

21 MILE AND GRATIOT HARD CORNER



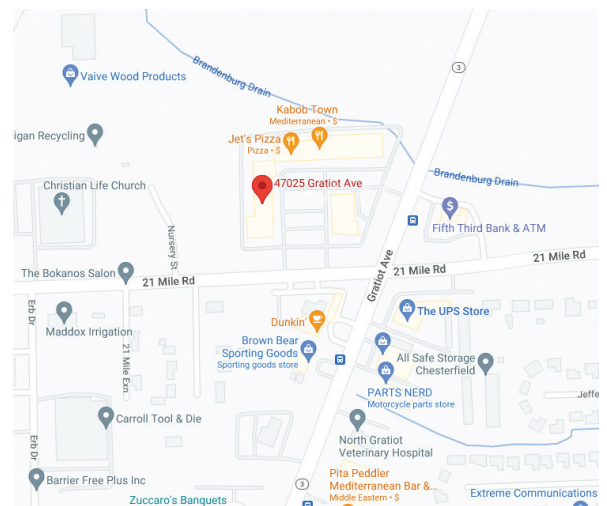
PILOT PROPERTY GROUP

21 & GRATIOT 47025-47187 GRATIOT, CHESTERFIELD TWP., 48051

PROPERTY OVERVIEW:

- New Ownership- Parking lot, façade upgrade, exterior lights all recently upgraded.
- Monument Signage on Gratiot and Storefront signage on 21 Mile Rd.
- Last space available in a very busy plaza.
- Professional Landlords.

Property Type:	Retail/Office
Cross Streets:	21 Mile and Gratiot
Building Name:	North Gratiot Crossing
Total Square Footage:	52,675
Minimum Sq. Ft. Available:	2,250 SF
Maximum Sq. Ft. Available:	2,250 SF
Parcel Size:	6.1 Acres
Year Built:	2004
Zoning:	C-2
Parking:	Ample
Lease Rate:	\$13.95/Sq. Ft.
Lease Type:	NNN



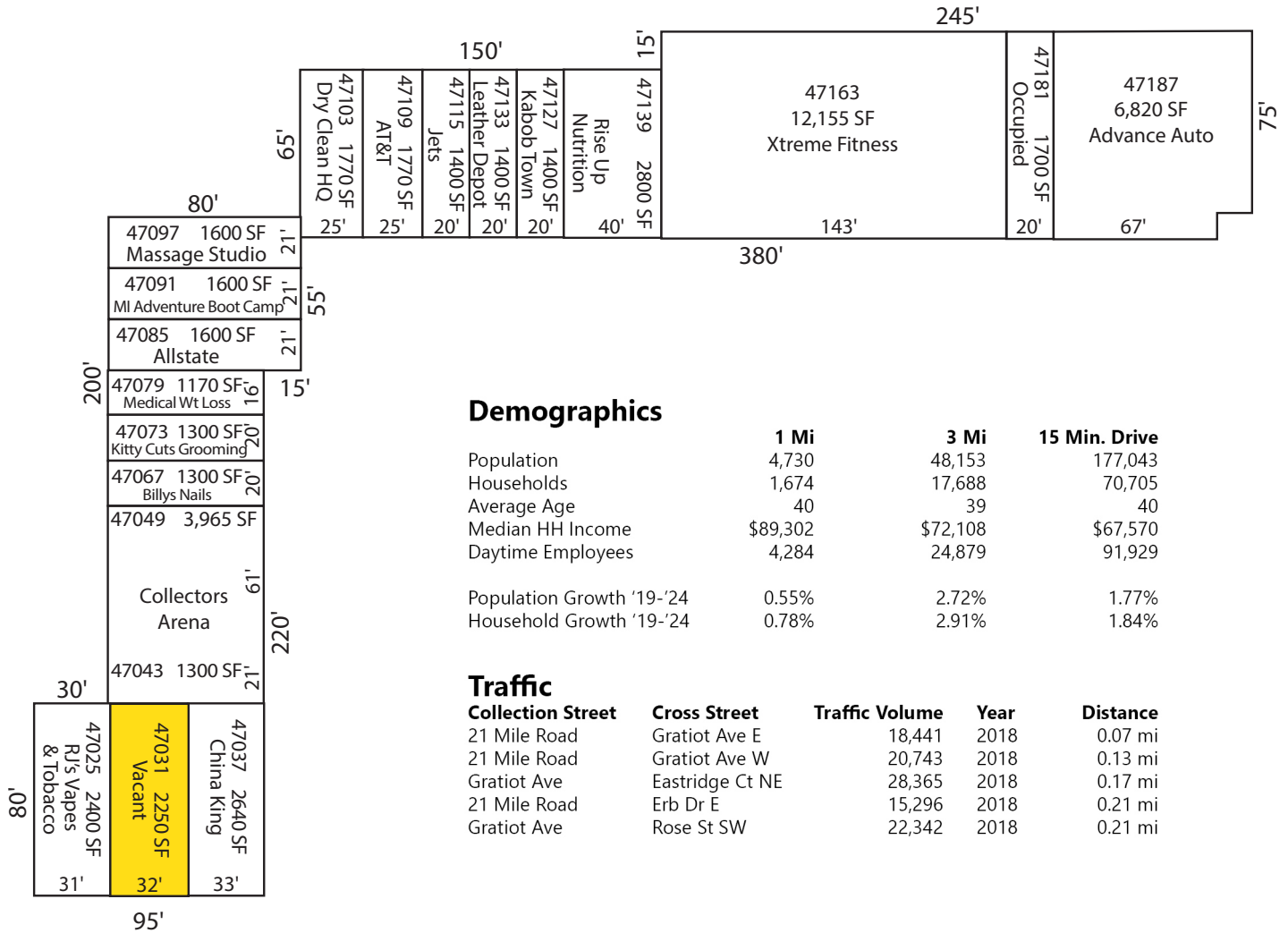
AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com
LUC FLUENT O: 586.254.0900 x127 • C: 586.651.3337 • luc@pilotpg.com

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44400 Van Dyke, Suite 101, Sterling Heights, MI 48314 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060
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SITE PLAN DEMOGRAPHICS TRAFFIC



Demographics

	1 Mi	3 Mi	15 Min. Drive
Population	4,730	48,153	177,043
Households	1,674	17,688	70,705
Average Age	40	39	40
Median HH Income	\$89,302	\$72,108	\$67,570
Daytime Employees	4,284	24,879	91,929
Population Growth '19-'24	0.55%	2.72%	1.77%
Household Growth '19-'24	0.78%	2.91%	1.84%

Traffic

Collection Street	Cross Street	Traffic Volume	Year	Distance
21 Mile Road	Gratiot Ave E	18,441	2018	0.07 mi
21 Mile Road	Gratiot Ave W	20,743	2018	0.13 mi
Gratiot Ave	Eastridge Ct NE	28,365	2018	0.17 mi
21 Mile Road	Erb Dr E	15,296	2018	0.21 mi
Gratiot Ave	Rose St SW	22,342	2018	0.21 mi

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ADDITIONAL PHOTOS



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