



WINSTON-TRAITTEL REALTY, INC.

6960 Orchard Lake Rd, Suite 308, W. Bloomfield, MI 48322



For Sale or Lease

1212 E M-36
Pinckney, MI 48169

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Information contained herein is subject to verification and no liability for errors or omissions is assumed.
Price is subject to change and listing may be withdrawn without notice.

Summary

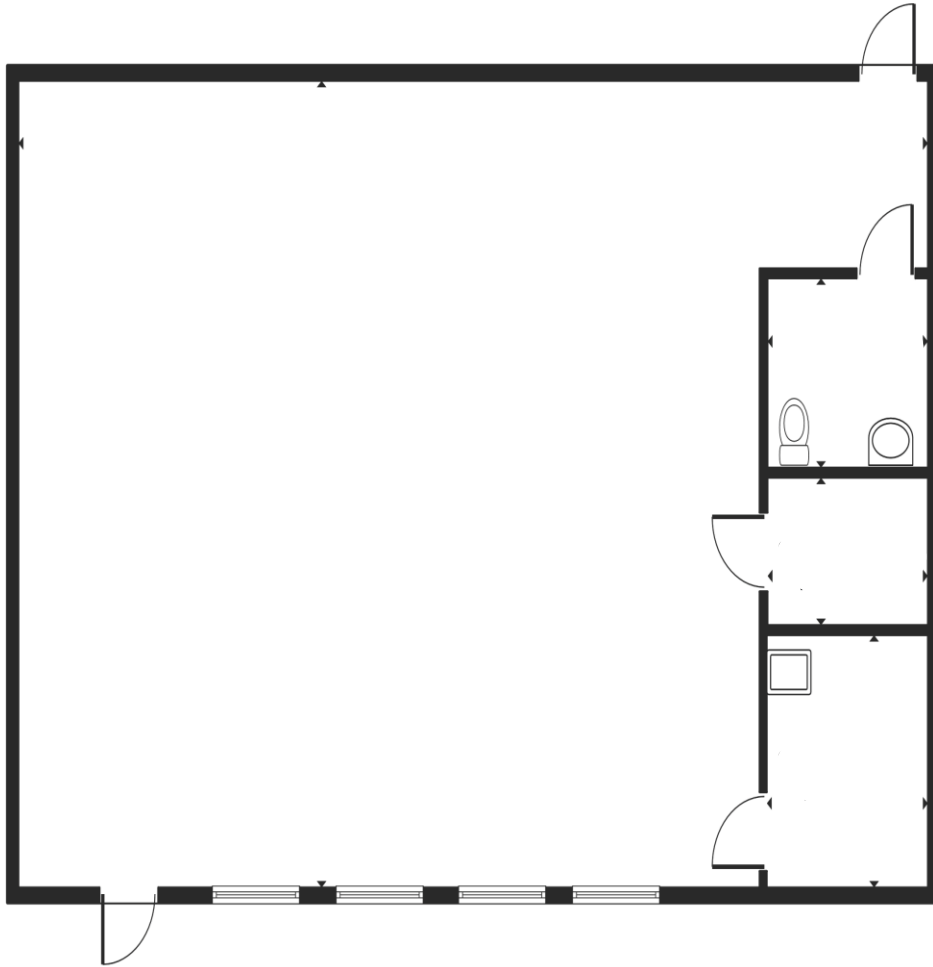
Property Address:	1212 E M-36, Pinckney, MI 48169
Cross Streets:	East of Dexter St. / South side of Main/M-36
Property Type:	General Retail / Office
Zone:	SBD
Building Type:	Freestanding
Year Built:	1978
Building Size:	4,608 square feet
Lot Size:	.64 Acres
Space Available:	Middle Unit - 1,081 sf End Unit - 1,158 sf ** Units can be combined for a total 2,239 sf
Sale Price:	\$475,000.00
Lease Price:	\$9.95 NNN per sf
Parking:	22 Surface Spaces Available
Building Highlights:	+ Individual exterior Suite entrance + Monument signage available + Abundance of Parking



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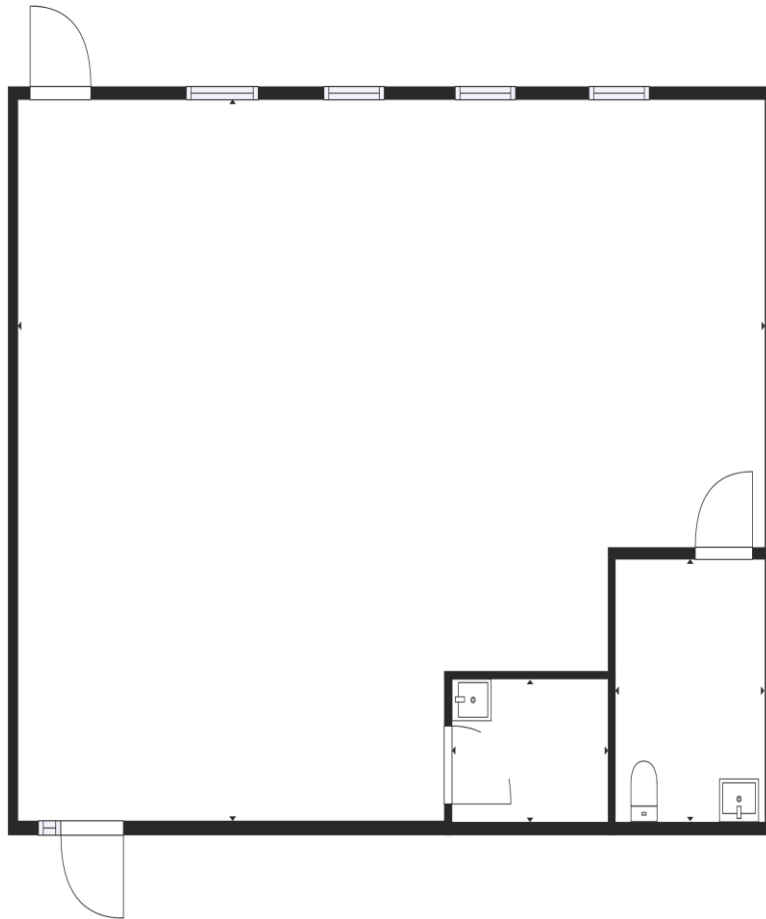
Floor Plan- End Unit



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Floor Plan – Middle Unit



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Demographic Summary

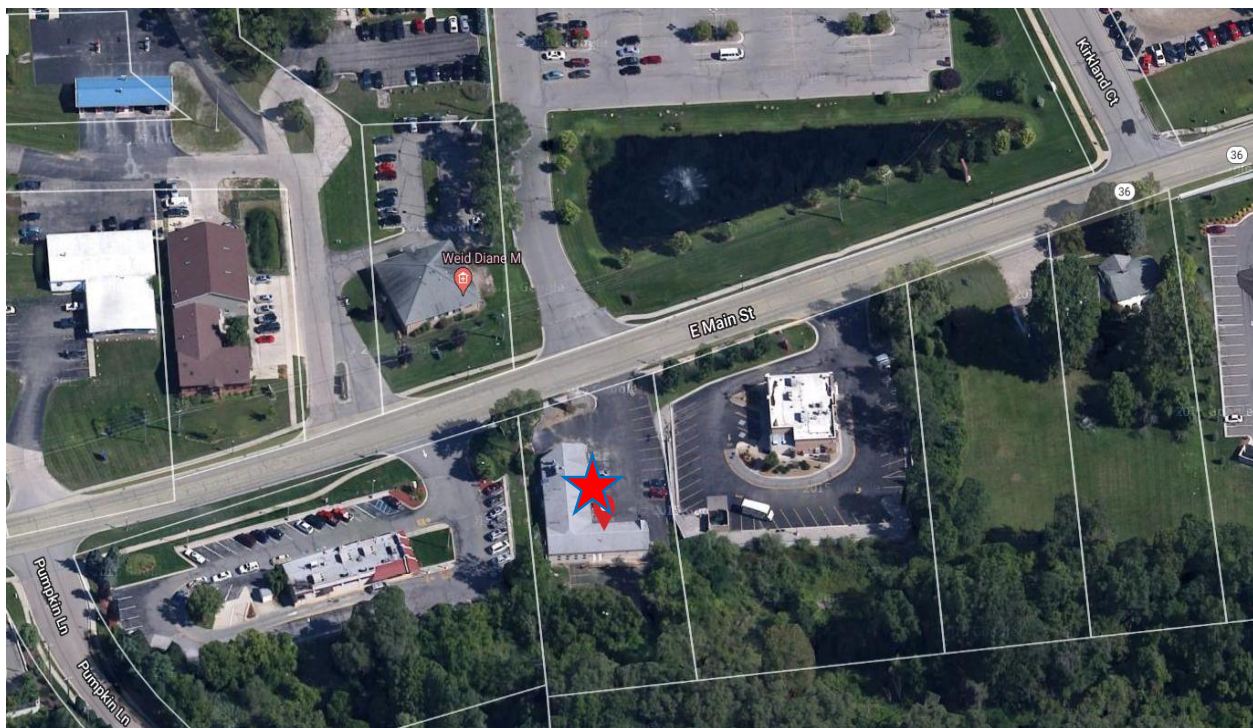
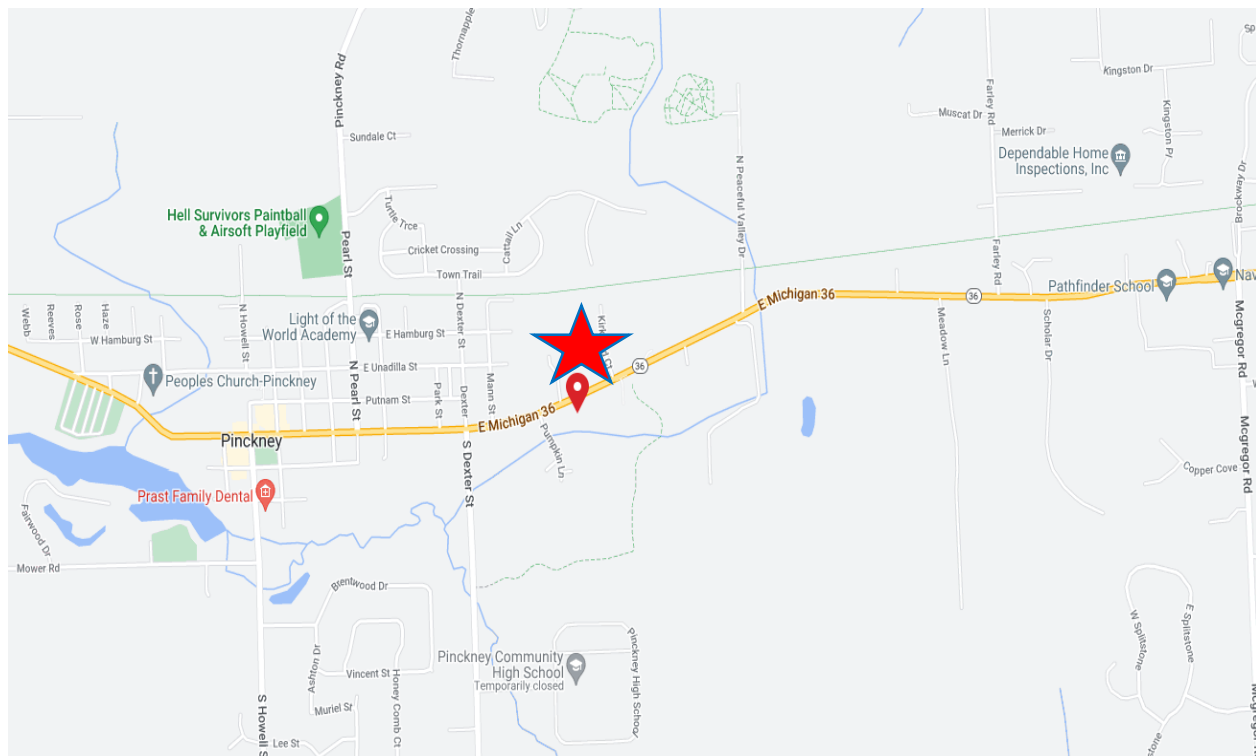
Radius	1 Mile	3 Mile		5 Mile		
Population						
2027 Projection	2,476	12,633		26,063		
2022 Estimate	2,423	12,401		25,553		
2010 Census	2,342	12,041		24,446		
Growth 2022 - 2027	2.19%	1.87%		2.00%		
Growth 2010 - 2022	3.46%	2.99%		4.53%		
2022 Population	2,423	12,401		25,553		
Households						
2027 Projection	882	4,744		9,742		
2022 Estimate	862	4,650		9,540		
2010 Census	831	4,492		9,092		
Growth 2022 - 2027	2.32%	2.02%		2.12%		
Growth 2010 - 2022	3.73%	3.52%		4.93%		
Owner Occupied	689	79.93%	4,079	87.72%	8,555	89.68%
Renter Occupied	173	20.07%	571	12.28%	985	10.32%
2022 Households by HH Income	863	4,651		9,537		
Income: <\$25,000	102	11.82%	460	9.89%	745	7.81%
Income: \$25,000 - \$50,000	115	13.33%	663	14.25%	1,270	13.32%
Income: \$50,000 - \$75,000	154	17.84%	749	16.10%	1,452	15.22%
Income: \$75,000 - \$100,000	147	17.03%	770	16.56%	1,608	16.86%
Income: \$100,000 - \$125,000	126	14.60%	591	12.71%	1,181	12.38%
Income: \$125,000 - \$150,000	136	15.76%	494	10.62%	999	10.47%
Income: \$150,000 - \$200,000	56	6.49%	447	9.61%	1,122	11.76%
Income: \$200,000+	27	3.13%	477	10.26%	1,160	12.16%
2022 Avg Household Income	\$91,866	\$108,973		\$117,091		
2022 Med Household Income	\$85,289	\$89,723		\$95,234		



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Map / Aerial



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