

FREESTANDING BAR/RESTAURANT



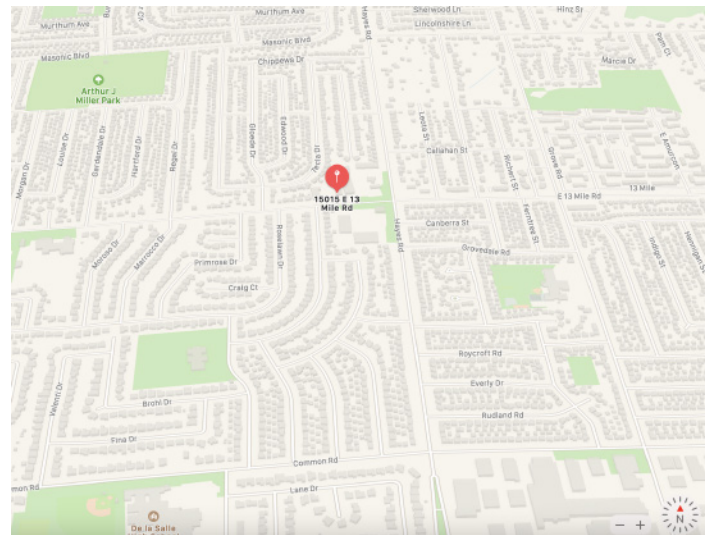
PILOT PROPERTY GROUP

15015 THIRTEEN MILE RD, WARREN, MI 48088

PROPERTY OVERVIEW:

- Long-standing bar operation. Could remain bar/restaurant or repurposed.
- Surrounded by dense housing and many national companies.
- Liquor License, FFE, and business can be purchased separately from real estate transaction.
- Do not approach existing occupant. All showings/inquiries to be facilitated through broker.**

Property Type:	Bar/Restaurant
Cross Streets:	13 Mile and Hayes
Total Square Feet:	5,500 SF
Lease Rate:	\$10.00/SF
Lease Type:	NNN
Sale Price:	\$495,000.00 (\$90.00/SF)
Lot Size:	.364 Acres
Frontage:	80'
Zoning:	C-2
Year Built:	1983
Property Taxes:	2020 - \$12,359.26
Parking Spaces:	Ample



AGENT CONTACT INFO

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TRAFFIC COUNT & DEMOGRAPHICS REPORT

Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
13 Mile Rd	Hayes Rd E	18,840	2013	0.06 mi	
13 Mile Rd	St Onge Cir E	19,513	2020	0.08 mi	
Hayes Rd	13 Mile Rd S	12,850	2013	0.08 mi	
Hayes Rd	13 Mile Rd N	13,310	2013	0.10 mi	
E 13 Mile Rd	Leota St E	17,160	2013	0.12 mi	
Hayes Road	Seneca Dr S	14,822	2020	0.28 mi	
Hayes Rd	Elderwood Dr S	14,195	2013	0.30 mi	
Hayes Rd	Elderwood Dr S	11,719	2020	0.30 mi	
E 13 Mile Rd	Grove St E	15,315	2018	0.32 mi	
E 13 Mile Rd	Grove St E	18,822	2020	0.32 mi	

Population				
	2 mile	5 mile	10 mile	
2010 Population	57,242	314,585	1,071,844	
2021 Population	58,204	316,522	1,080,329	
2026 Population Projection	58,441	317,199	1,082,739	
Annual Growth 2010-2021	0.2%	0.1%	0.1%	
Annual Growth 2021-2026	0.1%	0%	0%	
Median Age	43	41.6	39.5	
Bachelor's Degree or Higher	20%	18%	23%	
U.S. Armed Forces	66	131	491	

Households				
	2 mile	5 mile	10 mile	
2010 Households	23,891	129,070	424,938	
2021 Households	24,479	129,860	426,136	
2026 Household Projection	24,613	130,165	429,036	
Annual Growth 2010-2021	0.4%	0.1%	0.1%	
Annual Growth 2021-2026	0.1%	0%	0%	
Owner Occupied Households	17,432	96,441	300,055	
Renter Occupied Households	7,181	33,724	128,981	
Avg Household Size	2.4	2.4	2.5	
Avg Household Vehicles	2	2	2	
Total Specified Consumer Spending (\$)	\$699M	\$3.6B	\$12.2B	

Population By Race				
	2 mile	5 mile	10 mile	
White	45,836	243,388	710,738	
Black	8,671	51,685	277,164	
American Indian/Alaskan Native	235	1,159	3,705	
Asian	2,245	11,726	60,228	
Hawaiian & Pacific Islander	5	68	311	
Two or More Races	1,212	8,496	28,184	
Hispanic Origin	1,319	7,715	26,783	

Income				
	2 mile	5 mile	10 mile	
Avg Household Income	\$73,443	\$69,874	\$76,280	
Median Household Income	\$58,676	\$56,490	\$58,472	
< \$25,000	4,237	23,278	84,763	
\$25,000 - 50,000	6,173	33,673	99,585	
\$50,000 - 75,000	5,021	27,329	81,024	
\$75,000 - 100,000	3,402	18,413	55,891	
\$100,000 - 125,000	2,422	11,613	39,177	
\$125,000 - 150,000	1,300	6,899	25,122	
\$150,000 - 200,000	1,100	5,573	23,418	
\$200,000+	825	3,103	19,158	

Housing				
	2 mile	5 mile	10 mile	
Median Home Value	\$153,977	\$145,860	\$163,428	
Median Year Built	1967	1964	1962	

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ADDITIONAL IMAGES



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