

FREESTANDING BUILDING



PILOT

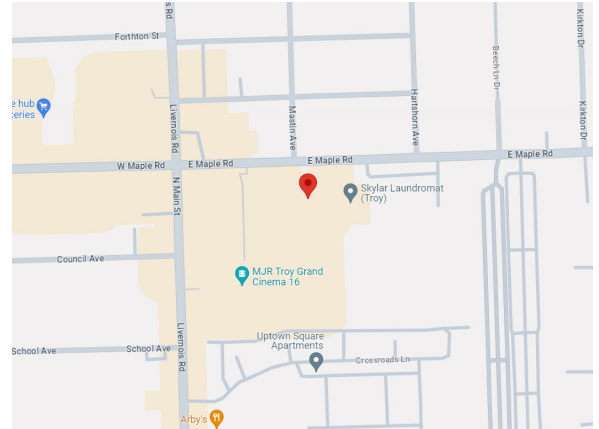
PROPERTY GROUP

150 E. MAPLE ROAD, TROY, MI 48083

PROPERTY OVERVIEW:

- Attractive and Well-Maintained Freestanding Building.
- Former Bank of America- 4 existing drive thru lanes, ideal for Credit Union/Bank.
- Conversion to general office, medical possible.
- Awesome location in the out lot of MJR and surrounded by numerous national tenants and medical practices.
- Tenant Improvement Allowance negotiable for qualified tenants and terms.
- Professional Management.

Property Type: Office/Medical/Retail
Cross Streets: Maple and Livernois
Total Square Footage: 4,388
Minimum Square Footage: 4,388
Maximum Square Footage: 4,388
Parcel Size: 0.93 Acres
Year Built: 1988
Zoning: MR (Maple Road District)
Parking Spaces: 34
Property Taxes: 2023: \$16,649.96 (\$3.54/SF)
Lease Rate: Contact Broker
Sale Price: Contact Broker



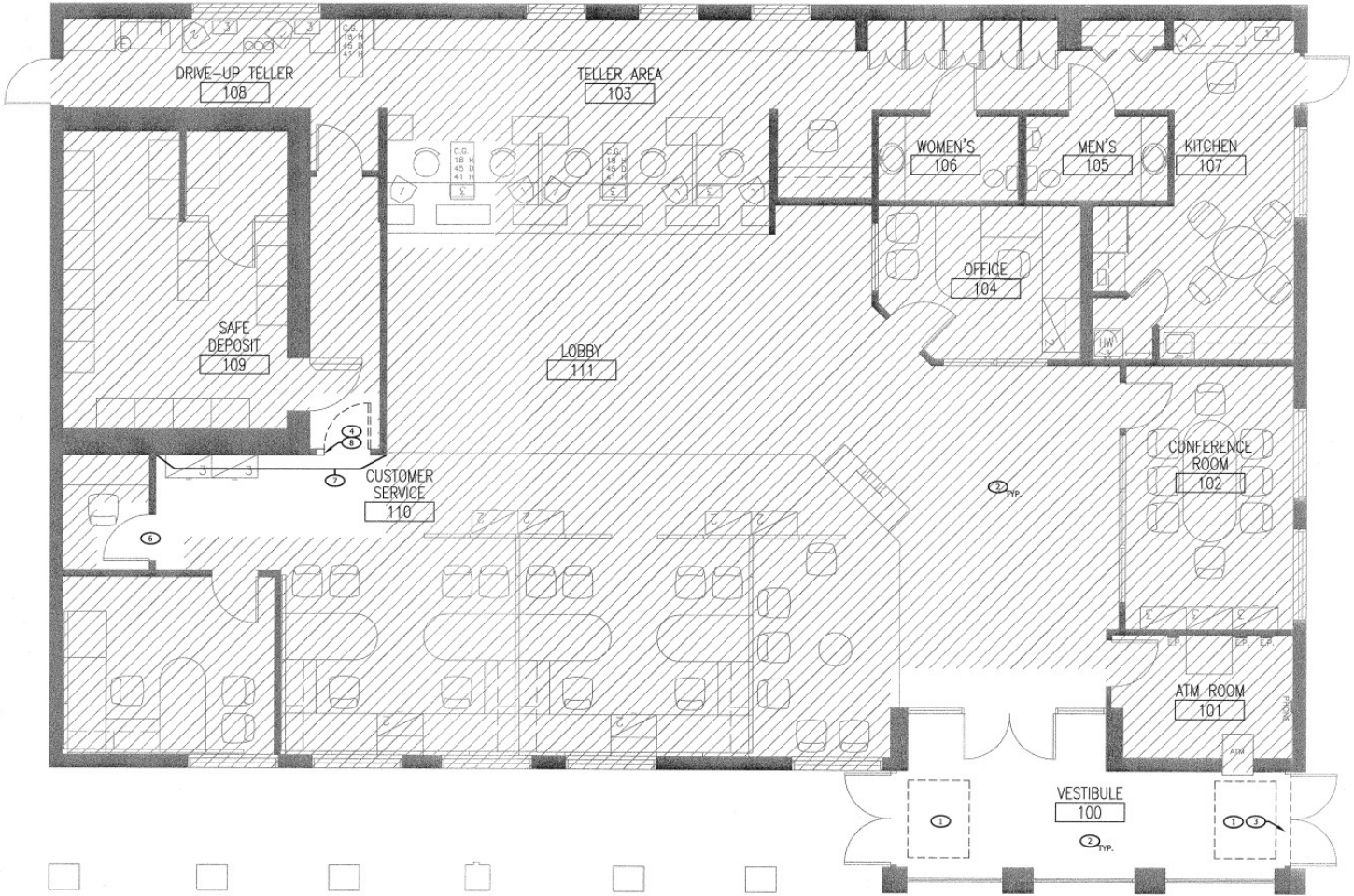
AGENT CONTACT INFO

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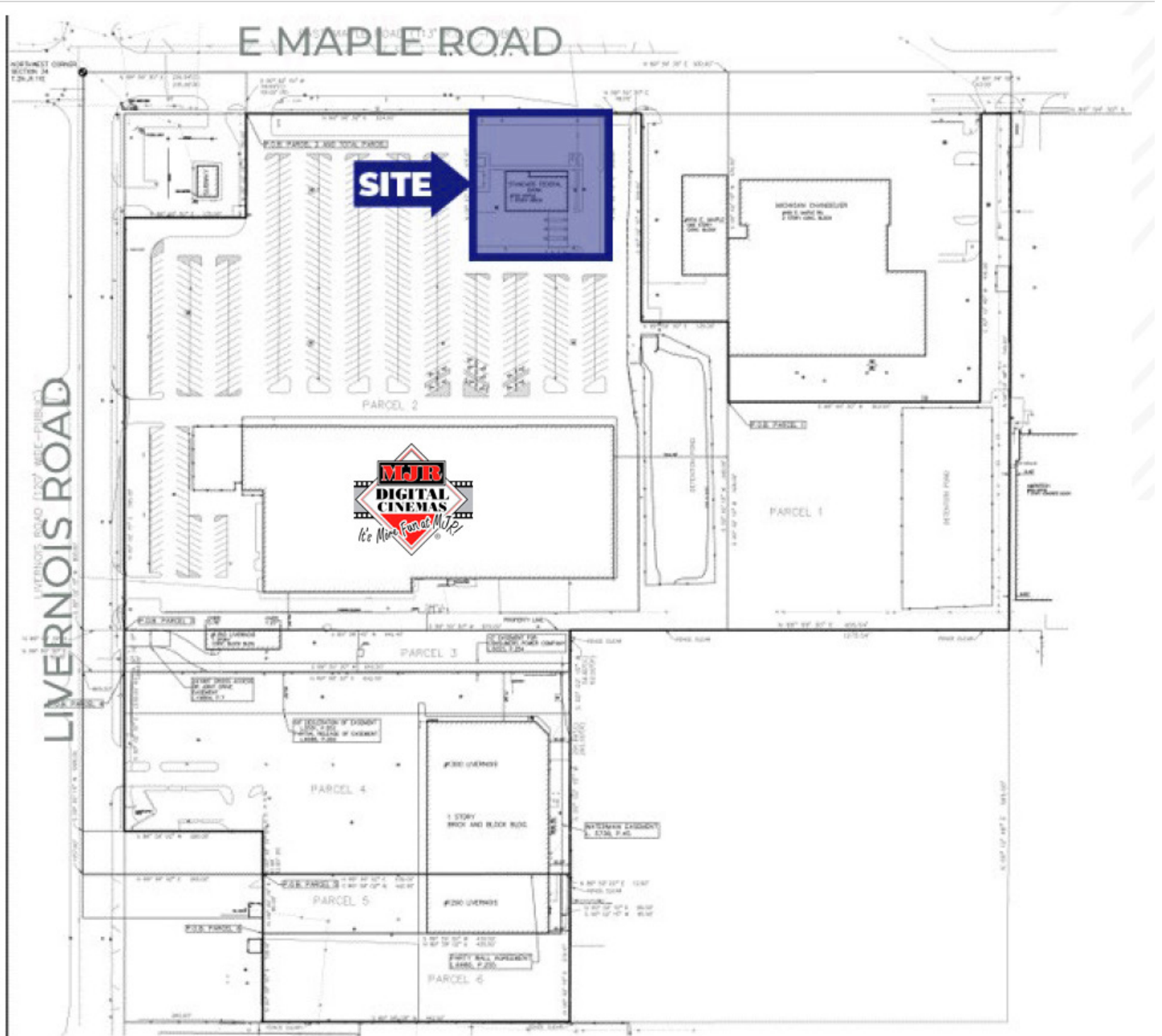
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FLOOR PLAN



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SITE PLAN



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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	38,193	285,696	1,019,263	2010 Households	17,371	118,494	414,409
2023 Population	40,532	293,358	1,023,913	2023 Households	18,430	121,705	416,500
2028 Population Projection	40,896	294,244	1,024,798	2028 Household Projection	18,597	122,096	416,841
Annual Growth 2010-2023	0.5%	0.2%	0%	Annual Growth 2010-2023	0.4%	0.3%	0.1%
Annual Growth 2023-2028	0.2%	0.1%	0%	Annual Growth 2023-2028	0.2%	0.1%	0%
Median Age	41.1	42.2	41.3	Owner Occupied Households	10,908	88,502	285,859
Bachelor's Degree or Higher	49%	48%	35%	Renter Occupied Households	7,689	33,593	130,982
U.S. Armed Forces	25	168	420	Avg Household Size	2.2	2.4	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$571.7M	\$4.3B	\$12.7B
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	30,080	229,269	619,899	Avg Household Income	\$95,642	\$111,306	\$91,244
Black	1,893	19,028	294,680	Median Household Income	\$80,397	\$86,960	\$67,406
American Indian/Alaskan Native	142	724	3,048	< \$25,000	2,551	14,761	73,392
Asian	7,394	36,831	79,105	\$25,000 - 50,000	3,278	18,285	85,060
Hawaiian & Pacific Islander	9	112	303	\$50,000 - 75,000	2,607	19,296	70,727
Two or More Races	1,014	7,393	26,877	\$75,000 - 100,000	3,606	17,789	52,498
Hispanic Origin	1,556	8,115	30,113	\$100,000 - 125,000	2,060	13,892	41,789
Housing				\$125,000 - 150,000	1,442	10,344	27,649
	2 mile	5 mile	10 mile	\$150,000 - 200,000	1,445	11,580	29,072
Median Home Value	\$223,082	\$264,997	\$201,580	\$200,000+	1,440	15,758	36,313
Median Year Built	1966	1964	1964				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Maple Rd	N Main St W	25,271	2022	0.08 mi
N Main St	Council Ave S	17,209	2022	0.12 mi
Livernois Rd	Chopin St N	20,529	2022	0.14 mi
Livernois Road	Council Ave N	19,188	2022	0.15 mi
MAIN ST	Council Ave	17,927	2020	0.15 mi
W Maple Rd	N Custer Ave W	26,470	2022	0.21 mi
Livernois Rd	Forthton Dr S	21,027	2022	0.21 mi
N Main St	Leroy Ave S	18,193	2022	0.23 mi
E Maple Rd	Kirkton Dr E	18,265	2022	0.25 mi
Park St	Troy Ct E	805	2022	0.30 mi

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ADDITIONAL PHOTOS



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