

FORMER DENTAL SPACE



PILOT

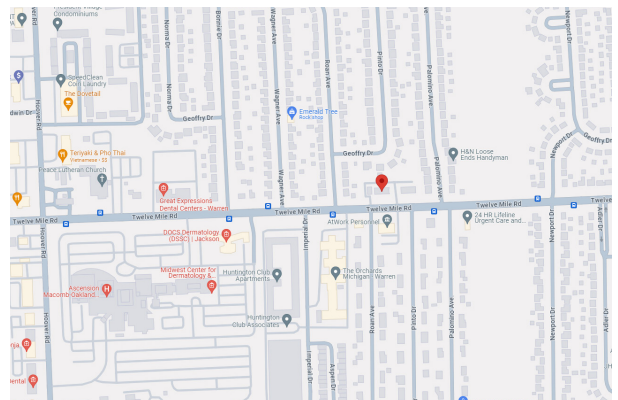
PROPERTY GROUP

12415 12 MILE RD., WARREN, MI 48093

PROPERTY OVERVIEW:

- Former Dental Clinic (40 year history) 3 operatories, waiting/reception, business office, lab, doctor's office
- Space could be converted to medical or general office
- Near Ascension-Macomb Campus
- Signage on 12 Mile Rd

Property Type: Office/Medical
Cross Streets: 12 Mile, just East of Hoover
Total Square Footage: 3,204
Minimum Square Footage: 1,200
Maximum Square Footage: 1,200
Parcel Size: 0.361 Acres
Year Built: 1966
Parking Spaces: 25 (Shared)
Lease Rate: \$18.95/SF
Lease Type: Gross plus utilities



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	53,171	331,298	1,175,882
2023 Population	54,817	333,813	1,168,365
2028 Population Projection	54,979	333,749	1,169,501
Annual Growth 2010-2023	0.2%	0.1%	0%
Annual Growth 2023-2028	0.1%	0%	0%
Median Age	43.3	40.5	40.1
Bachelor's Degree or Higher	21%	17%	25%
U.S. Armed Forces	8	66	590

Population By Race			
	2 mile	5 mile	10 mile
White	41,442	225,204	707,468
Black	9,339	79,030	354,324
American Indian/Alaskan Native	185	1,312	3,948
Asian	2,620	18,045	69,641
Hawaiian & Pacific Islander	9	79	335
Two or More Races	1,222	10,143	32,649
Hispanic Origin	1,241	8,104	29,851

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$150,841	\$138,998	\$164,651
Median Year Built	1965	1962	1959

Households			
	2 mile	5 mile	10 mile
2010 Households	22,421	131,789	469,574
2023 Households	23,280	133,103	467,686
2028 Household Projection	23,376	133,093	468,122
Annual Growth 2010-2023	0.4%	0.1%	-0.1%
Annual Growth 2023-2028	0.1%	0%	0%
Owner Occupied Households	17,650	95,660	317,848
Renter Occupied Households	5,726	37,433	150,274
Avg Household Size	2.3	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$659.1M	\$3.6B	\$13.1B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$75,596	\$67,971	\$76,914
Median Household Income	\$61,416	\$54,674	\$58,215
< \$25,000	3,857	25,741	96,594
\$25,000 - 50,000	5,769	35,217	108,160
\$50,000 - 75,000	4,322	27,204	83,702
\$75,000 - 100,000	3,357	17,765	60,195
\$100,000 - 125,000	2,491	12,091	42,994
\$125,000 - 150,000	1,535	6,616	27,409
\$150,000 - 200,000	1,242	5,536	25,735
\$200,000+	708	2,933	22,896

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E 12 Mile Rd	Imperial Dr W	20,291	2022	0.08 mi
E 12 Mile Rd	Wagner Dr W	20,541	2022	0.11 mi
Imperial Dr	E 12 Mile Rd N	2,168	2022	0.12 mi
12 MILE RD	Newport Dr E	20,050	2020	0.16 mi
E 12 Mile Rd	Newport Dr E	24,691	2022	0.16 mi
East 12 Mile Road	Newport Dr E	21,068	2020	0.16 mi
Newport Dr	E 12 Mile Rd S	725	2022	0.20 mi
Newport Dr	E 12 Mile Rd N	960	2022	0.20 mi
E 12 Mile Rd	Newport Dr W	20,386	2022	0.22 mi
E 12 Mile Rd	Bonnie Dr E	21,035	2022	0.27 mi

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ADDITIONAL PHOTOS



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