

FOR LEASE OR SALE



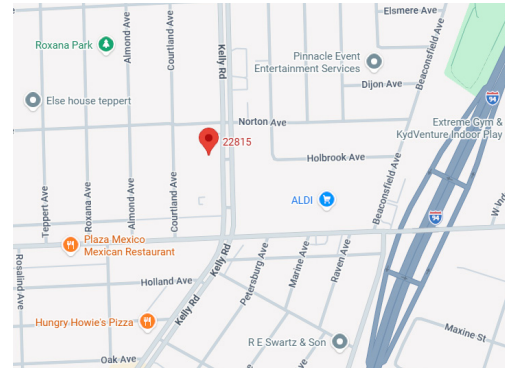
PILOT
PROPERTY GROUP

**HIGH IMAGE OFFICE BUILDING
22815 KELLY RD, EASTPOINTE, MI 48021**

PROPERTY OVERVIEW:

- Excellent main road exposure.
- Ideal for a law firm, CPA, financial planner, real estate brokerage or other professional use.
- 7 move-in ready private offices (furniture available).
- Includes large legal library / conference room, full kitchen & 4 restrooms.
- Mixed-Use zoning.
- Quick access to I-94.

Property Type:..... Professional Office
 Cross Streets:..... West side of Kelly, North of 9 Mile Road
 Total Square Footage:..... 5,166
 Building Name:..... Rock Building
 Available Square Footage:..... 5,166
 Parcel Size:..... 0.603 Acres
 Year Built:..... 1970/Renovated 2023
 Zoning:..... MU-1
 Parking Spaces:..... Ample
 Lease Rate:..... \$5,810/month (\$13.50/SF year)
 Lease Type:..... Modified Gross
 Sale Price:..... Contact Broker



2024 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	71,301	329,125	856,695
HOUSEHOLDS	29,072	130,776	348,004
AVG HH INCOME	\$70,933	\$72,863	\$71,950
2025 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
Kelly Rd	E 9 Mile Rd S	10,925	
E 9 Mile Rd	Kelly Rd E	23,078	

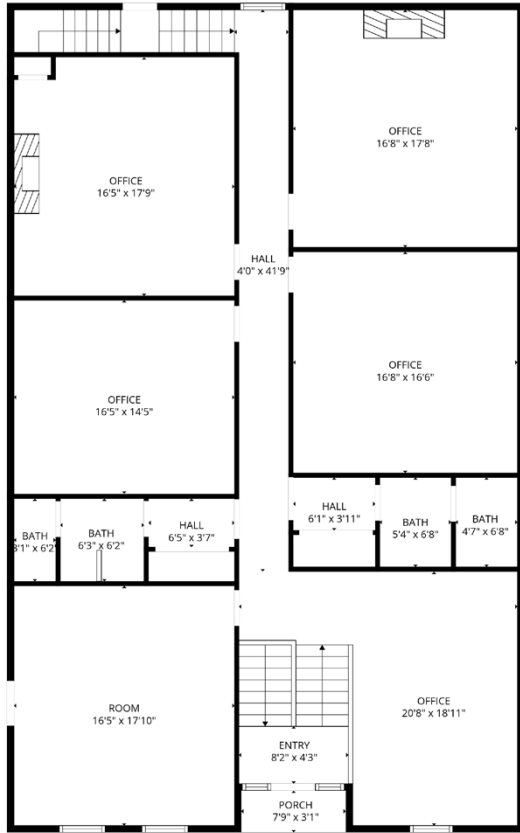
AGENT CONTACT INFO

TILL PACELLA O: 586.254.0900 x123 • C: 586.291.3582 • till@pilotpg.com

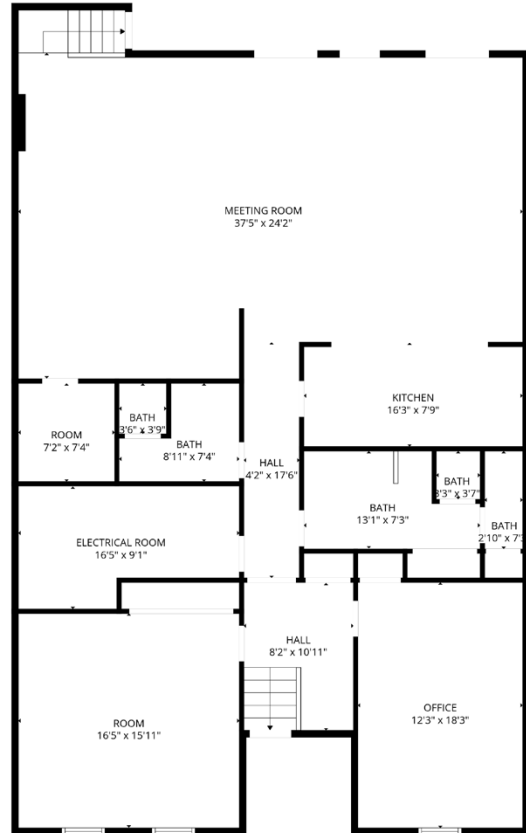
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FLOORPLAN



UPPER LEVEL



LOWER LEVEL

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ADDITIONAL PHOTOS



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