

**FREESTANDING BUILDING!**



# PILOT

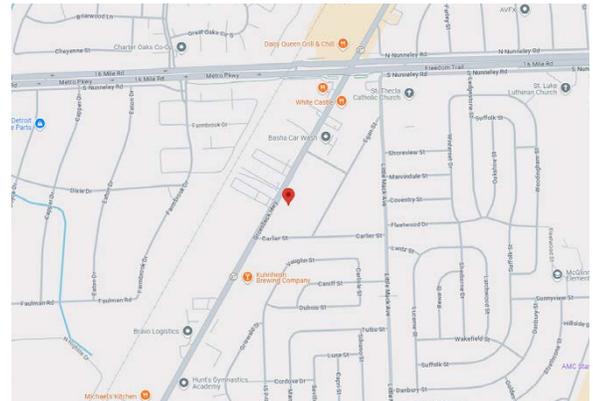
PROPERTY GROUP

**36366 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035**

**PROPERTY OVERVIEW:**

- Freestanding Office/Retail building on just over a half-acre parcel.
- Large pole signage.
- New HVAC 2020, new hot water tank 2021.
- Easy access to Metropolitan Parkway (16 Mile Rd) and I-94.

Property Type:	Retail/Office
Cross Streets:	East side of Groesbeck, South of Metro Parkway
Total Square Footage:	2,430
Building Name:	Sieloff Studio
Minimum Square Footage:	2,430
Maximum Square Footage:	2,430
Parcel Size:	0.574 Acres
Year Built:	1969
Zoning:	B-3
Parking Spaces:	10 - could be expanded
Heat Type:	GFA
Property Taxes:	2023: \$6,599.88
Sale Price:	\$389,900.00



**AGENT CONTACT INFO**

**JIMMY DIEHL** O: 586.254.0900 x109 • C: 586.337.5241 • [j.diehl@pilotpg.com](mailto:j.diehl@pilotpg.com)  
**ANTHONY RUBINO** O: 586.254.0900 x101 • C: 586.873.5419 • [anthony@pilotpg.com](mailto:anthony@pilotpg.com)

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### DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	42,536	267,638	824,058	2020 Households	17,803	116,262	332,208
2024 Population	41,808	266,626	816,239	2024 Households	17,447	116,045	328,643
2029 Population Projection	41,319	264,201	807,184	2029 Household Projection	17,229	115,012	324,876
Annual Growth 2020-2024	-0.4%	-0.1%	-0.2%	Annual Growth 2020-2024	0.2%	0.7%	0.4%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	41.5	42.4	41.1	Owner Occupied Households	12,655	77,648	229,436
Bachelor's Degree or Higher	18%	22%	24%	Renter Occupied Households	4,574	37,364	95,440
U.S. Armed Forces	6	180	424	Avg Household Size	2.3	2.2	2.4
<b>Population By Race</b>				<b>Income</b>			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	30,695	200,279	568,274	Avg Household Income	\$79,681	\$80,222	\$85,107
Black	6,844	38,363	146,274	Median Household Income	\$65,432	\$64,295	\$66,510
American Indian/Alaskan Native	37	212	688	< \$25,000	2,655	18,761	53,647
Asian	878	7,557	43,431	\$25,000 - 50,000	3,746	27,328	72,064
Hawaiian & Pacific Islander	16	91	191	\$50,000 - 75,000	4,001	21,452	58,390
Two or More Races	3,337	20,124	57,382	\$75,000 - 100,000	2,707	17,604	46,782
Hispanic Origin	1,251	7,920	22,663	\$100,000 - 125,000	1,687	11,344	31,292
<b>Housing</b>				<b>Total Specified Consumer Spending (\$)</b>			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
Median Home Value	\$168,030	\$183,122	\$197,296		\$498M	\$3.3B	\$9.8B
Median Year Built	1968	1973	1971				

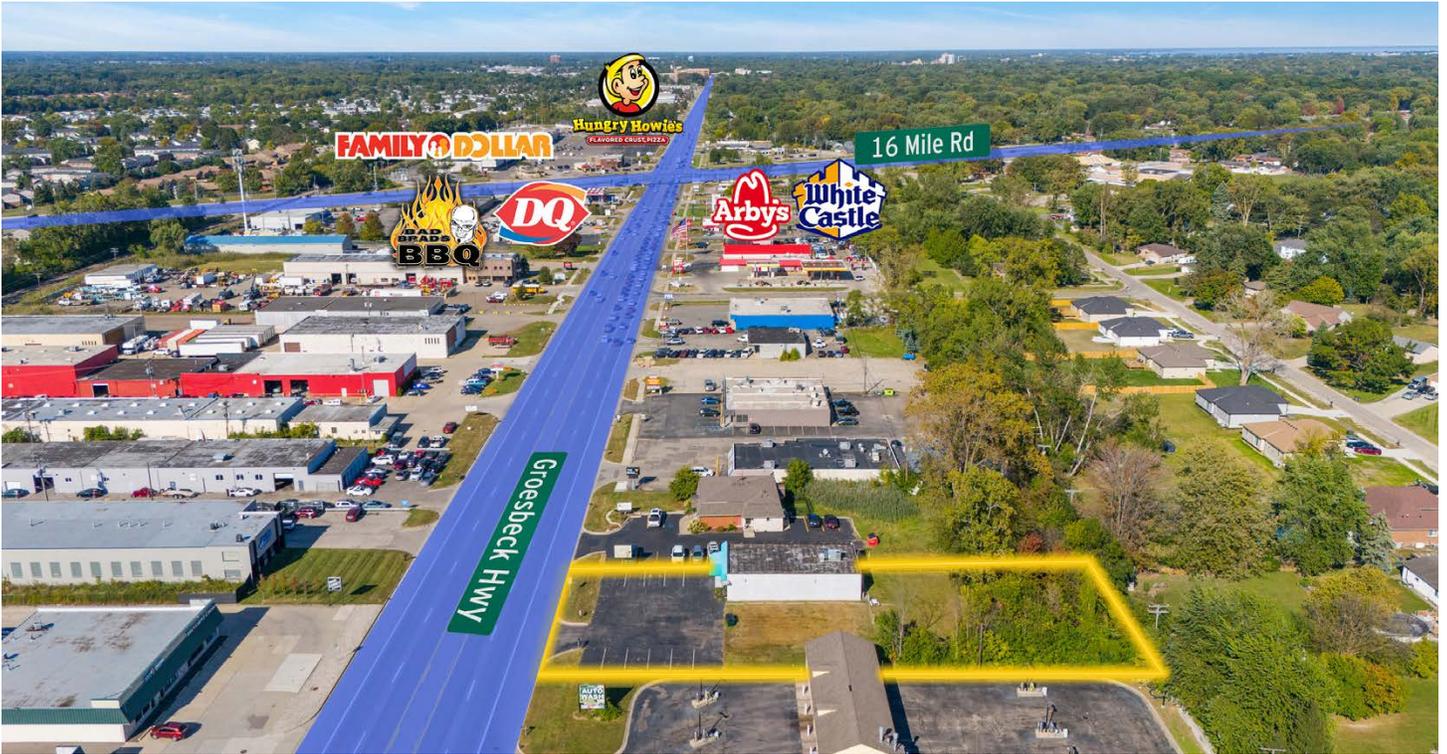
### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Farmbrook Dr	Dixie Dr SW	803	2022	0.24 mi
Groesbeck Hwy	Carlier St NE	31,827	2022	0.25 mi
Groesbeck Hwy	16 Mile Rd NE	30,790	2022	0.27 mi
Farmbrook Dr	Dixie Dr NE	764	2022	0.28 mi
Metropolitan Parkway	S Nunneley Rd E	31,184	2020	0.30 mi
16 Mile Rd	S Nunneley Rd E	32,070	2022	0.30 mi
16 Mile Rd	S Nunneley Rd W	35,088	2022	0.32 mi
16 Mile Rd	Little Mack Ave E	40,350	2022	0.36 mi
16 Mile Rd	Little Mack Ave W	4,655	2022	0.41 mi
Metropolitan Parkway	-	57,102	2019	0.46 mi

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## ADDITIONAL PHOTOS



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*HISTORICAL PHOTO OF THE BUILDING*



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