

## FREESTANDING OFFICE BUILDING



# PILOT

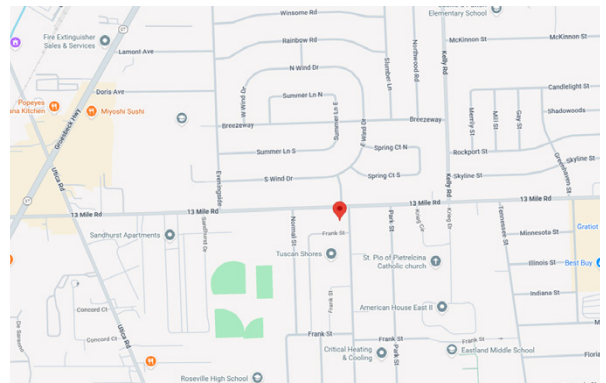
## PROPERTY GROUP

**18200 13 MILE ROAD, ROSEVILLE, MI 48066**

### PROPERTY OVERVIEW:

- Well-maintained freestanding office building in Roseville.
- Large concrete parking lot.
- Monument Signage.
- Private/fenced rear yard.

Property Type:	Freestanding Office Building
Cross Streets:	South side of 13, between Utica and Gratiot
Total Square Footage:	2,486
Parcel Size:	0.307 Acres
Year Built:	1965
Zoning:	B-3
Parking Spaces:	Approx. 15
Property Taxes:	2024: \$4,104.00
Sale Price:	\$279,000.00 (\$112.23/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	54,644	307,297	932,428	2020 Households	23,424	129,912	376,394
2024 Population	53,497	302,541	938,474	2024 Households	22,908	127,941	377,796
2029 Population Projection	52,826	299,094	929,671	2029 Household Projection	22,612	126,463	374,070
Annual Growth 2020-2024	-0.5%	-0.4%	0.2%	Annual Growth 2020-2024	0%	0.2%	0.6%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	41	41.5	40.2	Owner Occupied Households	15,353	89,032	251,650
Bachelor's Degree or Higher	16%	20%	23%	Renter Occupied Households	7,259	37,431	122,420
U.S. Armed Forces	3	130	480	Avg Household Size	2.3	2.3	2.4
Population By Race				Avg Household Vehicles	2	2	2
	2 miles	5 miles	10 miles	Total Specified Consumer Spending (\$)			
White	39,504	212,739	573,114		\$607.8M	\$3.5B	\$10.6B
Black	8,342	56,820	251,644	Income			
American Indian/Alaskan Native	49	236	978		2 miles	5 miles	10 miles
Asian	1,099	10,576	47,654	Avg Household Income	\$70,908	\$76,849	\$79,555
Hawaiian & Pacific Islander	10	95	191	Median Household Income	\$57,920	\$61,763	\$60,575
Two or More Races	4,492	22,074	64,892	< \$25,000	3,929	21,478	72,470
Hispanic Origin	1,512	8,046	25,070	\$25,000 - 50,000	5,983	30,747	87,405
Housing				\$50,000 - 75,000	4,649	25,239	66,744
	2 miles	5 miles	10 miles	\$75,000 - 100,000	3,365	18,537	50,427
Median Home Value	\$147,861	\$160,154	\$178,139	\$100,000 - 125,000	2,226	12,316	34,058
Median Year Built	1963	1964	1965	\$125,000 - 150,000	1,208	7,909	23,691
				\$150,000 - 200,000	960	6,786	23,510
				\$200,000+	590	4,928	19,492

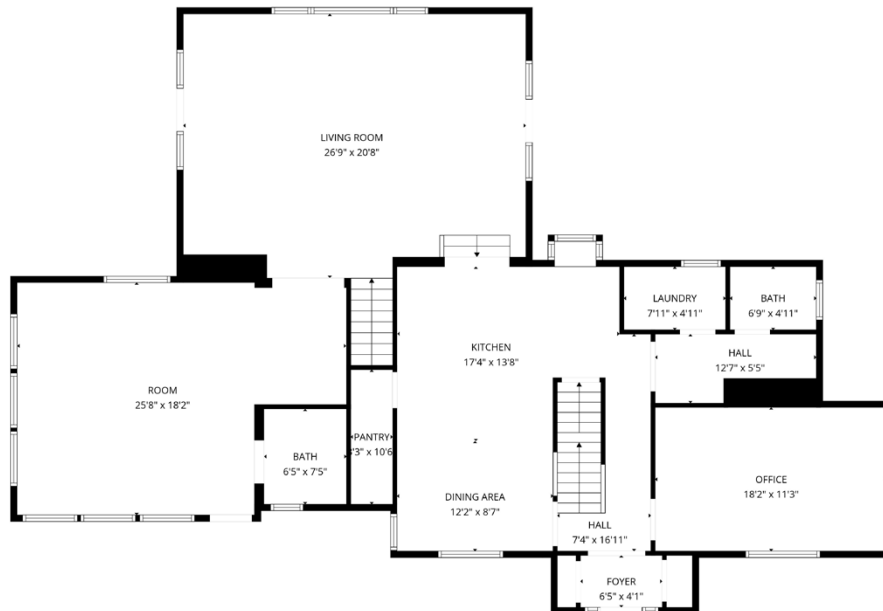
## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East 13 Mile Road	Normal St E	18,057	2023	0.12 mi
Eveningside Dr	Normal St	17,980	2024	0.12 mi
13 Mile Road	Normal St	17,979	2025	0.12 mi
13 MILE RD	Normal St E	17,946	2025	0.14 mi
E 13 Mile Rd	Normal St E	17,729	2023	0.14 mi
E 13 Mile Rd	Krieg Cir W	21,882	2025	0.19 mi
Krieg Dr	Krieg Cir S	2,417	2025	0.23 mi
Kelly Rd	Skyline St N	5,532	2025	0.23 mi
E 13 Mile Rd	Tennessee St E	20,156	2025	0.30 mi
Kelly Rd	McKinnon St N	6,885	2025	0.39 mi

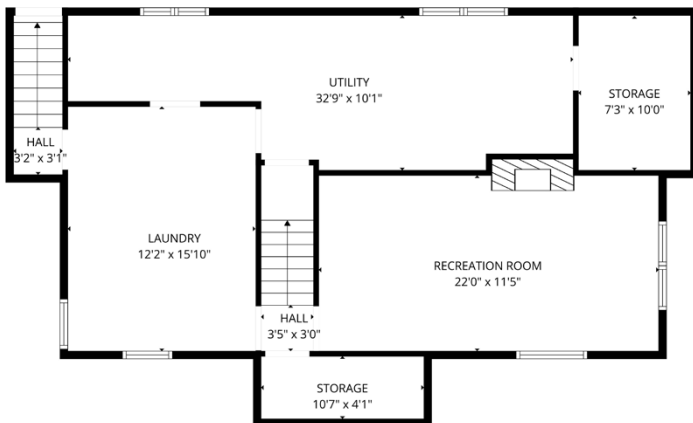
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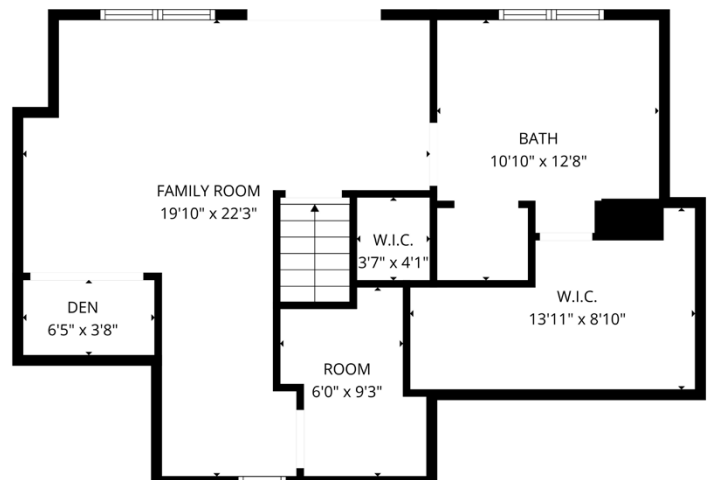
**FLOORPLANS**



**MAIN LEVEL**



**LOWER LEVEL**



**2ND LEVEL**

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*ADDITIONAL PHOTOS*



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