

**TURNKEY OFFICE SPACE!**



# PILOT

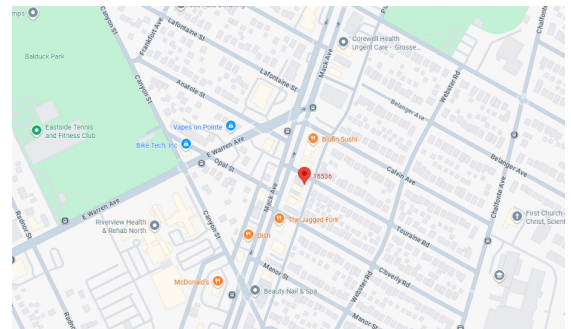
PROPERTY GROUP

**18536 MACK AVENUE, GROSSE POINTE FARMS, MI 48236**

## PROPERTY OVERVIEW:

- Renovations underway - exterior has been recently painted, interior is in the process of being painted and new flooring installed throughout.
- Prestigious Grosse Pointe Farms location, soft corner exposure (Mack Ave and Touraine Rd).
- Multiple dining options in walking distance.
- 5 dedicated parking spaces and convenient public parking.
- Large private offices ideal for attorneys, counseling, CPA, real estate professionals.
- Efficient Layout with 9 private offices, kitchenette, and 2 restrooms.
- Modified Gross Lease Structure - Tenant pays utilities and handles snow removal/landscaping.

**Property Type:** ..... Office  
**Cross Streets:** ..... East side of Mack, at Touraine Rd  
**Total Square Footage:** ..... 3,161  
**Minimum Square Footage:** ..... 1,000  
**Maximum Square Footage:** ..... 3,161  
**Lot Size:** ..... 0.103 Acres  
**Year Built:** ..... 1953  
**Zoning:** ..... B-1  
**Parking Spaces:** ..... 5 Dedicated  
**Lease Rate:** ..... \$25.00/SF  
**Lease Type:** ..... Modified Gross



## AGENT CONTACT INFO

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## DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	62,109	229,604	659,611	2020 Households	23,391	89,182	270,772
2024 Population	59,298	243,559	681,399	2024 Households	22,227	93,860	279,255
2029 Population Projection	57,614	242,271	675,872	2029 Household Projection	21,574	93,233	276,879
Annual Growth 2020-2024	-1.1%	1.5%	0.8%	Annual Growth 2020-2024	-0.6%	1.2%	0.9%
Annual Growth 2024-2029	-0.6%	-0.1%	-0.2%	Annual Growth 2024-2029	-0.6%	-0.1%	-0.2%
Median Age	39.4	38.1	38.4	Owner Occupied Households	15,058	57,674	156,489
Bachelor's Degree or Higher	37%	22%	21%	Renter Occupied Households	6,515	35,559	120,390
U.S. Armed Forces	22	91	234	Avg Household Size	2.6	2.5	2.3
Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	27,465	84,034	297,972	Avg Household Income	\$107,048	\$76,402	\$68,649
Black	27,851	142,230	302,472	Median Household Income	\$74,501	\$51,801	\$48,403
American Indian/Alaskan Native	77	325	957	< \$25,000	4,232	22,664	73,173
Asian	644	2,819	33,502	\$25,000 - 50,000	3,906	22,965	69,745
Hawaiian & Pacific Islander	2	26	120	\$50,000 - 75,000	3,026	15,946	47,333
Two or More Races	3,258	14,124	46,374	\$75,000 - 100,000	2,432	10,013	31,103
Hispanic Origin	1,296	5,082	16,314	\$100,000 - 125,000	1,766	6,293	20,365
Housing				\$125,000 - 150,000	1,457	4,676	13,124
	2 miles	5 miles	10 miles	\$150,000 - 200,000	2,185	5,090	12,232
Median Home Value	\$232,909	\$142,063	\$138,332	\$200,000+	3,223	6,213	12,179
Median Year Built	1948	1952	1956				

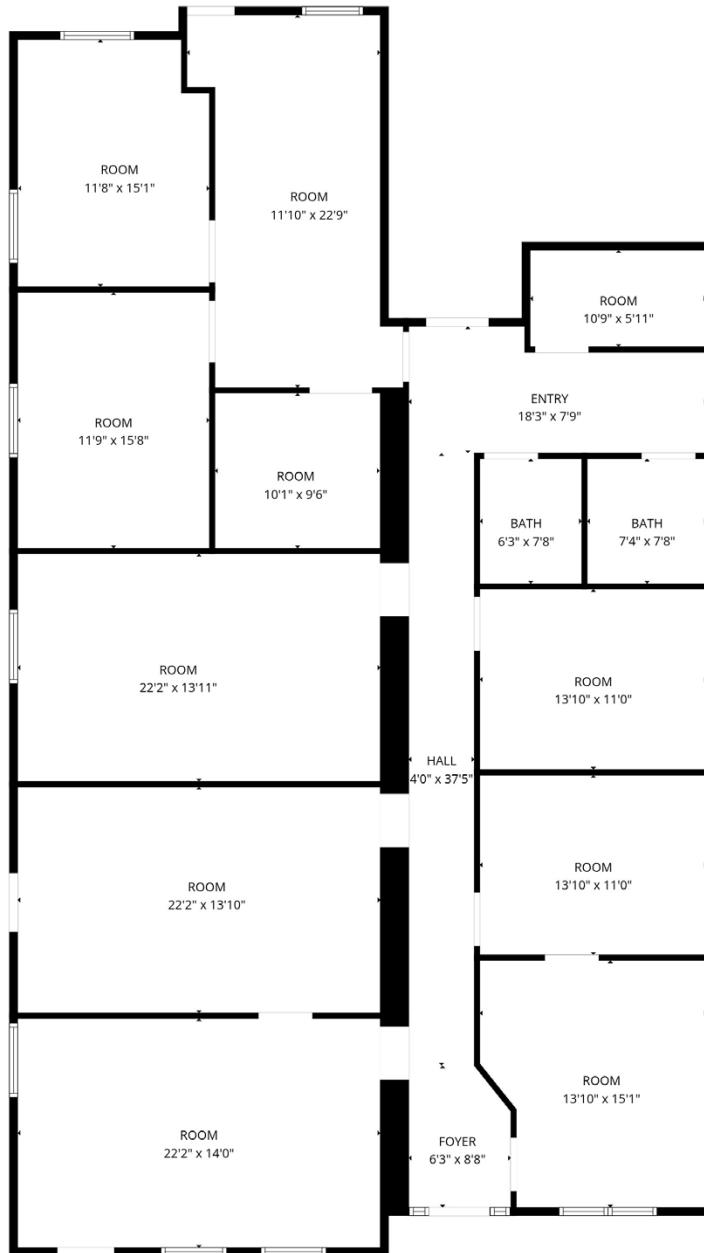
## TRAFFIC COUNTS

Collection Street	Traffic Volume	Cross Street	Count Year	Distance from Property
Mack Ave	18,919	Calvin Ave N	2025	0.05 mi
Mack Ave	19,541	Manor Ave S	2025	0.08 mi
Canyon St	2,655	E Warren Ave NW	2025	0.12 mi
Mack Ave	24,299	Ashley St N	2025	0.13 mi
Canyon St	3,011	E Warren Ave SE	2025	0.14 mi
Mack Ave	31,584	Gateshead St N	2018	0.20 mi
Gateshead Street	4,352	-	2019	0.21 mi
GATESHEAD DR	3,954	-	2024	0.21 mi
BETWEEN NB AND SB MACK (IN GP FARMS)	3,932	Gateshead St	2025	0.21 mi
Gateshead Street	4,259	Gateshead St NW	2023	0.21 mi

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**FLOORPLAN**



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*ADDITIONAL PHOTOS*



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