



PILOT

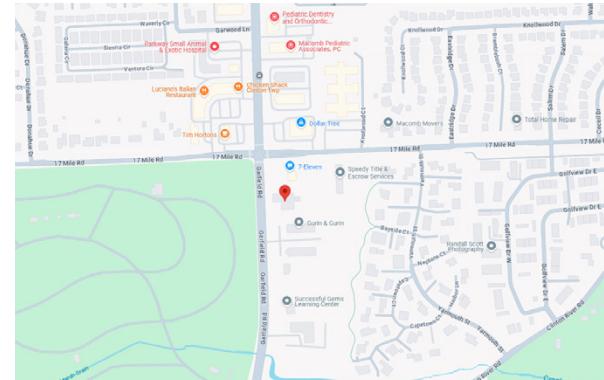
PROPERTY GROUP

IMMACULATE FREESTANDING OFFICE BUILDING 38880 GARFIELD RD, CLINTON TOWNSHIP, MI 48038

PROPERTY OVERVIEW:

- Former Bank Branch/Administrative Office building. The building is equipped with 3 drive thru lanes, bank lobby, vault, and executive offices.
- Building has a full finished basement that is accessible by elevator.
- Back up generator.
- Large Monument Signage and "landmark" clock tower on Garfield Rd.
- Small storage garage (approximately 500 SF) accessible by roll-up door.

Property Type:	Office
Cross Streets:	East side of Garfield, South of 17 Mile Road
Available Square Footage:	11,332 with full basement
Parcel Size:	2.25 Acres
Year Built:	2002
Zoning:	OS-1
Grade Level Doors:	(1) 8'x8'
Parking Spaces:	Approx. 95
Heat Type:	Zoned AC - warm and cooled air
Property Taxes:	2024: \$65,234 (\$5.76/SF) (Under appeal)
Lease Rate:	\$18.00
Lease Type:	NNN



TRADE AREA DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
POPULATION	48,142	287,617	860,495
HOUSEHOLDS	20,771	121,384	346,946
INCOME	\$87,716	\$83,660	\$87,929
TRAFFIC COUNT ON GARFIELD: 31,526 VPD			

AGENT CONTACT INFO

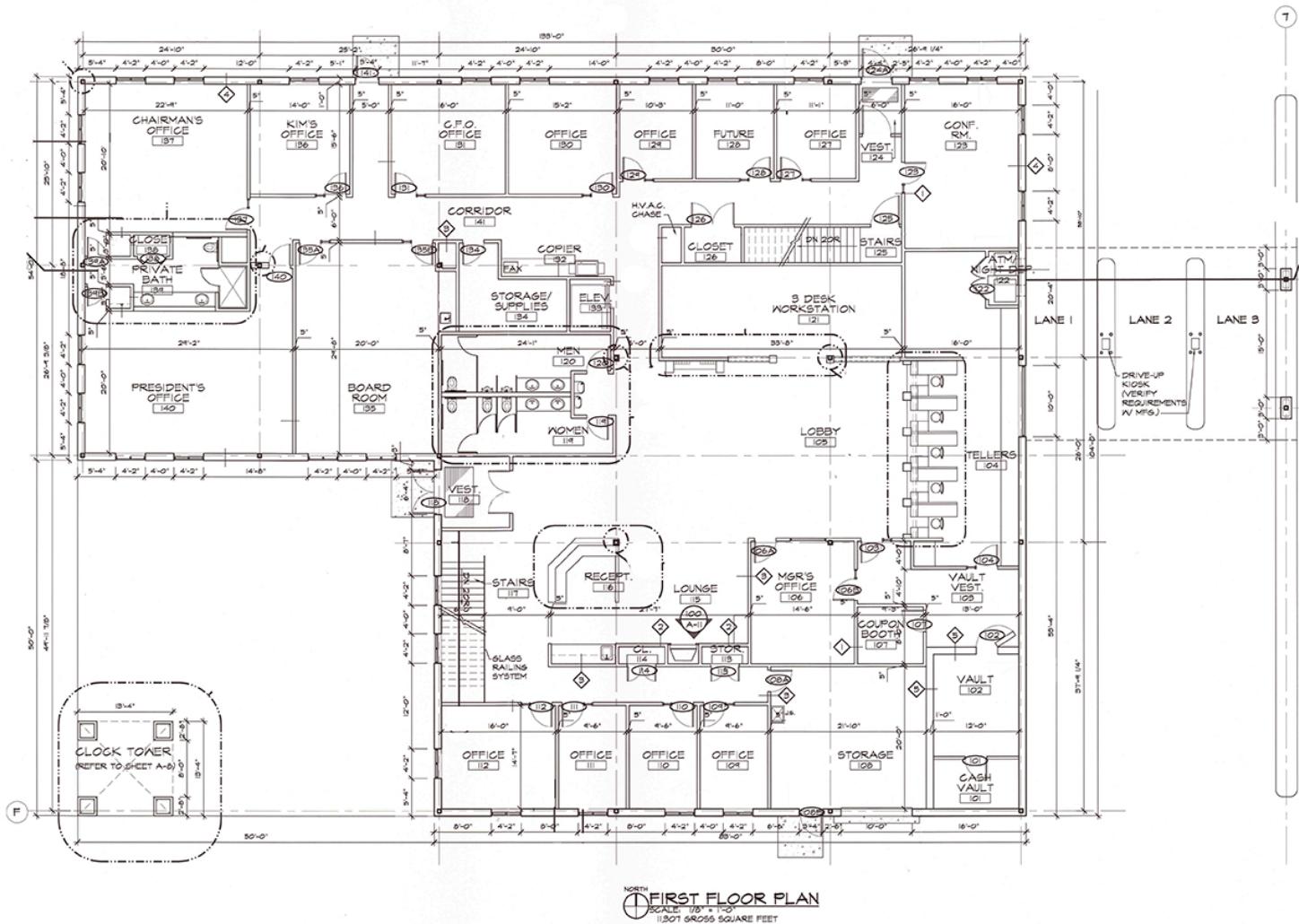
ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

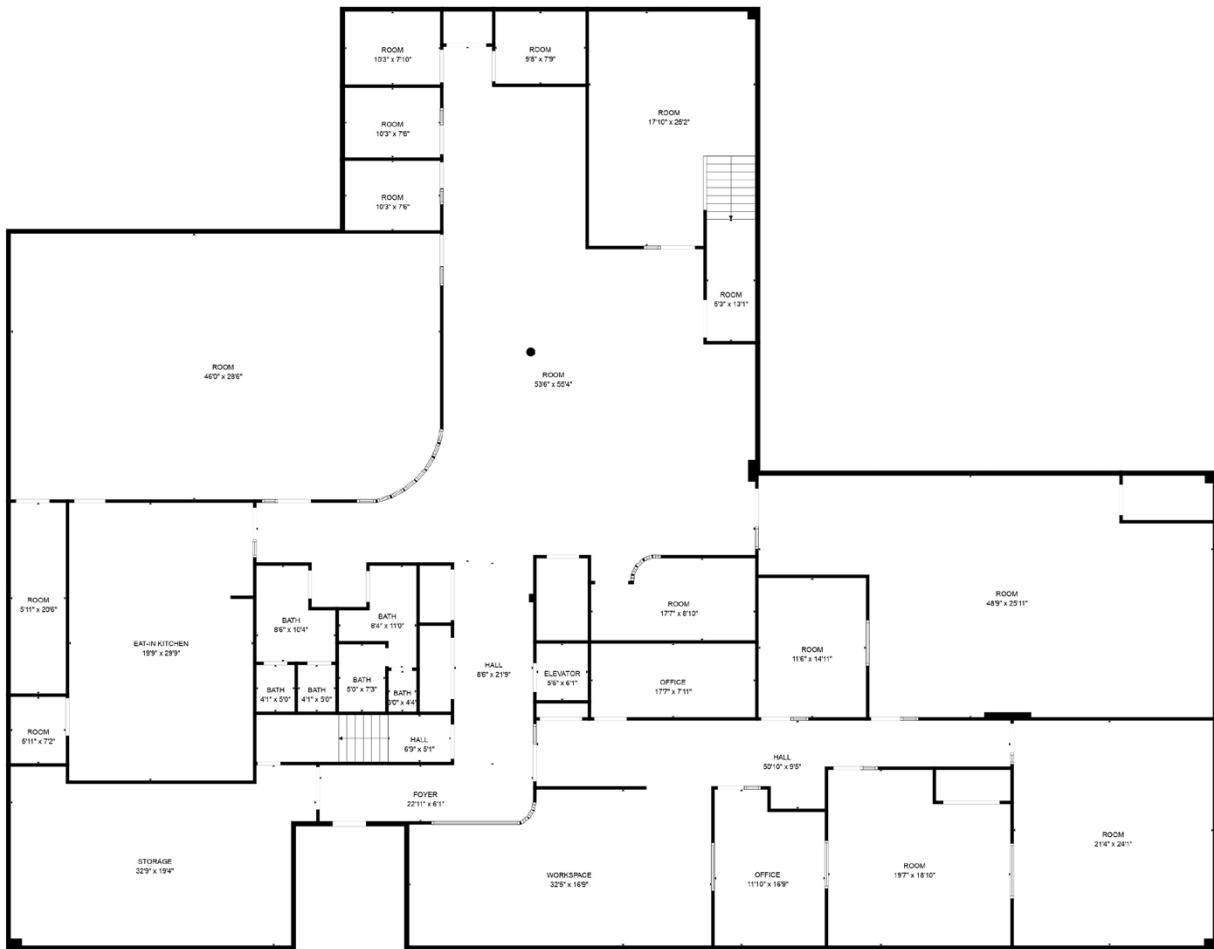
FIRST FLOOR PLAN



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

BASEMENT FLOOR PLAN



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

*Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com*

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com