



INVESTMENT OPPORTUNITY!

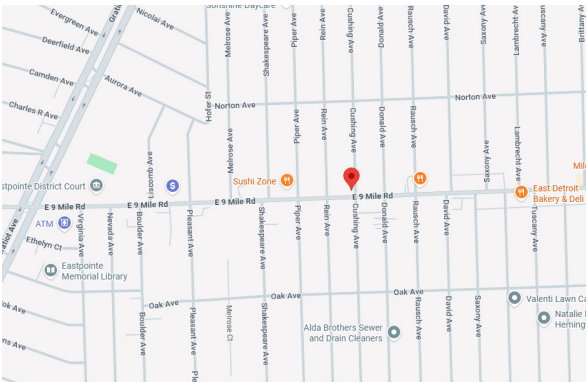
PILOT
PROPERTY GROUP

RARE PRICE POINT
16941 E 9 MILE RD, EASTPOINTE, MI 48310

PROPERTY OVERVIEW:

- Investment Opportunity- Total By Verizon has been a tenant in the building since 2023
- Recent three (3) year extension, through April 1, 2029
- Tenant pays \$1,400.00/Month
- Landlord is responsible for RE Taxes, RE Insurance, Roof/Structure/HVAC Repairs that exceed \$500.00
- Tenant is responsible for CAM, general/routine maintenance
- Well-Maintained property, billboard/building signage, ample parking, soft corner location makes this an appealing real estate asset

Property Type:	Retail Investment
Cross Streets:	9 Mile Road between Gratiot and Kelly
Total Square Footage:	593
Building Name:	Total By Verizon
Lot Size:	0.097 Acres
Year Built:	1945
Zoning:	MU2: Main Street Mixed Use
Parking Spaces:	Approx 8
Property Taxes:	2025: \$3,283.07
Lease Rate:	\$1,400/month
Lease Type:	Modified Gross
Sale Price:	\$160,000.00 (\$269.81/SF)



AGENT CONTACT INFO

JIMMY DIEHL O: 586.254.0900 x109 • C: 586.337.5241 • j.diehl@pilotpg.com

Matching the right people to the right place.
Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	77,730	358,739	916,503	2020 Households	30,059	142,819	379,862
2025 Population	76,983	370,661	945,164	2025 Households	29,684	146,810	391,758
2030 Population Projection	77,412	375,518	957,903	2030 Household Projection	29,843	148,647	397,248
Annual Growth 2020-2025	-0.2%	0.7%	0.6%	Annual Growth 2020-2025	0%	0.8%	0.8%
Annual Growth 2025-2030	0.1%	0.3%	0.3%	Annual Growth 2025-2030	0.1%	0.3%	0.3%
Median Age	37.7	39.1	39.7	Owner Occupied Households	18,523	95,267	240,808
Bachelor's Degree or Higher	14%	18%	23%	Renter Occupied Households	11,320	53,380	156,440
U.S. Armed Forces	10	114	478	Avg Household Size	2.5	2.5	2.3
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$735.8M	\$3.8B	\$10.1B

Population By Race				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
White	32,468	173,735	491,648	Avg Household Income	\$71,808	\$77,727	\$79,583
Black	37,414	161,388	334,154	Median Household Income	\$58,335	\$59,266	\$59,767
American Indian/Alaskan Native	218	1,065	2,371	< \$25,000	5,750	30,030	84,146
Asian	1,368	9,819	52,724	\$25,000 - 50,000	7,162	32,555	83,277
Hawaiian & Pacific Islander	33	221	434	\$50,000 - 75,000	6,096	28,376	70,384
Two or More Races	5,482	24,433	63,833	\$75,000 - 100,000	3,915	17,026	46,550
Hispanic Origin	2,023	9,210	24,882	\$100,000 - 125,000	2,818	14,776	38,769
				\$125,000 - 150,000	1,694	8,524	22,691
				\$150,000 - 200,000	1,379	8,323	24,024
				\$200,000+	871	7,198	21,917

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$134,020	\$157,387	\$187,198
Median Year Built	1955	1956	1959

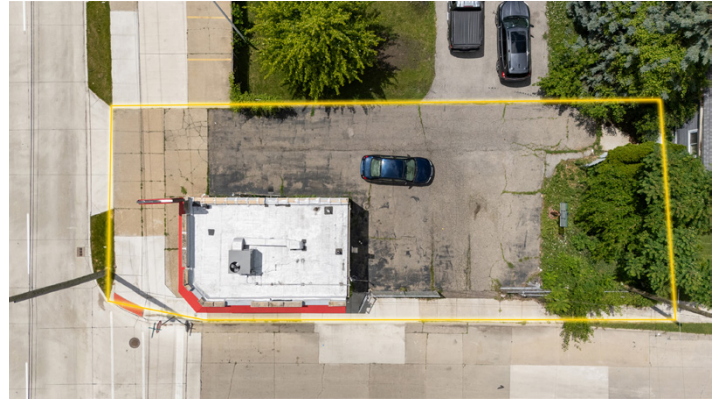
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E 9 Mile Rd	Cushing Ave W	22,574	2025	0.05 mi
Donald Ave	E 9 Mile Rd S	1,070	2025	0.08 mi
Donald Ave	E 9 Mile Rd N	1,261	2025	0.09 mi
E 9 Mile Rd	Donald Ave W	21,957	2025	0.10 mi
E 9 Mile Rd	Melrose Ave E	18,561	2025	0.22 mi
E 9 Mile Rd	Saxony Ave W	15,043	2025	0.24 mi
Pleasant Ave	E 9 Mile Rd N	1,089	2025	0.27 mi
Pleasant Ave	E 9 Mile Rd S	1,089	2025	0.27 mi
E 9 Mile Rd	Liscomb Ave W	20,646	2025	0.30 mi
E 9 Mile Rd	Virginia Ave E	19,520	2025	0.48 mi

Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

ADDITIONAL PHOTOS



Matching the right people to the right place.

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com