



# PILOT

PROPERTY GROUP

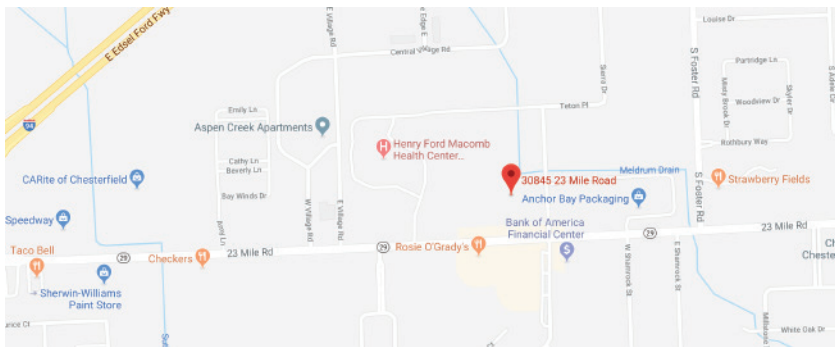
## JOIN THE SPORTS ACADEMY!

30845 23 MILE CHESTERFIELD, MI 48047

### PROPERTY OVERVIEW:

Join the Sports Academy. The current layout consists of six offices, conference room, reception area, lunch room, open work area, full bath with shower and half bath.

Property Type:..... Office  
Cross Streets:..... 23 Mile Road, east of I-94  
Building Name:..... Sports Academy  
Minimum Sq. Ft. Available: ... 2,400  
Maximum Sq. Ft. Available: ... 2,400  
Lease Rate:..... \$12.95/SF Plus Utilities  
Lease Type:..... Modified Gross  
Year Built:..... 1991  
Parking Spaces:..... Ample




### AGENT CONTACT INFO

**KEN MINNE** O: 586.254.0900 • C: 586.291.5525 • ken@pilotpg.com

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## DEMOGRAPHICS


<b>Chesterfield Commerce Center</b>			
30845 23 Mile Rd, Chesterfield, MI 48047			
Building Type: <b>Industrial</b>	Warehse Avail: -		
RBA: <b>51,780 SF</b>	Office Avail: -		
Land Area: <b>8.8 AC</b>	% Leased: <b>100%</b>		
Total Available: <b>0 SF</b>	Rent/SF/Yr: -		
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	12,227	49,060	84,817
2023 Estimate	12,029	48,602	83,286
2010 Census	10,795	45,459	73,837
Growth 2023 - 2028	1.65%	0.94%	1.84%
Growth 2010 - 2023	11.43%	6.91%	12.80%
2023 Population by Hispanic Origin			
2023 Population	583	1,581	2,842
White	9,187 76.37%	41,807 86.02%	69,961 84.00%
Black	2,144 17.82%	4,555 9.37%	9,106 10.93%
Am. Indian & Alaskan	55 0.46%	184 0.38%	348 0.42%
Asian	206 1.71%	803 1.65%	1,734 2.08%
Hawaiian & Pacific Island	2 0.02%	28 0.06%	37 0.04%
Other	435 3.62%	1,226 2.52%	2,101 2.52%
U.S. Armed Forces	7	81	136
Households			
2028 Projection	4,756	18,631	30,928
2023 Estimate	4,675	18,443	30,355
2010 Census	4,162	17,139	26,783
Growth 2023 - 2028	1.73%	1.02%	1.89%
Growth 2010 - 2023	12.33%	7.61%	13.34%
Owner Occupied	3,087 66.03%	14,712 79.77%	25,218 83.08%
Renter Occupied	1,587 33.95%	3,731 20.23%	5,137 16.92%
2023 Households by HH Income			
Income: <\$25,000	930 19.90%	2,519 13.66%	3,936 12.97%
Income: \$25,000 - \$50,000	1,118 23.92%	3,090 16.76%	4,834 15.92%
Income: \$50,000 - \$75,000	812 17.37%	2,925 15.86%	5,203 17.14%
Income: \$75,000 - \$100,000	741 15.85%	2,956 16.03%	4,455 14.68%
Income: \$100,000 - \$125,000	501 10.72%	2,285 12.39%	3,762 12.39%
Income: \$125,000 - \$150,000	315 6.74%	1,791 9.71%	3,220 10.61%
Income: \$150,000 - \$200,000	113 2.42%	1,785 9.68%	3,026 9.97%
Income: \$200,000+	144 3.08%	1,090 5.91%	1,919 6.32%
2023 Avg Household Income			
	\$71,454	\$94,737	\$97,015
2023 Med Household Income			
	\$58,005	\$80,806	\$81,759

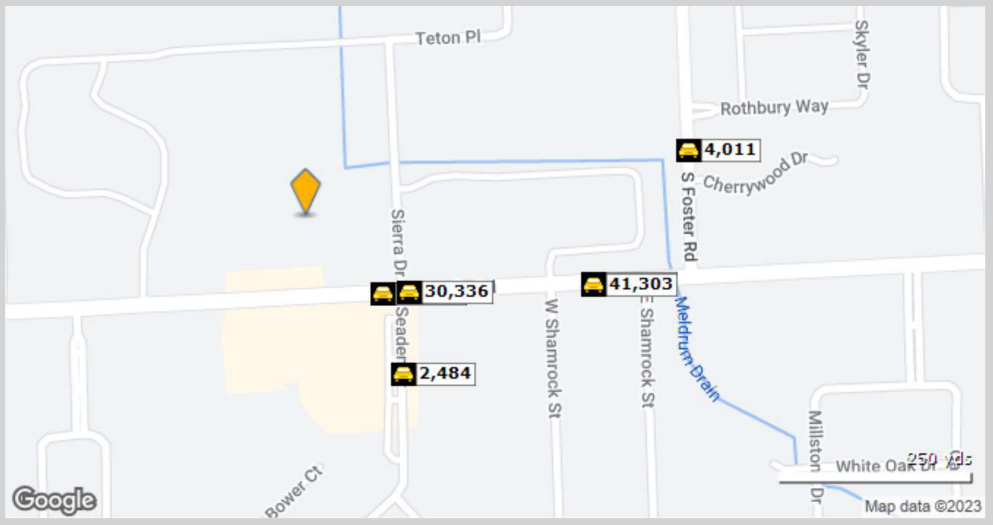
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## TRAFFIC COUNTS

**Chesterfield Commerce Center**  
 30845 23 Mile Rd, Chesterfield, MI 48047

Building Type: **Industrial**  
 RBA: **51,780 SF**  
 Land Area: **8.8 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -

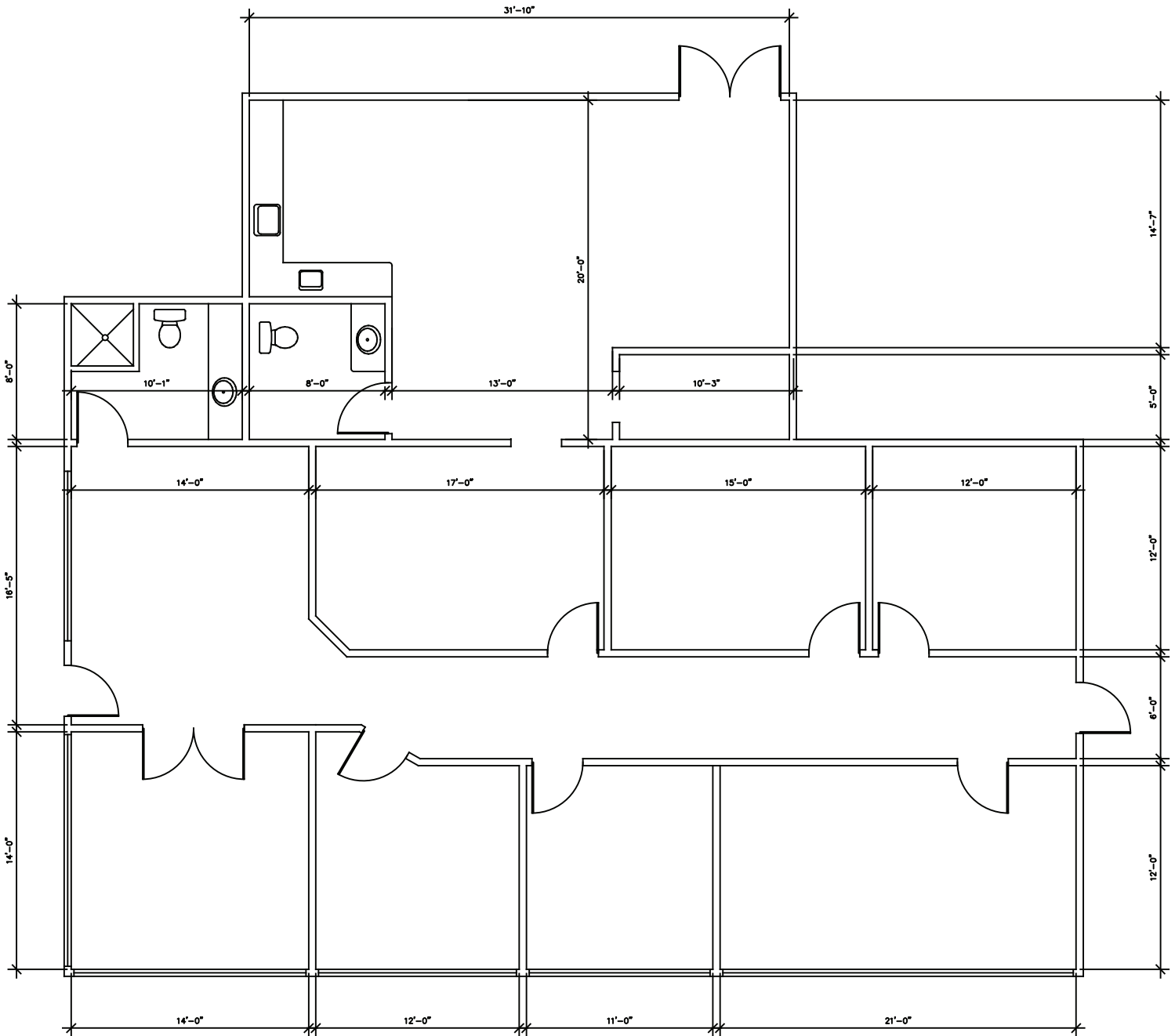




Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> 23 Mile Road	Seaden Dr	0.01 E	2022	32,794	MPSI	.08
<b>2</b> M 29	Seaden Dr	0.01 E	2022	27,117	MPSI	.08
<b>3</b> 23 Mile Road	Seaden Dr	0.01 E	2020	34,298	MPSI	.08
<b>4</b> M-29 23 MILE ROAD	Seaden Dr	0.01 W	2022	24,529	MPSI	.10
<b>5</b> 23 Mile Road	Seaden Dr	0.01 W	2022	29,664	MPSI	.10
<b>6</b> 23 Mile Road		0.00	2019	30,336	AADT	.10
<b>7</b> Seaden Dr	23 Mile Rd	0.06 N	2022	2,484	MPSI	.14
<b>8</b> 23 Mile Rd	W Shamrock St	0.03 W	2022	37,887	MPSI	.22
<b>9</b> 23 Mile Rd	W Shamrock St	0.03 W	2020	41,303	MPSI	.22
<b>10</b> S Foster Rd	Foster Dr	0.02 S	2022	4,011	MPSI	.29

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**FLOOR PLAN**



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***ADDITIONAL PHOTOS***



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