

JOIN BIGGBY COFFEE!

**5% COMMISSION TO
PROCURING BROKER**



PILOT

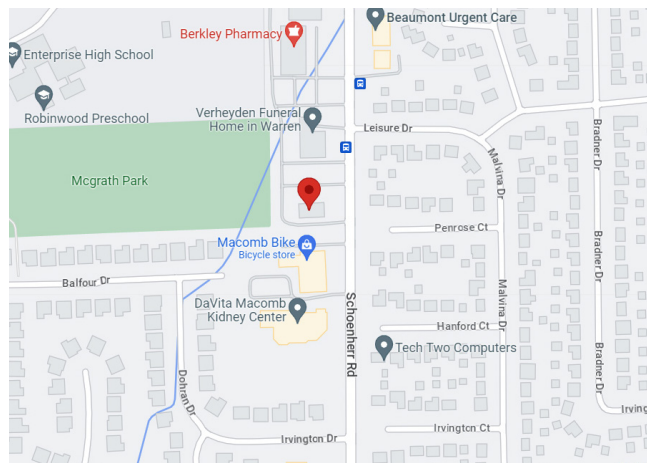
PROPERTY GROUP

28455 SCHOENHERR ROAD, WARREN, MI 48088

PROPERTY OVERVIEW:

- Join Biggby Coffee!
- Redevelopment; former Citizen's bank converted to 2-unit retail.
- Tenant Improvement Allowance available for qualified tenants and terms.
- Near Macomb Community College, Warren Woods Middle School, and Warren Woods Tower High School.
- Monument signage and building signage opportunities.

Property Type: Retail
Cross Streets: 12 Mile and Schoenherr
Total Square Footage: 4,243
Minimum Square Footage: 1,677
Maximum Square Footage: 1,677
Lot Size: 0.887 Acres
Year Built: 1979
Zoning: C-1
Parking Spaces: Ample
Property Taxes: 2022 - \$21,549.04 (\$5.08/SF)
Lease Rate: \$8.00 (First Year Introductory Rate)
Lease Type: NNN



AGENT CONTACT INFO

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

ANTHONY RUBINO O: 586.254.0900 x101 • C: 586.873.5419 • anthony@pilotpg.com

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DEMOGRAPHICS SUMMARY

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	58,086	337,226	1,139,217	2010 Households	24,143	134,390	454,837
2023 Population	59,449	338,890	1,130,784	2023 Households	24,882	135,357	452,485
2028 Population Projection	59,546	338,824	1,131,801	2028 Household Projection	24,952	135,331	452,858
Annual Growth 2010-2023	0.2%	0%	-0.1%	Annual Growth 2010-2023	0.4%	0%	-0.1%
Annual Growth 2023-2028	0%	0%	0%	Annual Growth 2023-2028	0.1%	0%	0%
Median Age	42.3	40.3	40.1	Owner Occupied Households	18,291	97,279	307,604
Bachelor's Degree or Higher	18%	17%	24%	Renter Occupied Households	6,660	38,053	145,253
U.S. Armed Forces	2	59	549	Avg Household Size	2.4	2.5	2.5
Population By Race				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
White	44,643	223,812	683,299	Avg Household Income	\$72,496	\$67,431	\$76,179
Black	10,493	87,866	347,494	Median Household Income	\$58,629	\$54,335	\$57,498
American Indian/Alaskan Native	215	1,303	3,861	< \$25,000	4,501	26,012	94,742
Asian	2,613	15,728	64,152	\$25,000 - 50,000	6,267	36,330	105,711
Hawaiian & Pacific Islander	15	80	318	\$50,000 - 75,000	4,786	27,952	80,908
Two or More Races	1,470	10,103	31,659	\$75,000 - 100,000	3,487	18,042	58,018
Hispanic Origin	1,380	8,126	28,820	\$100,000 - 125,000	2,629	12,037	41,060
Housing				\$125,000 - 150,000	1,388	6,641	26,073
	2 mile	5 mile	10 mile	\$150,000 - 200,000	1,100	5,496	24,215
Median Home Value	\$145,296	\$136,446	\$162,704	\$200,000+	723	2,847	21,760
Median Year Built	1964	1961	1959				

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Schoenherr Rd	Martin Rd S	21,760	2022	0.18 mi
Martin Rd	Schoenherr Rd W	2,592	2022	0.21 mi
Martin Rd	Schoenherr Rd E	2,748	2022	0.24 mi
Martin Rd	Malvina Dr W	4,007	2022	0.25 mi
Schoenherr Rd	Melva Dr S	23,347	2022	0.26 mi
Schoenherr Rd	E 12 Mile Rd N	25,096	2022	0.27 mi
E 12 Mile Rd	Schoenherr Rd E	21,212	2022	0.31 mi
MARTIN RD	Sutherland Ave W	1,998	2022	0.32 mi
Martin Road	-	1,398	2019	0.32 mi
Martin Road	Sutherland Ave W	1,350	2022	0.32 mi

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ADDITIONAL PHOTOS



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