

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

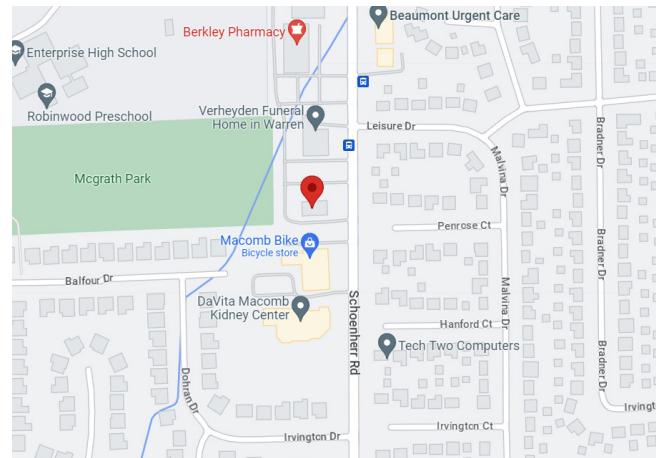
Zoning: ..... C-1

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**

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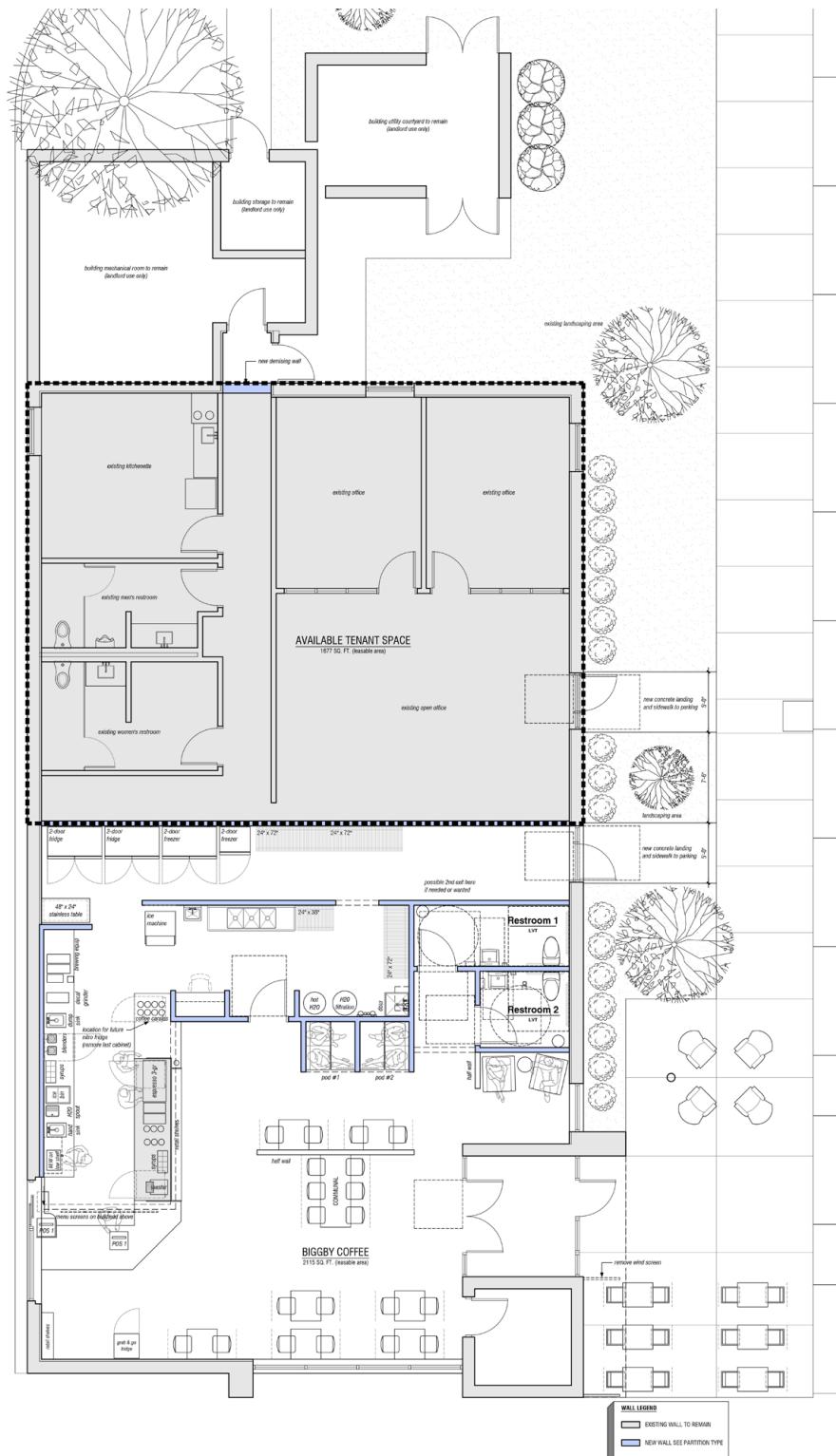
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## ***FLOOR PLAN***



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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				Avg Household Vehicles	2	2	2
	2 mile	5 mile	10 mile	Total Specified Consumer Spending (\$)	\$685.7M	\$3.6B	\$12.6B
White	44,643	223,812	683,299	Income			
Black	10,493	87,866	347,494		2 mile	5 mile	10 mile
American Indian/Alaskan Native	215	1,303	3,861	Avg Household Income	\$72,496	\$67,431	\$76,179
Asian	2,613	15,728	64,152	Median Household Income	\$58,629	\$54,335	\$57,498
Hawaiian & Pacific Islander	15	80	318	< \$25,000	4,501	26,012	94,742
Two or More Races	1,470	10,103	31,659	\$25,000 - 50,000	6,267	36,330	105,711
Hispanic Origin	1,380	8,126	28,820	\$50,000 - 75,000	4,786	27,952	80,908
Housing				\$75,000 - 100,000	3,487	18,042	58,018
	2 mile	5 mile	10 mile	\$100,000 - 125,000	2,629	12,037	41,060
Median Home Value	\$145,296	\$136,446	\$162,704	\$125,000 - 150,000	1,388	6,641	26,073
Median Year Built	1964	1961	1959	\$150,000 - 200,000	1,100	5,496	24,215
				\$200,000+	723	2,847	21,760

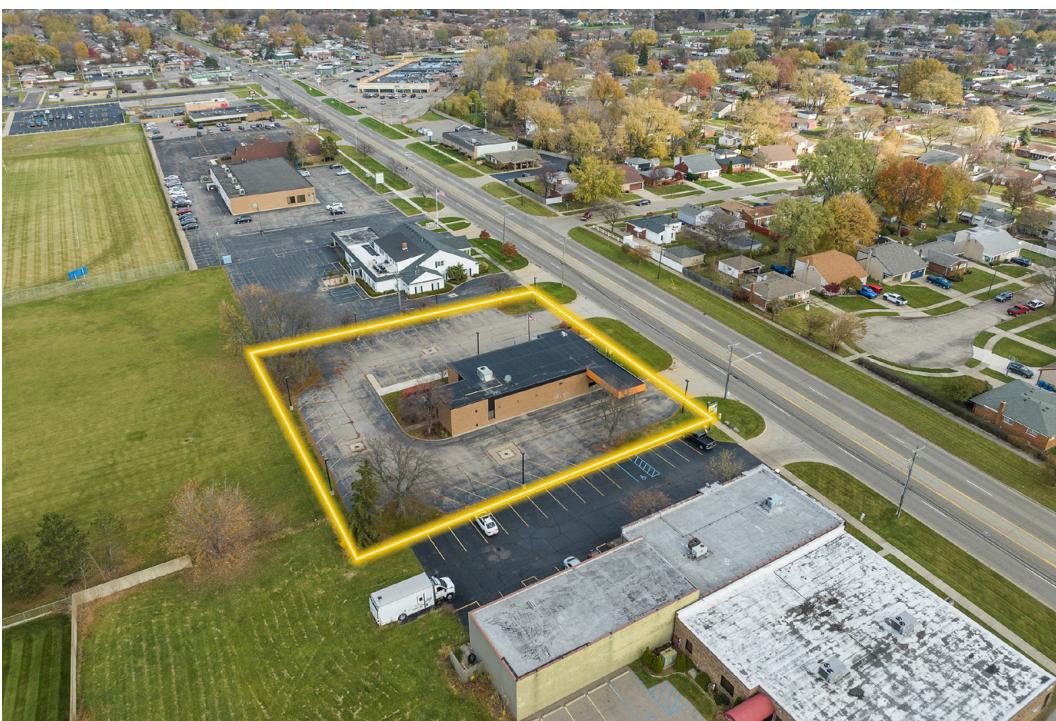
## TRAFFIC COUNTS

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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**ADDITIONAL PHOTOS**



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