

OFFICE/RETAIL SPACE



PILOT

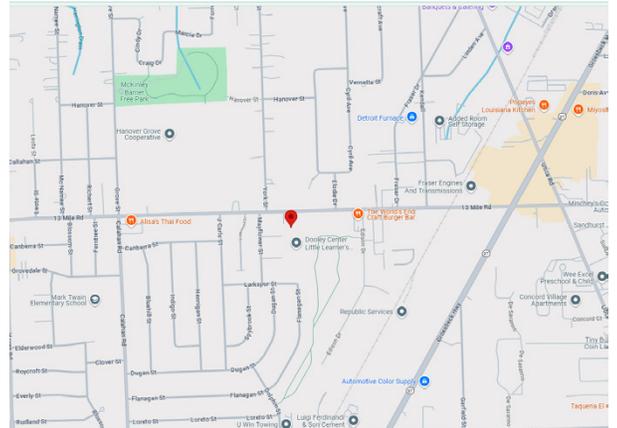
PROPERTY GROUP

16190-16236 13 MILE ROAD, ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- Well-Maintained Office/Retail Building.
- Huge Building Monument Signage Opportunity.
- Existing Vacancy - 2,720 SF - Large showroom, 3 restrooms, 3 private offices, kitchenette.
- Potential to Split to 1,360 SF unit.

Property Type: Office/Retail
Cross Streets: South side of 13 Mile, just West of Groesbeck
Total Square Footage: 10,880
Building Name: Colonial Commons
Minimum Square Footage: 1,360
Maximum Square Footage: 2,720
Parcel Size: 1.03 Acres
Year Built: 1977
Zoning: B-1
Parking Spaces: 63
Lease Rate: \$13.00/SF
Lease Type: Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2020 Population	56,511	313,994	1,018,450	2020 Households	24,087	130,518	412,511
2024 Population	55,635	307,788	1,027,046	2024 Households	23,767	127,817	415,079
2029 Population Projection	54,998	304,017	1,017,777	2029 Household Projection	23,501	126,199	411,202
Annual Growth 2020-2024	-0.4%	-0.5%	0.2%	Annual Growth 2020-2024	0.3%	0.1%	0.6%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%	Annual Growth 2024-2029	-0.2%	-0.3%	-0.2%
Median Age	42.5	41.3	39.9	Owner Occupied Households	16,419	89,738	275,265
Bachelor's Degree or Higher	19%	20%	24%	Renter Occupied Households	7,082	36,461	135,937
U.S. Armed Forces	12	131	499	Avg Household Size	2.3	2.3	2.4
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	41,071	215,092	625,055	Avg Household Income	\$75,867	\$76,763	\$80,585
Black	8,412	57,716	267,399	Median Household Income	\$59,999	\$61,310	\$61,286
American Indian/Alaskan Native	45	251	1,101	< \$25,000	3,884	21,505	79,602
Asian	1,878	11,897	61,376	\$25,000 - 50,000	6,149	30,970	94,502
Hawaiian & Pacific Islander	15	75	214	\$50,000 - 75,000	4,460	24,991	72,343
Two or More Races	4,213	22,757	71,901	\$75,000 - 100,000	3,363	18,315	55,099
Hispanic Origin	1,446	8,191	27,873	\$100,000 - 125,000	2,241	12,621	37,593
Housing				\$125,000 - 150,000			
	2 mile	5 mile	10 mile	\$150,000 - 200,000			
Median Home Value	\$156,772	\$158,898	\$181,187	\$200,000+			
Median Year Built	1966	1964	1965				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E 13 Mile Rd	York St W	23,509	2022	0.04 mi
13 MILE RD	York St W	22,224	2020	0.04 mi
East 13 Mile Road	York St W	25,299	2022	0.06 mi
E 13 Mile Rd	Fraser Dr E	18,503	2022	0.22 mi
E 13 Mile Rd	W Amurcon E	17,333	2022	0.37 mi
Calahan Rd	Canberra St S	3,111	2022	0.40 mi
E 13 Mile Rd	Groesbeck Hwy E	18,905	2022	0.40 mi
East 13 Mile Road	Groesbeck Hwy E	15,802	2020	0.40 mi
Grove St	Thirteen Mile SE	1,881	2022	0.41 mi
Groesbeck Hwy	Garfield St SW	62,152	2018	0.41 mi

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ADDITIONAL PHOTOS



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