

**PROFITABLE
USED CAR DEALERSHIP!**



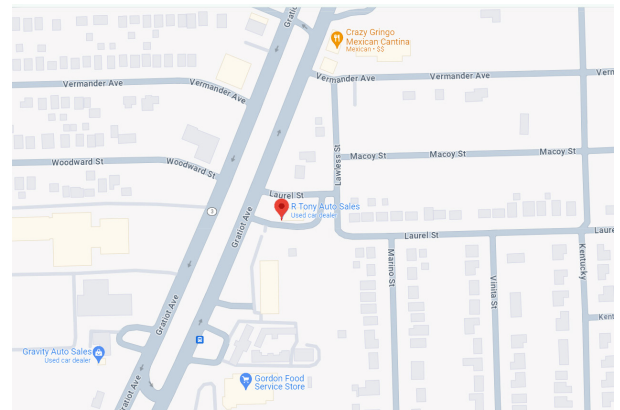
PILOT PROPERTY GROUP

**115' GRATOT FRONTAGE
34470 GRATIOT AVE, CLINTON TOWNSHIP, MI 48035**

PROPERTY OVERVIEW:

Room for over 60 cars on the lot.
Two-bay detail shop.
Great Gratiot Road frontage - highly visible.
Contact the Broker for more details.

Property Type: Used Car Dealership
Cross Streets: East side of Gratiot, South of 15 Mile Road
Total Square Footage: 3,200 SF
Building Name: R Tony Auto Sales
Parcel Size: 1.2 Acres
Taxes: 2023: \$11,342.95
Year Built: 1990
Zoning: B-3
Sale Price: \$1,400,000
Lease Rate: \$8,500/Month NNN



AGENT CONTACT INFO

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DEMOGRAPHICS

Population	Income		
	2 mile	5 mile	10 mile
2010 Population	50,449	241,335	777,294
2023 Population	49,811	245,456	793,747
2028 Population Projection	49,560	245,580	796,405
Annual Growth 2010-2023	-0.1%	0.1%	0.2%
Annual Growth 2023-2028	-0.1%	0%	0.1%
Median Age	40.9	42.7	41
Bachelor's Degree or Higher	16%	19%	22%
U.S. Armed Forces	0	137	375

Income	Demographics		
	2 mile	5 mile	10 mile
Avg Household Income	\$71,904	\$74,686	\$78,929
Median Household Income	\$59,009	\$60,695	\$62,270
< \$25,000	3,402	17,552	53,141
\$25,000 - 50,000	5,125	25,262	73,334
\$50,000 - 75,000	5,240	21,550	60,467
\$75,000 - 100,000	2,674	14,913	43,443
\$100,000 - 125,000	1,897	11,103	32,201
\$125,000 - 150,000	1,150	6,250	20,842
\$150,000 - 200,000	953	4,649	19,188
\$200,000+	563	3,488	13,064

TRAFFIC REPORT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Abrahm St	Gratiot Ave SE	2,828	2022	0.15 mi
Abrahm St	Gratiot Ave W	159	2022	0.16 mi
Gratiot Ave	Sharkey St NE	41,433	2022	0.18 mi
Gratiot Ave	Sharkey St SW	45,965	2022	0.22 mi
15 Mile Rd	S Gratiot Ave E	17,401	2022	0.24 mi
S Gratiot Ave	McKishnie St SW	57,428	2022	0.25 mi
Quinn Rd	Gratiot Ave W	3,715	2022	0.28 mi
15 Mile Rd	Kentucky St E	15,271	2022	0.28 mi
Gratiot Ave	15 Mile Rd SW	46,001	2022	0.28 mi
15 Mile Rd	Golden St W	19,220	2022	0.29 mi

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PROPERTY GROUP

TRADE AREA



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ADDITIONAL PHOTOS



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