

**OFFICE PROPERTY // FOR LEASE**

## **1,000 - 4,000 SF AGGRESSIVELY PRICED & MOVE-IN READY OFFICE/MEDICAL SUITES**

16655 15 MILE ROAD

CLINTON TOWNSHIP, MI 48035



- 1,000 - 4,000 SF Available
- Direct Suite Access
- Main Road Signage
- Busy Professional Complex
- Aggressive Rental Rate
- Bus Line in Front of Property



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
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## EXECUTIVE SUMMARY



### Lease Rate

**\$15.50 SF/YR  
(MG)**

### OFFERING SUMMARY

Building Size:	6,088 SF
Available SF:	1,000 - 3,000 SF
Lot Size:	0.73 Acres
Number of Units:	2
Year Built:	1998
Zoning:	OS 1
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	15,436

### PROPERTY OVERVIEW

Join Millenium Dental in this busy office/medical location. There is currently up to 4,000 SF available for lease that consists of a 3,000 SF suite and an adjacent 1,000 SF suite that can be combined. The 3,000 SF space is a former engineering firm office and features a reception area, open work area, private offices, cubicles, a kitchen, two private restrooms, and a shower. Recently purchased furniture and workstations are also available. The landlord will finish to suit if renovations are required.

### LOCATION OVERVIEW

The office building is located on the north side of 15 Mile Rd. Just west of Garfield Rd. Close to several restaurants, residential communities, schools, and business services.

### PROPERTY HIGHLIGHTS

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## PROPERTY DETAILS

Lease Rate	\$15.50 SF/YR
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### LOCATION INFORMATION

Building Name	Macomb Professional Center
Street Address	16655 15 Mile Road
City, State, Zip	Clinton Township, MI 48035
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	15 Mile Rd and Garfield Rd
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	DTW

### BUILDING INFORMATION

Building Size	6,088 SF
Building Class	B
Occupancy %	84.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1998
Gross Leasable Area	6,088 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	OS 1
Lot Size	0.73 Acres
APN #	16.11.30.478.016
Corner Property	No
Traffic Count	15436
Traffic Count Street	15 Mile Rd
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	31

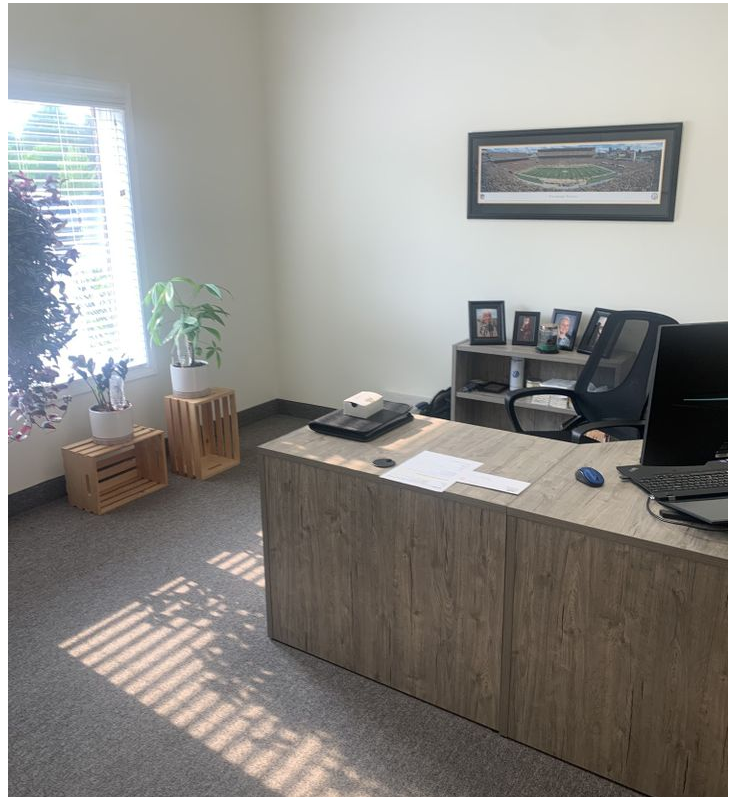
### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes



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## ADDITIONAL PHOTOS



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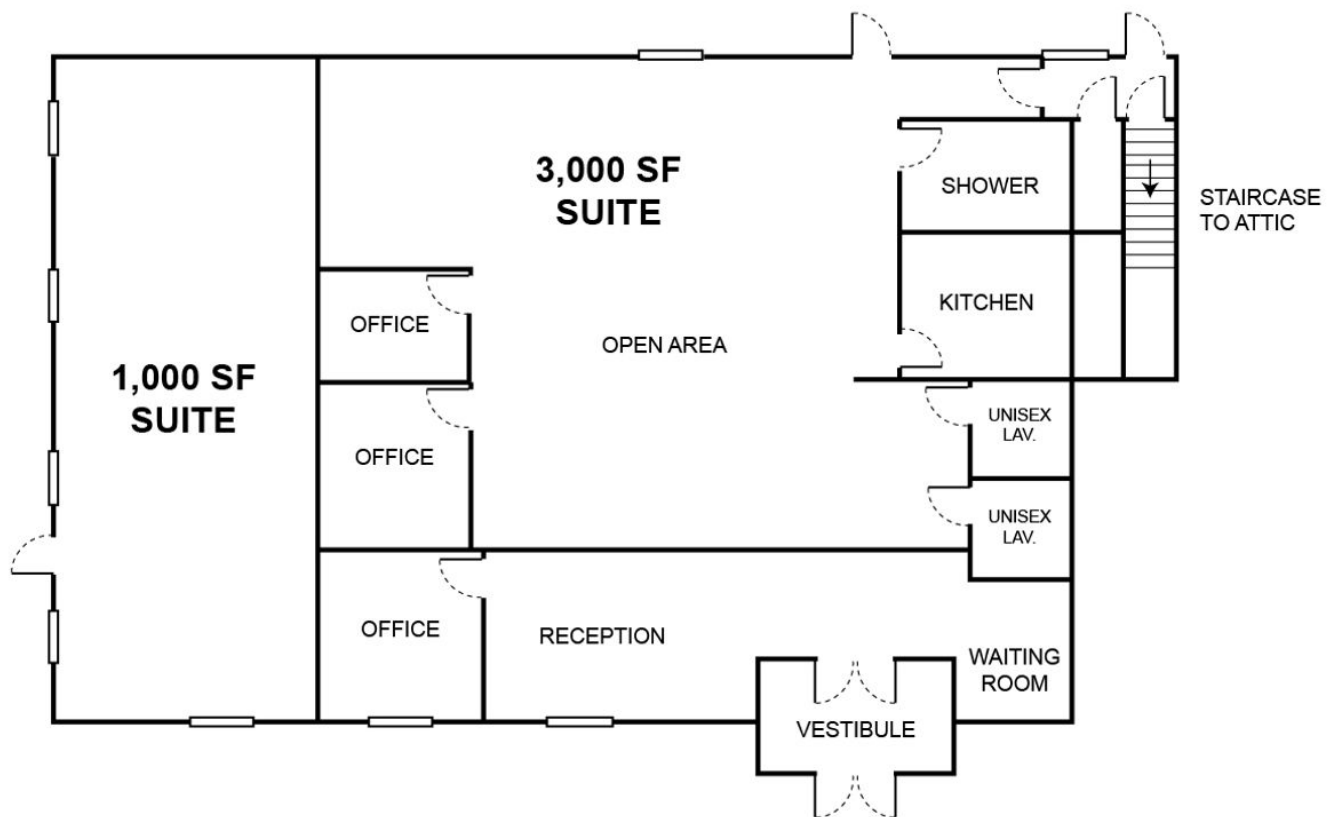
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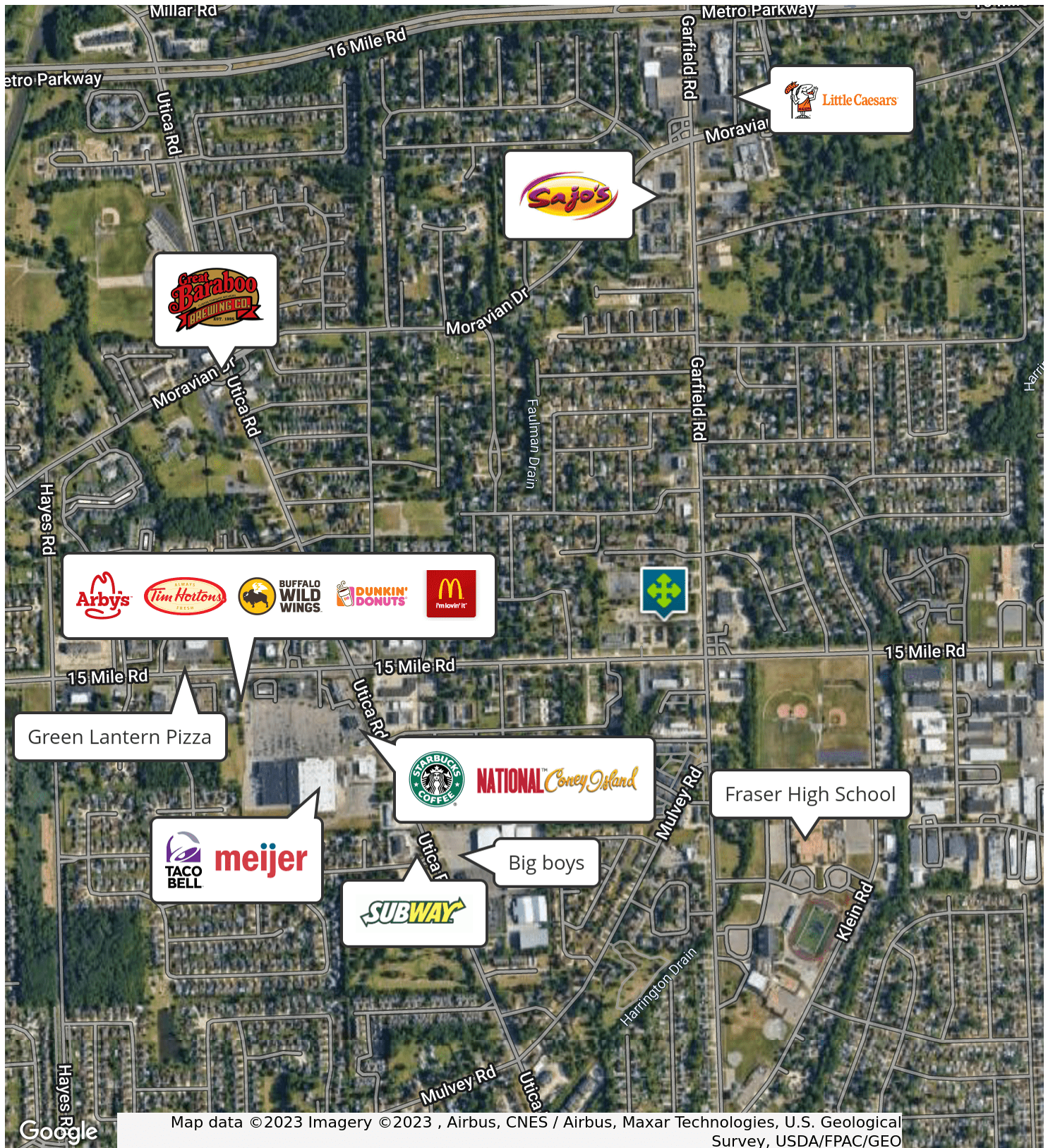
## FLOOR PLANS





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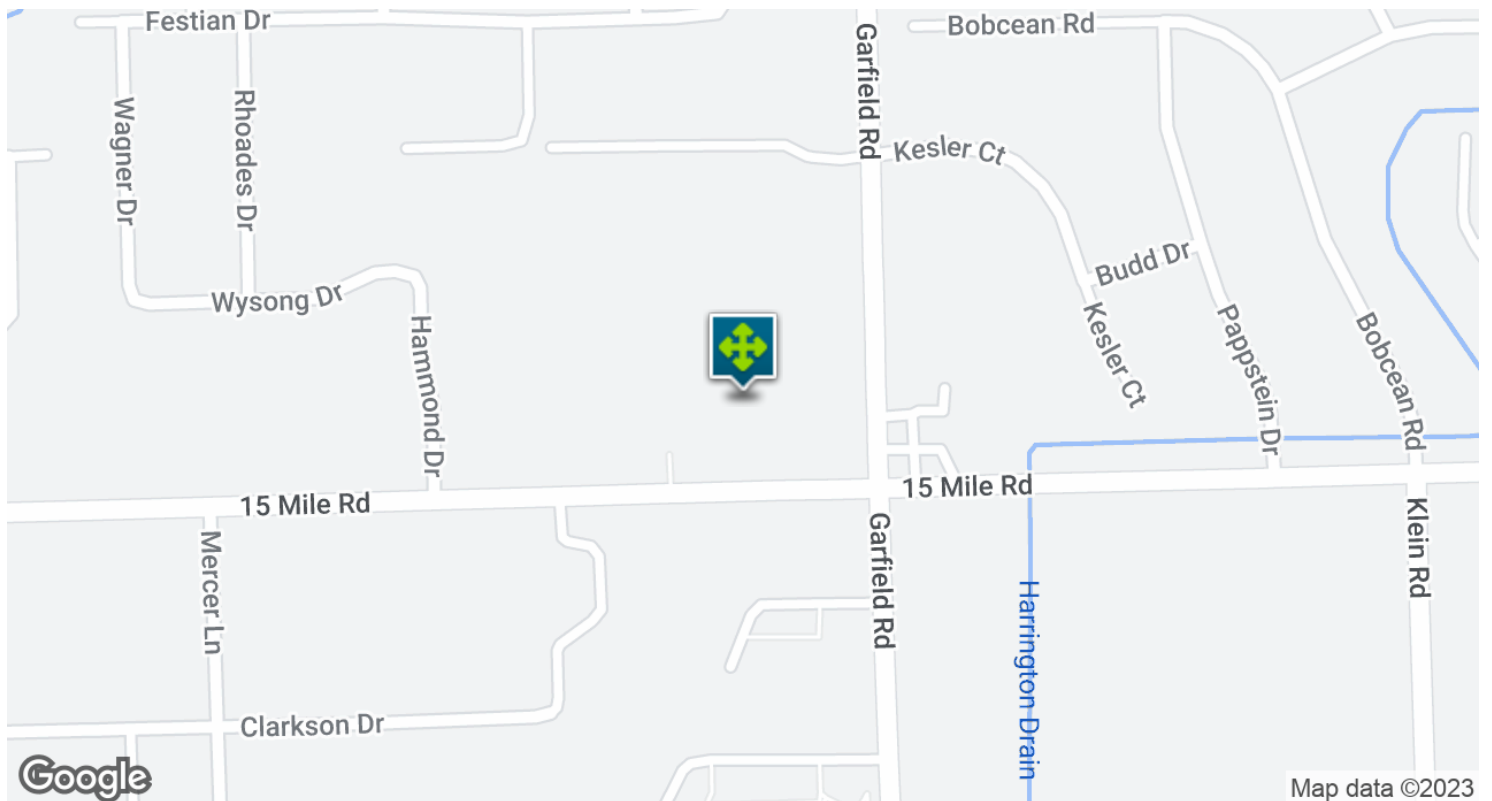
## RETAILER MAP





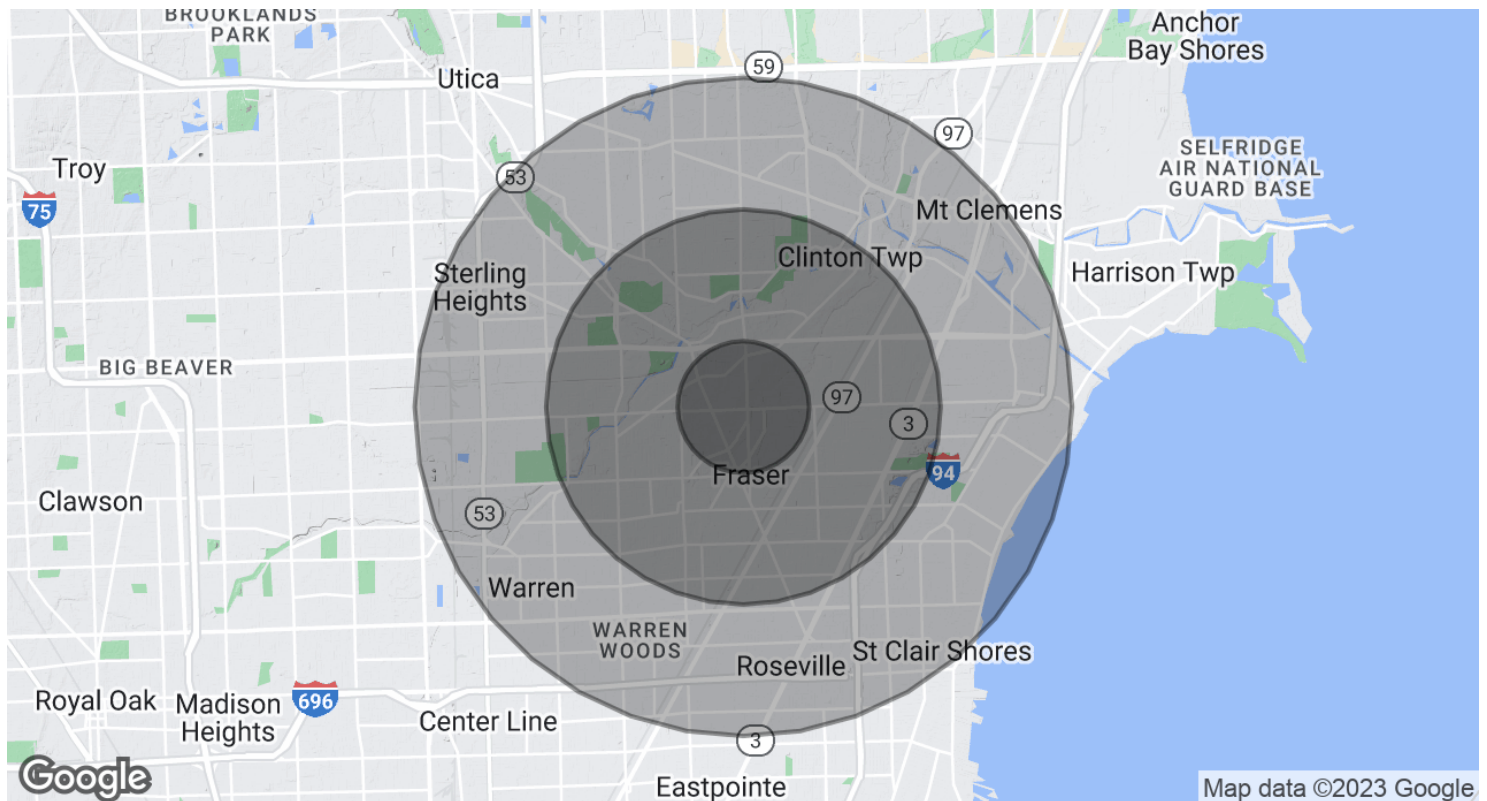
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,115	107,675	315,377
Average Age	44.8	41.7	41.1
Average Age (Male)	42.2	39.4	39.2
Average Age (Female)	46.2	43.5	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,361	45,088	131,667
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$70,141	\$62,145	\$62,369
Average House Value	\$184,765	\$158,790	\$153,800

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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