

REDUCED PRICE!



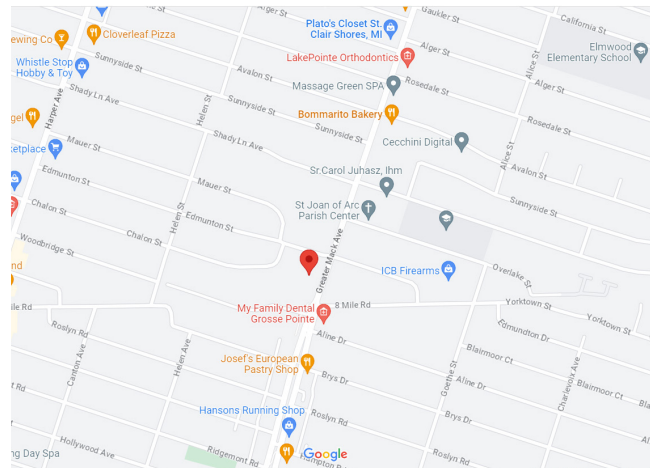
PILOT
PROPERTY GROUP

**WELL MAINTAINED SHOPPING CENTER
21423-21435 GREATER MACK AVE,
SAINT CLAIR SHORES, MI 48080**

PROPERTY OVERVIEW:

- Great Tenant Mix! Join Henry Ford GoHealth Urgent Care, Burger Yard, Full Rack BBQ, and Parlor Doughnuts
- South Endcap Unit.
- Building and Monument Signage.
- Great Location in Saint Clair Shores, just outside the affluent Grosse Pointe Communities.
- Professionally owned and managed.

Property Type: Retail
Cross Streets: Greater Mack Ave, just North of 8 Mile
Total Square Footage: 12,302
Building Name: Merchants at Shores Pointe
Minimum Sq. Ft. Available: 1,753
Maximum Sq. Ft. Available: 1,753
Lot Size: 0.643 Acres
Year Built: 1955
Zoning: B-1
Parking Spaces: 35
Lease Rate: ~~\$20.00~~ **\$15.50/SF**
Lease Type: NNN (\$4.00/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS SUMMARY

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	59,045	280,858	741,845	2010 Households	25,135	107,617	292,720
2023 Population	59,230	274,939	730,042	2023 Households	25,205	105,349	288,402
2028 Population Projection	59,579	275,409	730,963	2028 Household Projection	25,343	105,470	288,674
Annual Growth 2010-2023	0%	-0.2%	-0.1%	Annual Growth 2010-2023	0%	-0.3%	-0.2%
Annual Growth 2023-2028	0.1%	0%	0%	Annual Growth 2023-2028	0.1%	0%	0%
Median Age	43.4	38.7	39.5	Owner Occupied Households	20,348	76,986	192,559
Bachelor's Degree or Higher	34%	21%	19%	Renter Occupied Households	4,995	28,484	96,115
U.S. Armed Forces	28	66	280	Avg Household Size	2.3	2.6	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$788M	\$2.9B	\$7.5B

Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	43,990	147,998	385,817	Avg Household Income	\$92,639	\$76,137	\$68,359
Black	12,277	113,386	288,839	Median Household Income	\$70,667	\$55,614	\$50,617
American Indian/Alaskan Native	161	922	2,607	< \$25,000	3,764	21,637	68,667
Asian	1,414	5,451	32,040	\$25,000 - 50,000	4,734	25,802	74,078
Hawaiian & Pacific Islander	7	40	159	\$50,000 - 75,000	4,870	20,292	53,134
Two or More Races	1,381	7,142	20,581	\$75,000 - 100,000	3,462	12,595	33,564
Hispanic Origin	1,460	5,949	16,287	\$100,000 - 125,000	2,348	8,519	22,727
				\$125,000 - 150,000	1,836	5,210	13,206
				\$150,000 - 200,000	2,334	5,606	12,311
				\$200,000+	1,856	5,690	10,717

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$170,053	\$130,496	\$134,978
Median Year Built	1955	1953	1957

TRAFFIC COUNTS

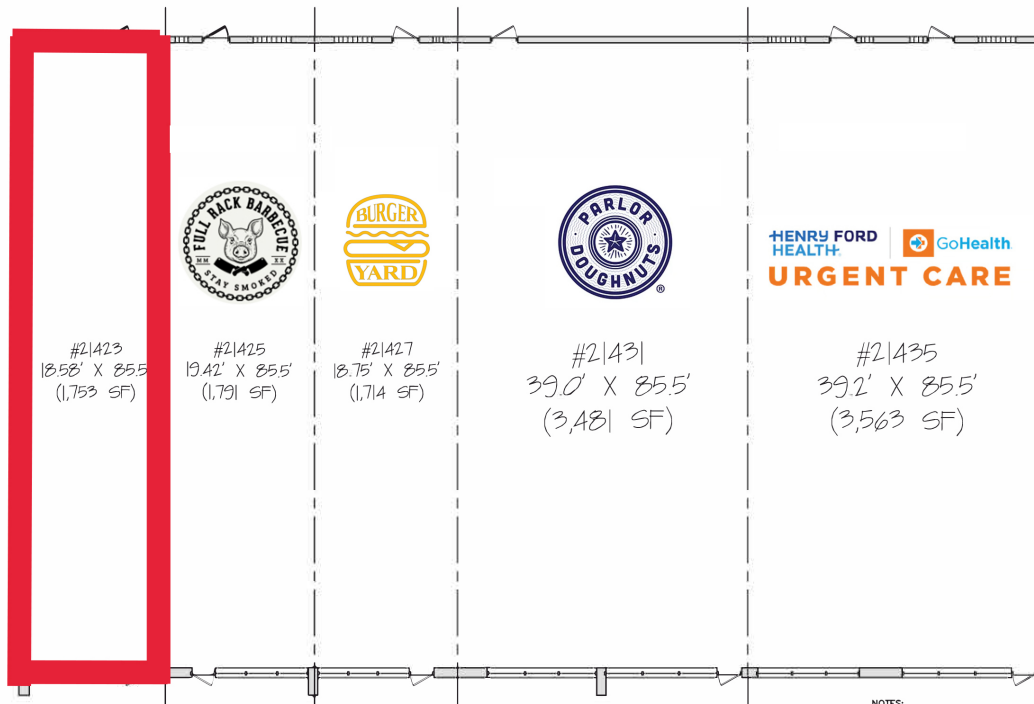
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Greater Mack Ave	Edmunton St N	15,744	2022	0.03 mi
Mack Ave	Aline Dr SW	17,004	2022	0.08 mi
Mack Ave	Roslyn Rd S	17,941	2022	0.19 mi
GREATER MACK AVE	Alger St N	14,913	2022	0.38 mi
Alger Street	-	17,296	2022	0.38 mi
Mack Ave	Hollywood Ave N	13,240	2022	0.39 mi
Greater Mack Ave	Alger St S	14,763	2022	0.39 mi
Shady Lane Ave	Harper Ave W	1,146	2022	0.44 mi
8 Mile Rd	Roslyn Rd E	4,740	2022	0.45 mi
Harper Ave	Mauer St SW	18,902	2022	0.46 mi

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FLOOR PLAN

MERCHANTS AT SHORES POINTE

21423-35 GREATER MACK AVENUE



Front of Building

NORTH → FLOOR PLAN
NOT TO SCALE

NOTES:

- TENANT SPACE AREA CALCULATIONS WHERE EXISTING DEMISING WALLS ARE PRESENT; DETERMINED BY MEASUREMENT TO THE CENTER OF DEMISING WALLS/PARTITIONS AND TO THE EXTERIOR FACE OF EXTERIOR WALLS.
- INTERIOR TENANT SPACE WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AS SHOWN; FOR EXACT WIDTH AND DEPTH DIMENSIONS, EACH TENANT SPACE SHOULD BE MEASURED BY A QUALIFIED PROFESSIONAL.
- THE ORIENTATION OF THE INDICATED NORTH ARROW MAY NOT BE 'TRUE NORTH', BUT IS SUBSTANTIALLY NORTH. AS SUCH, IT IS 'CALLED NORTH' AND IS NOT INTENDED FOR NAVIGATIONAL USAGE.
- UNIT SIZES & AREA ARE APPROXIMATE.

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ADDITIONAL PHOTOS



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