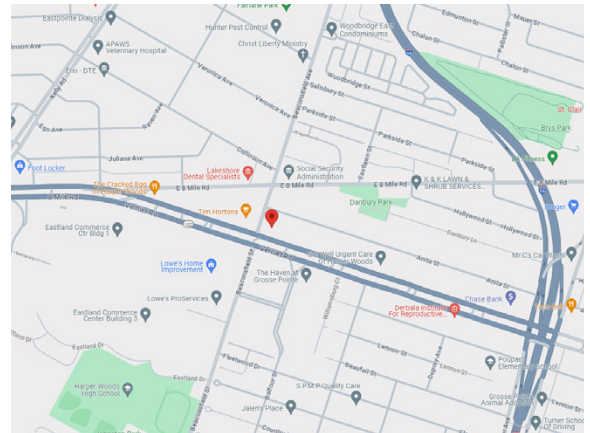
PROPERTY GROUP

FORMER BANK BRANCH 19601 VERNIER RD, HARPER WOODS, MI 48225

PROPERTY OVERVIEW:

- Former Bank Branch with 2 drive thru lanes
- Excellent location adjacent to Saint Clair Shores, Eastpointe, and the Grosse Pointe Communities, easy I-94 access, and across the street from the new Eastland Commerce Center
- 175' of frontage on Vernier
- Northeast corner of Vernier and Beaconsfield
- Approximately 20,000 VPD traffic count on Vernier Rd. (Eight Mile Road)

Property Type:	Office/Retail/Medical
Cross Streets:	Vernier Road and Beaconsfield
Total Square Footage:	3,230
Minimum Square Footage:	1,000
Maximum Square Footage:	3,230
Parcel Size:	0.603 Acres
Year Built:	1982
Zoning:	RO-1
Parking Spaces:	23
Property Taxes:	2023: \$22,576.94 (\$6.99/SF)
Lease Rate:	\$16.95/SF
Lease Type:	NNN
Sale Price:	\$649,000.00 \$499,000.00 (\$154.49/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	77,084	331,333	830,797
2023 Population	76,029	323,561	816,445
2028 Population Projection	76,301	323,975	817,491
Annual Growth 2010-2023	-0.1%	-0.2%	-0.1%
Annual Growth 2023-2028	0.1%	0%	0%
Median Age	38.7	38.4	39.5
Bachelor's Degree or Higher	22%	20%	20%
U.S. Armed Forces	7	67	286

Households			
	2 mile	5 mile	10 mile
2010 Households	30,011	126,418	331,869
2023 Households	29,701	123,450	326,777
2028 Household Projection	29,823	123,540	327,209
Annual Growth 2010-2023	-0.1%	-0.3%	-0.3%
Annual Growth 2023-2028	0.1%	0%	0%
Owner Occupied Households	22,648	87,215	209,107
Renter Occupied Households	7,175	36,325	118,103
Avg Household Size	2.5	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$806.3M	\$3.3B	\$8.3B

Population By Race			
	2 mile	5 mile	10 mile
White	39,159	164,381	423,824
Black	33,349	142,694	329,042
American Indian/Alaskan Native	210	1,104	3,031
Asian	1,206	6,891	36,946
Hawaiian & Pacific Islander	7	49	185
Two or More Races	2,099	8,441	23,417
Hispanic Origin	1,784	6,943	18,650

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$72,192	\$72,936	\$67,012
Median Household Income	\$57,723	\$53,189	\$49,281
< \$25,000	5,312	27,626	81,652
\$25,000 - 50,000	7,200	30,706	83,588
\$50,000 - 75,000	6,685	23,585	59,025
\$75,000 - 100,000	3,969	14,103	37,396
\$100,000 - 125,000	2,508	9,493	25,114
\$125,000 - 150,000	1,514	5,742	14,753
\$150,000 - 200,000	1,671	6,141	13,739
\$200,000+	844	6,053	11,509

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$119,852	\$124,427	\$136,044
Median Year Built	1953	1953	1956

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Beaconsfield St	Anita St N	3,242	2022	0.03 mi
BEACONSFIELD RD	Anita St N	3,048	2020	0.03 mi
Vernier Rd	Beaconsfield St E	18,338	2022	0.08 mi
M-102 VERNIER	Beaconsfield St E	15,024	2020	0.08 mi
8 Mile Rd	Beaconsfield St E	4,556	2022	0.11 mi
8 Mile Rd	Ridgemont St E	10,547	2022	0.13 mi
Vernier Rd	8 Mile Rd NW	23,196	2022	0.21 mi
Beaconsfield Ave	Ridgemont St S	3,194	2022	0.22 mi
East 8 Mile Road	Hollywood St E	12,137	2022	0.25 mi
8 MILE RD	Hollywood St E	5,812	2020	0.25 mi

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ADDITIONAL PHOTOS



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