

**FREESTANDING BUILDING  
ON GRATIOT AVENUE**



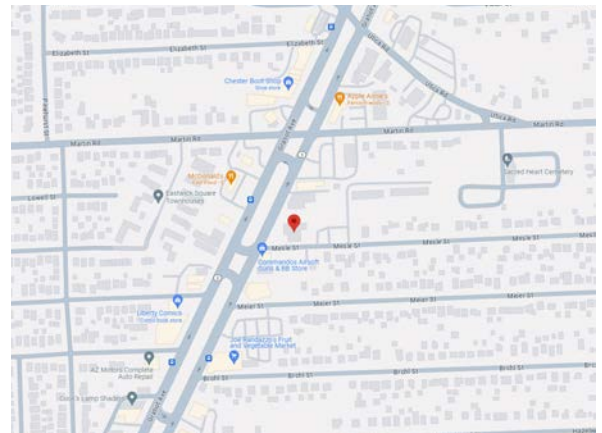
# PILOT

PROPERTY GROUP

## **MASSIVE SIGNAGE ON GRATIOT! 27380 GRATIOT AVE, ROSEVILLE, MI 48066**

### **PROPERTY OVERVIEW:**

- Phenomenal location on Gratiot Ave - seconds from 696, neighboring Costco, Roseville Rec Center, Joe Randazzo's and other national and well-established local businesses.
- Traffic Counts exceed 60,000 VPD
- Large Pole Sign on Gratiot provides tremendous exposure.
- Building has been a salon for the last 30 years. Business can be purchased for an additional \$50,000.00. Contact broker for more information if interested.
- **Do not disturb existing business/employees. All inquiries made through the listing brokers.**



Property Type: ..... Retail/Office/Salon  
Cross Streets: ..... East side of Gratiot, just North of I-696  
Total Square Footage: ..... 1,706 SF (plus finished basement)  
Building Name: ..... London Calling Salon  
Parcel Size: ..... 0.12 Acres  
Year Built: ..... 1940  
Zoning: ..... B-3  
Parking Spaces: ..... 8  
Property Taxes: ..... 2023 - \$2,940.88  
Sale Price: ..... \$225,000.00 (\$149.30/SF)

### **AGENT CONTACT INFO**

**JUSTIN FRANCEK** O: 586.254.0900 x124 • C: 586.227.9515 • justin@pilotpg.com  
**JIMMY DIEHL** O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

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### DEMOGRAPHICS

| Population                  |        |         |         | Households                             |          |         |         |
|-----------------------------|--------|---------|---------|--|----------|---------|---------|
|                             | 2 mile | 5 mile  | 10 mile |  | 2 mile   | 5 mile  | 10 mile |
| 2010 Population             | 66,208 | 325,890 | 945,015 | 2010 Households                        | 27,294   | 132,105 | 372,542 |
| 2023 Population             | 66,841 | 325,701 | 941,628 | 2023 Households                        | 27,628   | 132,358 | 372,208 |
| 2028 Population Projection  | 66,787 | 325,682 | 943,223 | 2028 Household Projection              | 27,616   | 132,367 | 372,815 |
| Annual Growth 2010-2023     | 0.1%   | 0%      | 0%      | Annual Growth 2010-2023                | 0.1%     | 0%      | -0.1%   |
| Annual Growth 2023-2028     | 0%     | 0%      | 0%      | Annual Growth 2023-2028                | 0%       | 0%      | 0%      |
| Median Age                  | 40.6   | 40.9    | 39.8    | Owner Occupied Households              | 20,298   | 97,208  | 256,204 |
| Bachelor's Degree or Higher | 14%    | 19%     | 20%     | Renter Occupied Households             | 7,319    | 35,159  | 116,610 |
| U.S. Armed Forces           | 12     | 42      | 479     | Avg Household Size                     | 2.4      | 2.4     | 2.5     |
|                             |        |         |         | Avg Household Vehicles                 | 2        | 2       | 2       |
|                             |        |         |         | Total Specified Consumer Spending (\$) | \$725.1M | \$3.6B  | \$10.1B |

| Population By Race             |        |         |         |
|--------------------------------|--------|---------|---------|
|                                | 2 mile | 5 mile  | 10 mile |
| White                          | 51,477 | 223,944 | 571,565 |
| Black                          | 11,422 | 81,696  | 290,382 |
| American Indian/Alaskan Native | 280    | 1,211   | 3,302   |
| Asian                          | 1,548  | 9,572   | 49,199  |
| Hawaiian & Pacific Islander    | 17     | 74      | 275     |
| Two or More Races              | 2,097  | 9,204   | 26,906  |
| Hispanic Origin                | 1,617  | 7,974   | 23,691  |

| Income                  |          |          |          |
|-------------------------|----------|----------|----------|
|                         | 2 mile   | 5 mile   | 10 mile  |
| Avg Household Income    | \$65,482 | \$71,663 | \$71,918 |
| Median Household Income | \$54,732 | \$57,063 | \$54,721 |
| < \$25,000              | 5,071    | 23,916   | 80,253   |
| \$25,000 - 50,000       | 7,267    | 33,787   | 91,664   |
| \$50,000 - 75,000       | 8,190    | 27,387   | 69,296   |
| \$75,000 - 100,000      | 3,700    | 17,630   | 46,913   |
| \$100,000 - 125,000     | 2,900    | 12,510   | 32,537   |
| \$125,000 - 150,000     | 1,106    | 7,145    | 19,506   |
| \$150,000 - 200,000     | 1,022    | 6,099    | 17,644   |
| \$200,000+              | 374      | 3,885    | 14,396   |

| Housing           |           |           |           |
|-------------------|-----------|-----------|-----------|
|                   | 2 mile    | 5 mile    | 10 mile   |
| Median Home Value | \$122,530 | \$139,344 | \$151,039 |
| Median Year Built | 1957      | 1959      | 1960      |

### TRAFFIC COUNTS

| Collection Street    | Cross Street    | Traffic Volume | Count Year | Distance from Property |
|----------------------|-----------------|----------------|------------|------------------------|
| Gratiot Ave          | Brohl St NE     | 66,416         | 2018       | 0.04 mi                |
| Gratiot Ave          | Allen St SW     | 62,900         | 2016       | 0.13 mi                |
| Gratiot Ave          | Sycamore St NE  | 54,388         | 2022       | 0.13 mi                |
| E 11 Mile Rd         | Linwood St SE   | 5,799          | 2022       | 0.23 mi                |
| I-696 OFF RAMP       | Linwood St SE   | 4,876          | 2022       | 0.23 mi                |
| North Gratiot Avenue | E 11 Mile Rd SW | 53,079         | 2022       | 0.24 mi                |
| M-3 GRATIOT          | E 11 Mile Rd SW | 44,977         | 2022       | 0.24 mi                |
| Gratiot Ave          | Mesle St SW     | 66,510         | 2018       | 0.24 mi                |
| I-696 ON RAMP        | Fernwood St SW  | 4,985          | 2022       | 0.26 mi                |
| E 11 Mile Rd         | Fernwood St SW  | 5,281          | 2022       | 0.26 mi                |

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## ADDITIONAL PHOTOS



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