



PILOT
PROPERTY GROUP

50475 GRATIOT, CHESTERFIELD

PROPERTY OVERVIEW:

Office space available with Gratiot Frontage
Close proximity to I-94
Great Visibility / Monument signage

Property Type:..... Office
Cross Streets:..... South 23 Mile, West Side of Gratiot
Total Square Footage:..... 9,679
Building Name:..... Chesterfield Professional Building
Minimum Sq. Ft. Available:..... 1,200
Maximum Sq. Ft. Available:..... 3,450
Lease Rate:..... \$19.95 PSF
Lease Type:..... Gross
Parcel Size:..... 1.77
Year Built:..... 1987
Zoning:..... C3 Gen
Parking Spaces:..... 62 +/-

TRADE AREA DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
<i>Est. Population</i>	5,450	42,809	108,943
<i>Median HH Income</i>	\$75,458	\$83,289	\$85,389
<i>Est. Households</i>	2,072	15,966	39,503

TRAFFIC COUNTS	
<i>Gratiot Ave & Chesterfield Road:</i>	26,259 VPD
<i>Gratiot Ave & 23 Mile Road:</i>	25,409 VPD
<i>23 Mile Rd and Chesterfield Road:</i>	21,123 VPD

AGENT CONTACT INFO

ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com
JIMMY DIEHL O: 586.254.0900 • C: 586.337.5241 • j.diehl@pilotpg.com

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44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
586.254.0900 • www.pilotpg.com

