

FREESTANDING BUILDING



PILOT

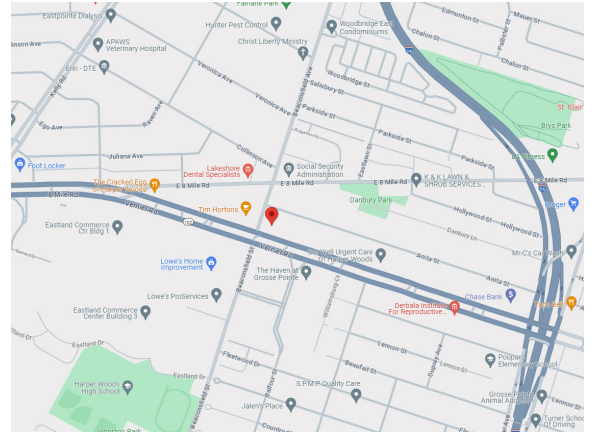
PROPERTY GROUP

FORMER BANK SITE 19601 VERNIER RD., HARPER WOODS, MI 48225

PROPERTY OVERVIEW:

- Former Bank Branch with 2 drive thru lanes
- Excellent location adjacent to Saint Clair Shores, Eastpointe, and the Grosse Pointe Communities, easy I-94 access, and across the street from the new Eastland Commerce Center
- 175' of frontage on Vernier
- Northeast corner of Vernier and Beaconsfield
- Approximately 20,000 VPD traffic count on Vernier Rd. (Eight Mile Road)

Property Type:	Office/Retail/Medical
Cross Streets:	Vernier Road and Beaconsfield
Total Square Footage:	3,230
Minimum Square Footage:	1,000
Maximum Square Footage:	3,230
Parcel Size:	0.603 Acres
Year Built:	1982
Zoning:	RO-1
Parking Spaces:	23
Property Taxes:	2023: \$22,576.94 (\$6.99/SF)
Lease Rate:	\$16.95/SF
Lease Type:	NNN
Sale Price:	\$649,000.00 (\$199.69/SF)



AGENT CONTACT INFO

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DEMOGRAPHICS

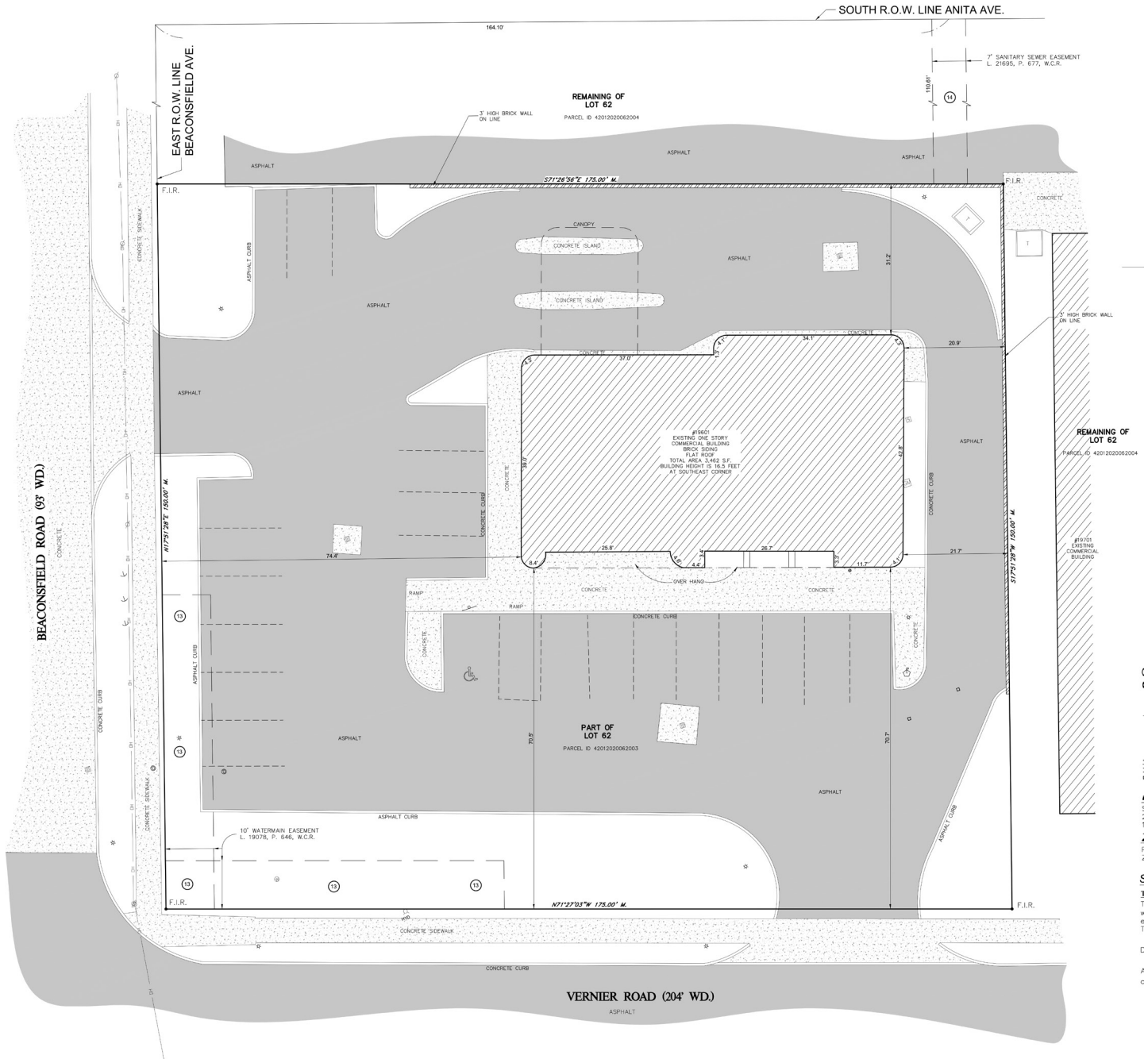
Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	77,084	331,333	830,797	2010 Households	30,011	126,418	331,869
2023 Population	76,029	323,561	816,445	2023 Households	29,701	123,450	326,777
2028 Population Projection	76,301	323,975	817,491	2028 Household Projection	29,823	123,540	327,209
Annual Growth 2010-2023	-0.1%	-0.2%	-0.1%	Annual Growth 2010-2023	-0.1%	-0.3%	-0.3%
Annual Growth 2023-2028	0.1%	0%	0%	Annual Growth 2023-2028	0.1%	0%	0%
Median Age	38.7	38.4	39.5	Owner Occupied Households	22,648	87,215	209,107
Bachelor's Degree or Higher	22%	20%	20%	Renter Occupied Households	7,175	36,325	118,103
U.S. Armed Forces	7	67	286	Avg Household Size	2.5	2.6	2.5
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	39,159	164,381	423,824	Avg Household Income	\$72,192	\$72,936	\$67,012
Black	33,349	142,694	329,042	Median Household Income	\$57,723	\$53,189	\$49,281
American Indian/Alaskan Native	210	1,104	3,031	< \$25,000	5,312	27,626	81,652
Asian	1,206	6,891	36,946	\$25,000 - 50,000	7,200	30,706	83,588
Hawaiian & Pacific Islander	7	49	185	\$50,000 - 75,000	6,685	23,585	59,025
Two or More Races	2,099	8,441	23,417	\$75,000 - 100,000	3,969	14,103	37,396
Hispanic Origin	1,784	6,943	18,650	\$100,000 - 125,000	2,508	9,493	25,114
Housing							
	2 mile	5 mile	10 mile	\$125,000 - 150,000	1,514	5,742	14,753
Median Home Value	\$119,852	\$124,427	\$136,044	\$150,000 - 200,000	1,671	6,141	13,739
Median Year Built	1953	1953	1956	\$200,000+	844	6,053	11,509

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Beaconsfield St	Anita St N	3,242	2022	0.03 mi
BEACONSFIELD RD	Anita St N	3,048	2020	0.03 mi
Vernier Rd	Beaconsfield St E	18,338	2022	0.08 mi
M-102 VERNIER	Beaconsfield St E	15,024	2020	0.08 mi
8 Mile Rd	Beaconsfield St E	4,556	2022	0.11 mi
8 Mile Rd	Ridgmont St E	10,547	2022	0.13 mi
Vernier Rd	8 Mile Rd NW	23,196	2022	0.21 mi
Beaconsfield Ave	Ridgmont St S	3,194	2022	0.22 mi
East 8 Mile Road	Hollywood St E	12,137	2022	0.25 mi
8 MILE RD	Hollywood St E	5,812	2020	0.25 mi

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SITE PLAN



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ADDITIONAL PHOTOS



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