

FREESTANDING MEDICAL BUILDING



PILOT

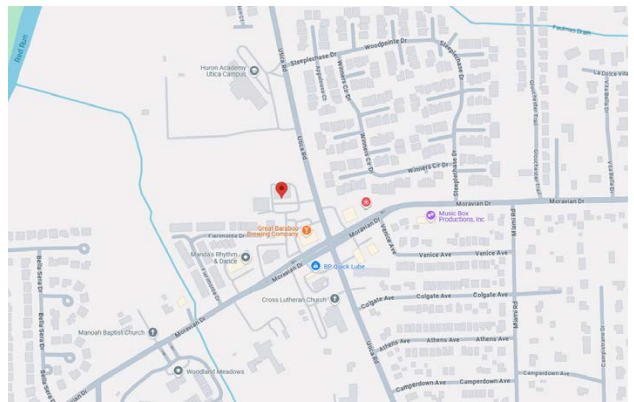
PROPERTY GROUP

36015 UTICA ROAD, CLINTON TOWNSHIP, MI 48035

PROPERTY OVERVIEW:

- Turnkey medical space.
- Efficient layout.
- Accessible from Moravian and Utica.
- Monument Signage on Utica Rd.
- Owner will consider split of space for qualified tenants and terms.
- Professional Landlord.

Property Type:	Office/Medical
Cross Streets:	Utica and Moravian
Total Square Footage:	7,556
Minimum Square Footage:	3,778
Maximum Square Footage:	7,556
Parcel Size:	1.93 Acres
Year Built:	2004
Zoning:	B-3
Parking Spaces:	Ample
Property Taxes:	\$12,653.42 (\$1.67/SF)
Lease Rate:	\$15.00/SF
Lease Type:	NNN



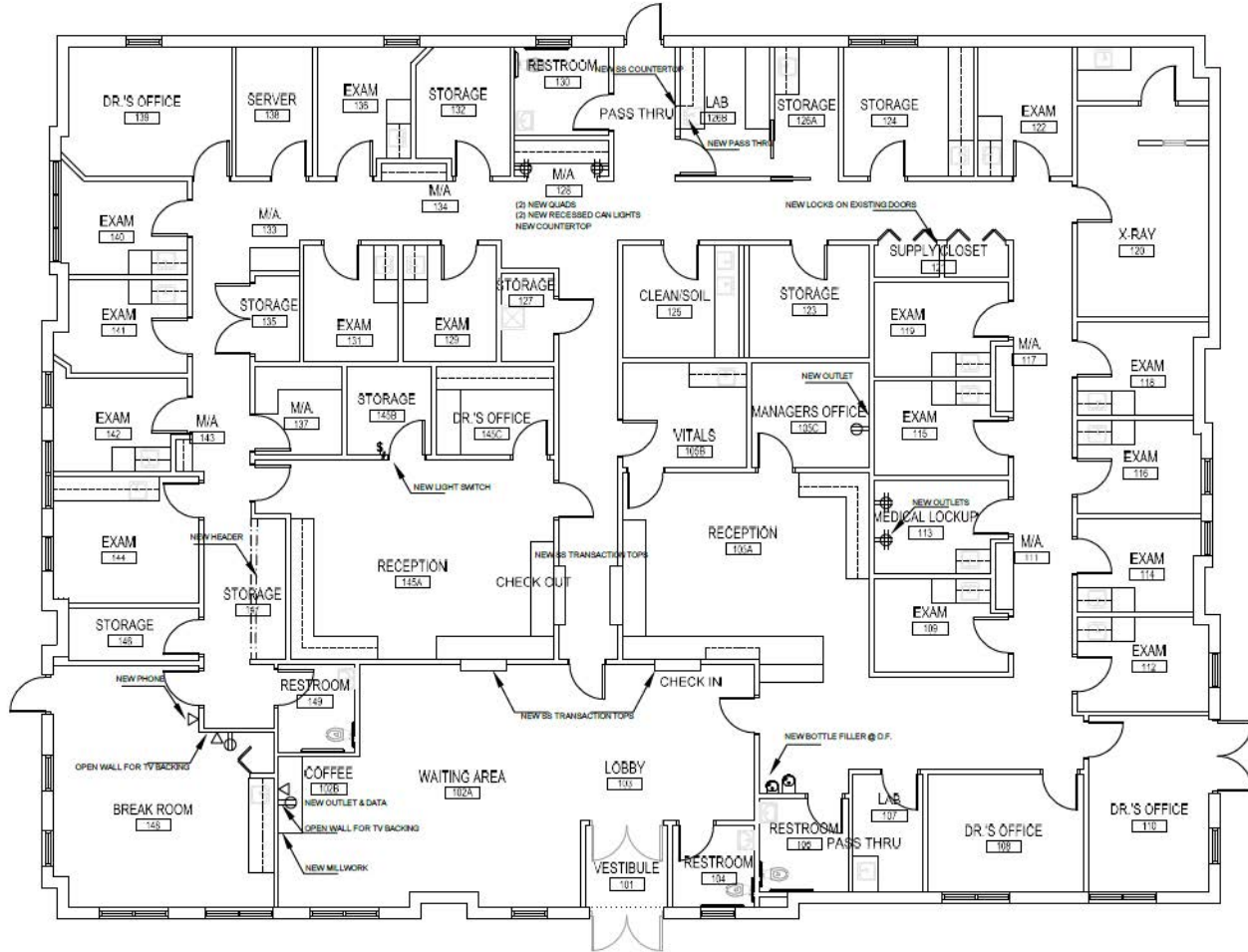
AGENT CONTACT INFO

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Matching the right people to the right place.

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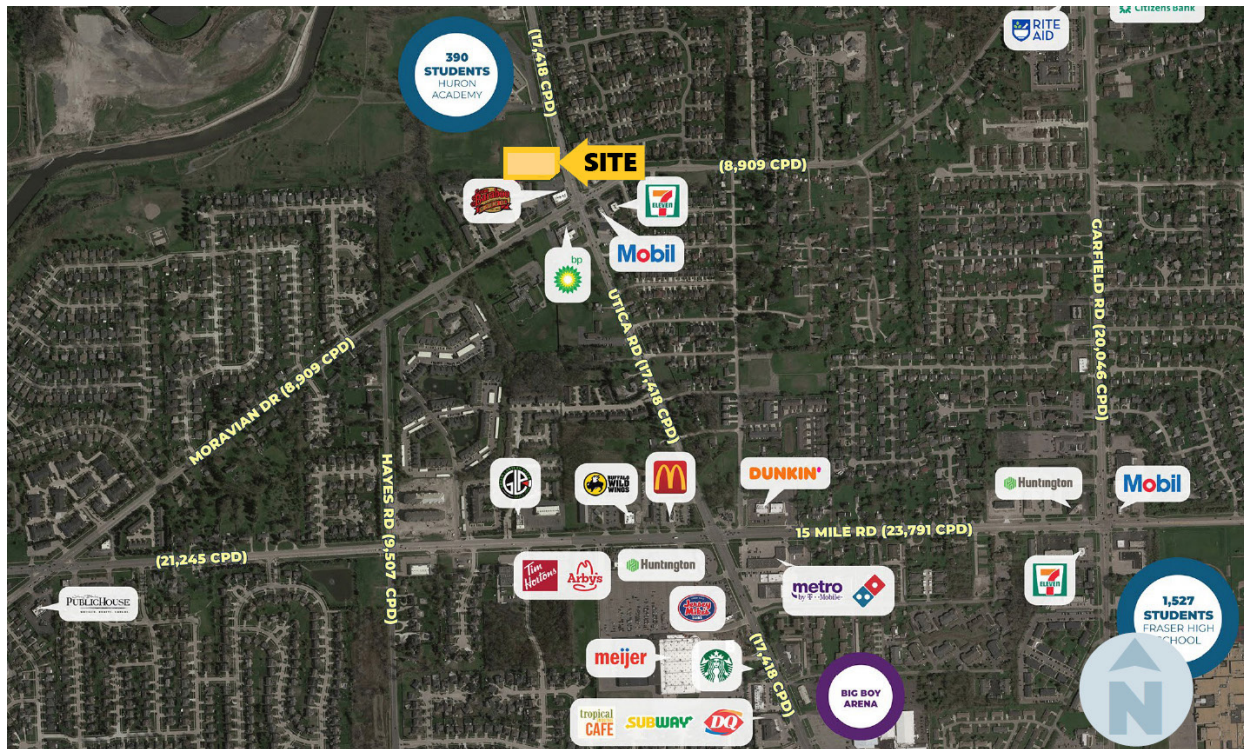
FLOOR PLAN



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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	44,053	295,011	982,214	2020 Households	18,152	124,133	397,758
2024 Population	43,994	289,956	978,366	2024 Households	18,110	122,080	395,368
2029 Population Projection	43,616	286,557	968,505	2029 Household Projection	17,948	120,635	391,200
Annual Growth 2020-2024	0%	-0.4%	-0.1%	Annual Growth 2020-2024	0.7%	0.3%	0.5%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	44.7	42.4	40.6	Owner Occupied Households	13,643	84,912	272,645
Bachelor's Degree or Higher	26%	22%	26%	Renter Occupied Households	4,304	35,723	118,555
U.S. Armed Forces	39	114	601	Avg Household Size	2.4	2.3	2.4
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	34,900	219,822	657,095	Avg Household Income	\$91,674	\$81,946	\$85,431
Black	4,269	36,609	190,111	Median Household Income	\$70,479	\$65,920	\$66,256
American Indian/Alaskan Native	39	226	941	< \$25,000	1,862	18,560	66,431
Asian	2,093	12,930	60,109	\$25,000 - 50,000	4,436	28,044	85,844
Hawaiian & Pacific Islander	4	70	248	\$50,000 - 75,000	3,348	22,890	69,770
Two or More Races	2,688	20,299	69,863	\$75,000 - 100,000	2,731	18,389	54,548
Hispanic Origin	1,105	7,762	27,929	\$100,000 - 125,000	1,633	12,692	37,986
Housing				\$125,000 - 150,000	1,358	8,140	28,158
	2 mile	5 mile	10 mile	\$150,000 - 200,000	1,467	7,618	29,138
Median Home Value	\$220,473	\$183,367	\$197,610	\$200,000+	1,275	5,748	23,494
Median Year Built	1975	1971	1969				



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ADDITIONAL PHOTOS



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