

**EXTREMELY WELL-MAINTAINED
OFFICE BUILDING**



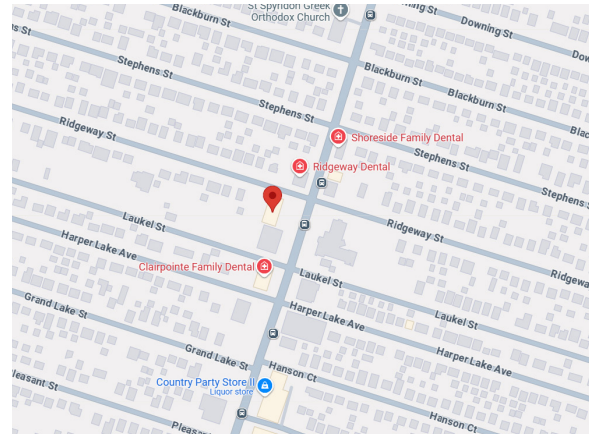
PILOT
PROPERTY GROUP

24025 GREATER MACK, SAINT CLAIR SHORES, MI 48080

PROPERTY OVERVIEW:

- Extremely Well-Maintained Office building only blocks away from Downtown Saint Clair Shores and "Nautical Mile."
- Turnkey suites available for lease.
- Building is elevator equipped.
- Vacant suites/short term tenants cater to value-add investor or owner occupant.
- Monument Signage on Mack Ave.
- Contact Broker for additional information.

Property Type:	Office/Medical
Cross Streets:	West side of Greater Mack, Just North of 9 Mile
Total Square Footage:	10,950
Building Name:	Mack Ridgeway Building
Minimum Square Footage:	1,370
Maximum Square Footage:	5,480
Parcel Size:	0.510 Acres
Year Built:	1980
Zoning:	B-3
Parking Spaces:	42
Property Taxes:	2023: \$21,467.18
Lease Rate:	\$14.00/SF - Gross plus utilities
Sale Price:	\$775,000 (\$70.78/SF)



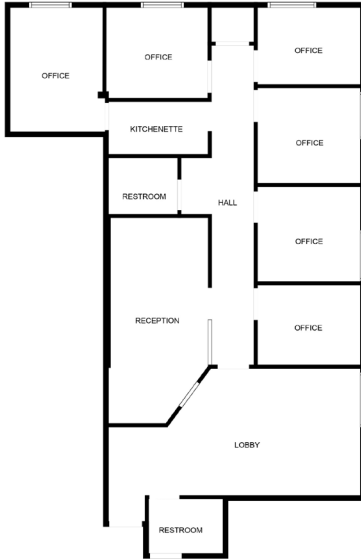
AGENT CONTACT INFO

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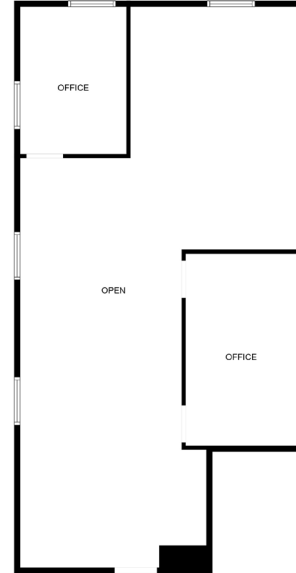
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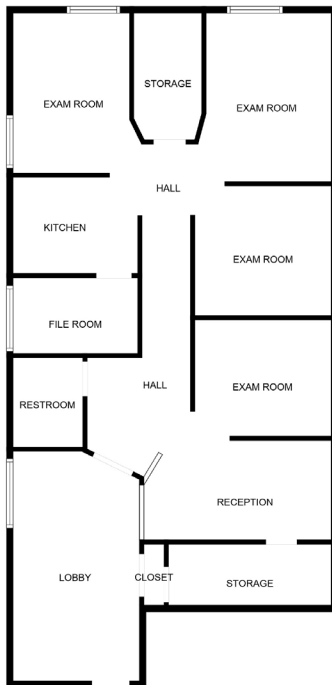
FLOORPLANS



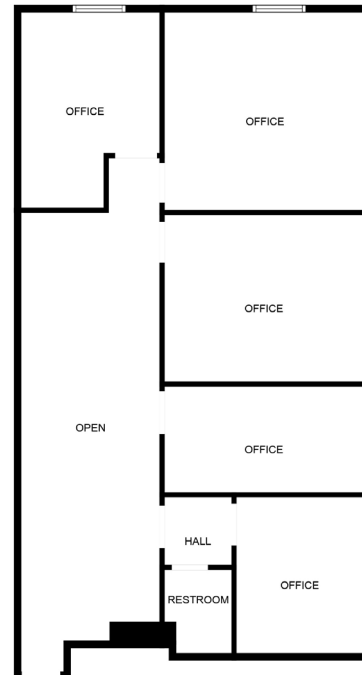
Suite 103



Suite 201



Suite 202



Suite 203

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DEMOGRAPHICS

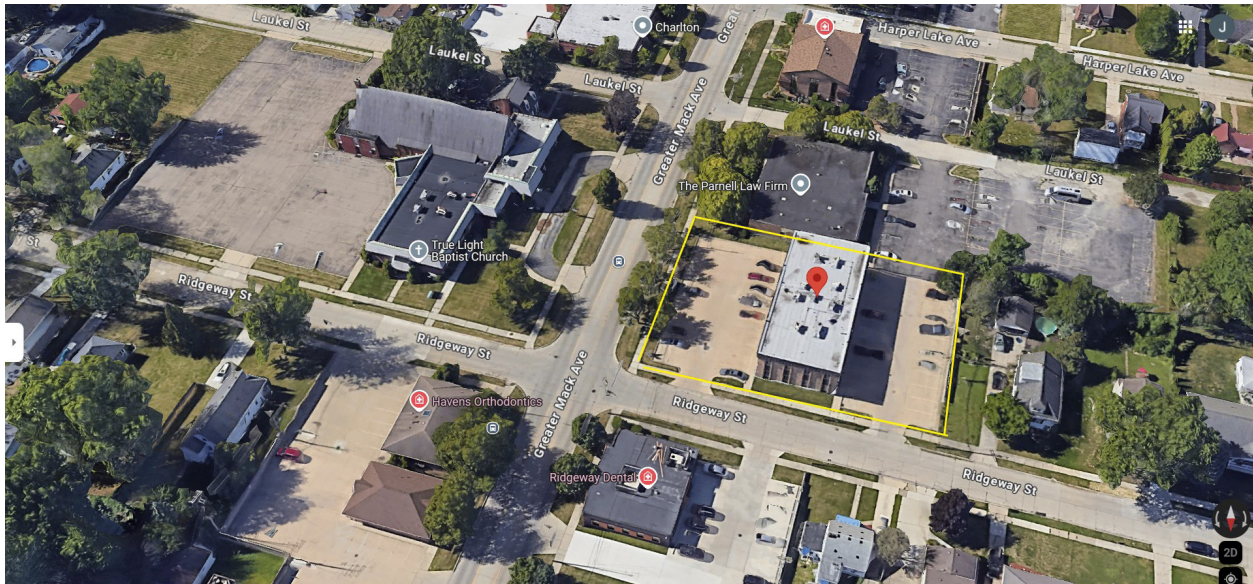
Population			
	2 mile	5 mile	10 mile
2020 Population	52,889	251,899	736,360
2024 Population	50,149	248,256	752,359
2029 Population Projection	49,121	244,515	746,114
Annual Growth 2020-2024	-1.3%	-0.4%	0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Median Age	43.3	39.4	39.6
Bachelor's Degree or Higher	29%	21%	20%
U.S. Armed Forces	55	63	343

Population By Race			
	2 mile	5 mile	10 mile
White	37,984	137,741	393,897
Black	7,925	89,075	268,921
American Indian/Alaskan Native	36	230	850
Asian	775	4,124	37,764
Hawaiian & Pacific Islander	7	51	148
Two or More Races	3,422	17,034	50,780
Hispanic Origin	1,479	6,011	17,901

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$170,905	\$147,613	\$154,076
Median Year Built	1956	1955	1959

Households			
	2 mile	5 mile	10 mile
2020 Households	23,485	102,401	296,115
2024 Households	22,239	100,451	302,263
2029 Household Projection	21,773	98,858	299,735
Annual Growth 2020-2024	-0.4%	0.1%	0.9%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Owner Occupied Households	17,077	67,116	192,450
Renter Occupied Households	4,697	31,742	107,285
Avg Household Size	2.2	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$661.1M	\$2.7B	\$7.9B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$87,396	\$76,753	\$72,904
Median Household Income	\$69,736	\$58,394	\$54,078
< \$25,000	3,469	19,315	67,532
\$25,000 - 50,000	4,410	24,054	74,093
\$50,000 - 75,000	4,115	19,017	54,270
\$75,000 - 100,000	3,214	13,305	38,027
\$100,000 - 125,000	2,318	8,805	24,226
\$125,000 - 150,000	1,775	5,813	15,332
\$150,000 - 200,000	1,672	5,358	15,266
\$200,000+	1,267	4,784	13,518



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ADDITIONAL PHOTOS



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