

**FREESTANDING BUILDING**



# PILOT

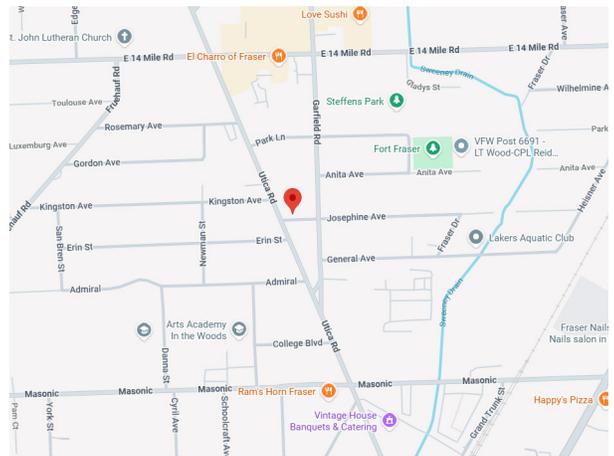
PROPERTY GROUP

**32540 UTICA ROAD, FRASER, MI 48026**

**PROPERTY OVERVIEW:**

- Versatile freestanding building on Garfield in Fraser
- Formerly utilized as showroom/warehouse for contractor
- Soft corner location Garfield and Josephine Ave

*Property Type:* ..... Retail/Office/Flex  
*Cross Streets:* ..... East side of Utica, South of 14 Mile Rd  
*Total Square Footage:* ..... 3,076  
*Building Name:* ..... Hallmark Glass  
*Parcel Size:* ..... 0.156 Acres  
*Year Built:* ..... 1950  
*Zoning:* ..... CN  
*Grade Level Doors:* ..... (1) 8'x8'  
*Property Taxes:* ..... 2025 - \$3,344.91  
*Sale Price:* ..... \$175,000.00 (\$56.89/SF)



**AGENT CONTACT INFO**

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### DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	53,723	310,127	982,540	2020 Households	22,872	130,102	397,646
2024 Population	52,792	305,788	987,386	2024 Households	22,515	128,409	398,443
2029 Population Projection	52,169	302,393	978,212	2029 Household Projection	22,254	126,982	394,524
Annual Growth 2020-2024	-0.4%	-0.3%	0.1%	Annual Growth 2020-2024	0.2%	0.3%	0.6%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	42.9	41.9	40.1	Owner Occupied Households	15,160	91,160	267,697
Bachelor's Degree or Higher	19%	20%	24%	Renter Occupied Households	7,094	35,823	126,827
U.S. Armed Forces	4	126	544	Avg Household Size	2.3	2.3	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$629.2M	\$3.6B	\$11.4B

Population By Race			
	2 miles	5 miles	10 miles
White	38,968	222,647	615,893
Black	8,081	49,094	247,223
American Indian/Alaskan Native	46	235	1,017
Asian	1,850	11,609	53,699
Hawaiian & Pacific Islander	16	94	211
Two or More Races	3,831	22,108	69,343
Hispanic Origin	1,402	8,084	27,063

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$164,252	\$166,302	\$183,868
Median Year Built	1968	1966	1966

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$78,667	\$79,003	\$81,330
Median Household Income	\$60,835	\$63,607	\$62,419
< \$25,000	3,337	20,531	73,862
\$25,000 - 50,000	5,876	30,178	89,931
\$50,000 - 75,000	4,463	24,954	70,313
\$75,000 - 100,000	3,078	18,901	53,605
\$100,000 - 125,000	1,956	12,965	36,894
\$125,000 - 150,000	1,501	8,315	26,424
\$150,000 - 200,000	1,316	7,253	26,007
\$200,000+	990	5,311	21,408

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Garfield Rd	Anita Ave N	7,145	2024	0.05 mi
Garfield Road	Anita Ave N	7,188	2025	0.06 mi
Utica Rd	Anita Ave N	7,079	2021	0.06 mi
Utica Rd	Kingston Ave SE	24,442	2025	0.06 mi
Utica Rd	Admiral St NW	22,082	2025	0.11 mi
Garfield Rd	E 14 Mile Rd N	9,737	2025	0.21 mi
Utica Rd	College Blvd NW	26,816	2025	0.23 mi
Utica Rd	E 14 Mile Rd NW	20,466	2025	0.24 mi
E 14 Mile Rd	Utica Rd W	17,073	2025	0.25 mi
Masonic Blvd	Utica Rd E	6,090	2025	0.27 mi

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*ADDITIONAL PHOTOS*



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