



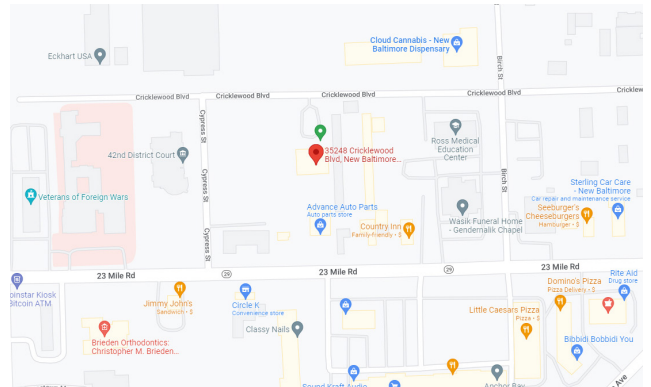
# PILOT

## PROPERTY GROUP

### FOR LEASE OR SALE

#### UNIQUE OPPORTUNITY - MANY POSSIBLE USES: 35248 CRICKLEWOOD, NEW BALTIMORE, MI 48047

**Property Type:** ..... Freestanding Commercial Retail/Office/Flex  
**Total Square Footage:** ..... 10,101 SF with a bonus 3,100 SF Mezzanine (HVAC & Suppression)  
**Building Name:** ..... Bev's Dance Studio and Lily Pad  
**Minimum Sq. Ft. Available:** ..... 3,367 SF  
**Maximum Sq. Ft. Available:** ..... 10,101 SF  
**Lot Size:** ..... 1.475 Acres  
**Frontage:** ..... 144'  
**Year Built:** ..... 1997  
**Zoning:** ..... GC  
**Ceiling Height:** ..... 16'-22'  
**Roofing:** ..... Steel Deck  
**Heat and AC Type:** ..... Gas Forced Air Heating/Cooling 100%  
**Restrooms:** ..... (6) 2 with Showers  
**Parking Spaces:** ..... 55+/- Concrete Lot  
**Property Taxes:** ..... 2023 - \$20,066.25  
**Cross Streets:** ..... Located at 23 & Jefferson, around the corner from the Post Office.  
**Lease Rate:** ..... ~~\$10.00~~ \$7.00 PSF  
**Lease Type:** ..... NNN  
**Sale Price:** ..... ~~\$995,000.00~~ **\$795,000.00**



#### PROPERTY OVERVIEW:

- One of a kind building that is suited and zoned for many possible uses including: Dance/Cheer Studios, Physical Therapy, Fitness/Gym, Medical/General Office, Schools, Daycare, Etc.
- 3,100 SF second floor mezzanine is not included in total square footage. This mezzanine has fire suppression sprinklers.
- Fully loaded Building consist of (3) large class, or work style rooms, with custom hardwood flooring throughout .
- Land Contract terms available.
- Contact broker for additional information.

#### AGENT CONTACT INFO

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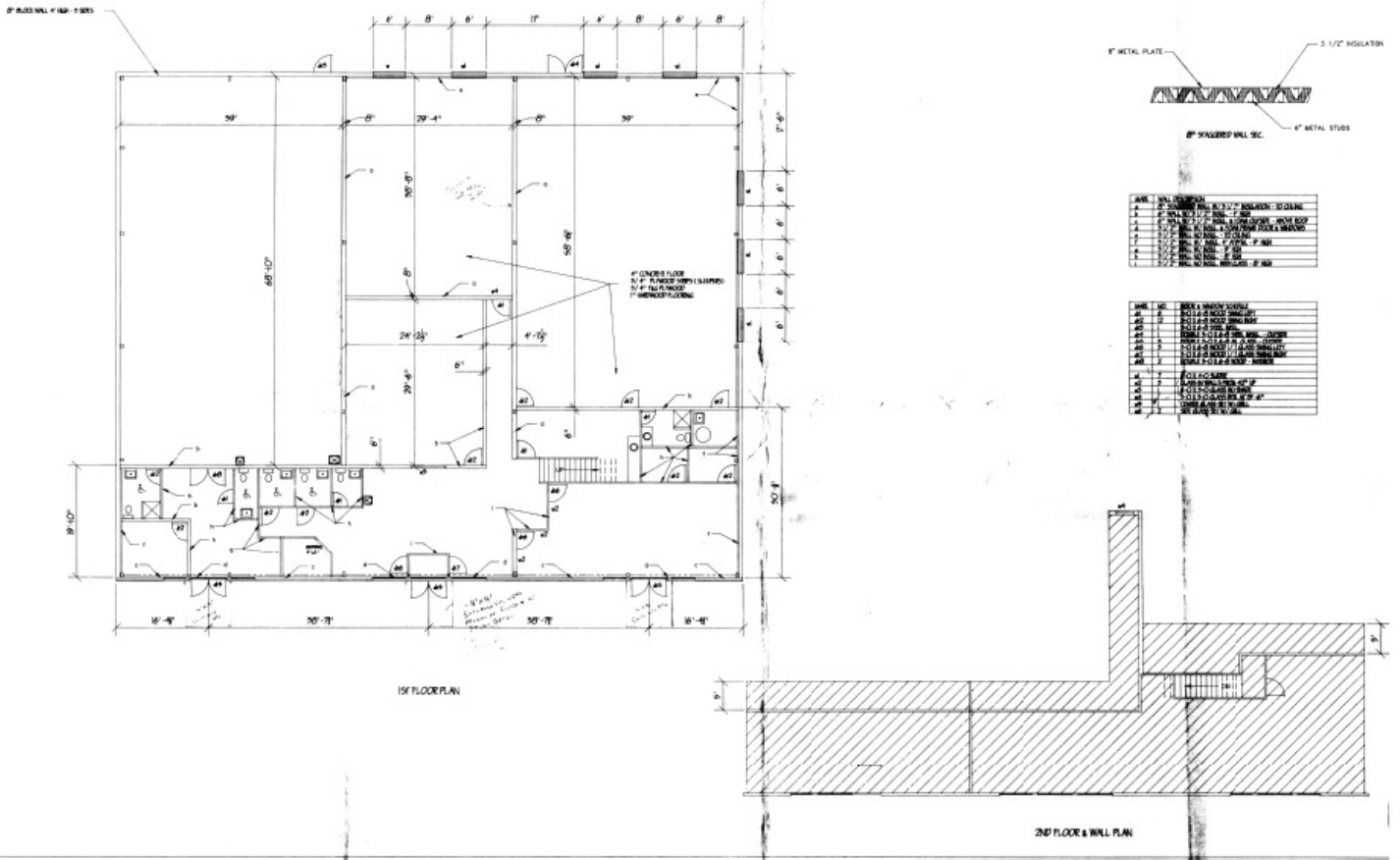
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## ADDITIONAL PHOTOS



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## FLOOR PLAN



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## TRADE AREA MAP



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### DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	21,417	62,896	198,131	2010 Households	8,002	22,942	75,286
2022 Population	21,204	64,833	214,967	2022 Households	7,941	23,750	82,153
2027 Population Projection	21,034	64,858	216,978	2027 Household Projection	7,878	23,774	82,999
Annual Growth 2010-2022	-0.1%	0.3%	0.7%	Annual Growth 2010-2022	0.1%	0.5%	0.8%
Annual Growth 2022-2027	-0.2%	0%	0.2%	Annual Growth 2022-2027	-0.2%	0%	0.2%
Median Age	41.9	40.4	41.3	Owner Occupied Households	6,564	19,077	63,475
Bachelor's Degree or Higher	29%	22%	24%	Renter Occupied Households	1,314	4,696	19,524
U.S. Armed Forces	93	123	278	Avg Household Size	2.7	2.7	2.6
<b>Population By Race</b>				<b>Income</b>			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	19,425	55,244	176,217	Avg Household Income	\$103,733	\$92,098	\$92,744
Black	1,001	6,756	27,392	Median Household Income	\$86,504	\$76,691	\$75,837
American Indian/Alaskan Native	79	276	798	< \$25,000	872	3,144	11,146
Asian	291	899	5,132	\$25,000 - 50,000	1,305	4,242	15,473
Hawaiian & Pacific Islander	7	25	116	\$50,000 - 75,000	1,222	4,245	14,066
Two or More Races	401	1,634	5,312	\$75,000 - 100,000	1,243	3,600	11,696
Hispanic Origin	437	2,113	6,719	\$100,000 - 125,000	999	2,795	9,964
<b>Housing</b>				<b>Total Specified Consumer Spending (\$)</b>			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
Median Home Value	\$250,361	\$230,576	\$243,043	Total Specified Consumer Spending (\$)	\$286.8M	\$802.6M	\$2.7B
Median Year Built	1989	1991	1989				

### TRAFFIC COUNTS

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
23 Mile Rd	Birch St E	20,470	2022	0.08 mi
M-3,M-29 & 23 MI.	Birch St E	17,892	2020	0.08 mi
23 Mile Rd	Birch St W	20,807	2022	0.17 mi
23 Mile Rd	Altman Rd W	21,127	2022	0.17 mi
M-29 23 MILE RD	Altman Rd W	18,248	2020	0.17 mi
Altman Rd	Georgetown Manor N	3,158	2022	0.25 mi
Jefferson Ave	Village du Lac Apartment SW	10,027	2022	0.33 mi
23 Mile Rd	Cricklewood Blvd W	27,151	2022	0.38 mi
Jefferson Ave	Bay Ct SW	7,001	2022	0.46 mi
Jefferson Avenue	-	8,176	2022	0.46 mi

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## ADDITIONAL PHOTOS



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