

OFFICE PROPERTY // FOR LEASE

1,900 SF OFFICE SPACE AVAILABLE IN DETROIT'S GRANDMONT-ROSEDALE COMMUNITY

18940 SCHOOLCRAFT RD

DETROIT, MI 48223



- Ideal facility for complementary & supplemental medical practitioners
- 5 offices/exam rooms & reception area
- Central heat/air conditioning, security system
- Located in "The Home of The Good Neighbors" Community



26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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EXECUTIVE SUMMARY



Lease Rate	\$10.50 SF/YR (MG)
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OFFERING SUMMARY

Building Size:	2,800 SF
Available SF:	1,900 SF
Lot Size:	0.14 Acres
Year Built:	1966
Zoning:	B4
Market:	Detroit / W of Woodward
Submarket:	Detroit / The Pointes

PROPERTY OVERVIEW

Office space with plenty of potential available for lease in the close-knit Grandmont/Rosedale community - called the 'Home of the Good Neighbors' community.

Built out as medical, the 1,900 SF of available space accompanies Artesian Dental Group PLC in this two-tenant building. The lease is below market rate with flexible terms and includes access to 360 SF shared reception area. Located just minutes from Southfield Freeway, I-96 Express, and West Grand River Ave.

LOCATION OVERVIEW

Located just minutes from Southfield Freeway, I-96 Express, and West Grand River Ave. The Grandmont/Rosedale community is made up of 5 neighborhoods. North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park. These neighborhoods are among some of the most desired residential communities in Detroit.

PROPERTY HIGHLIGHTS

- Ideal facility for complementary & supplemental medical practitioners
- 5 offices/exam rooms & reception area
- Central heat/air conditioning, security system
- Located in "The Home of The Good Neighbors" Community



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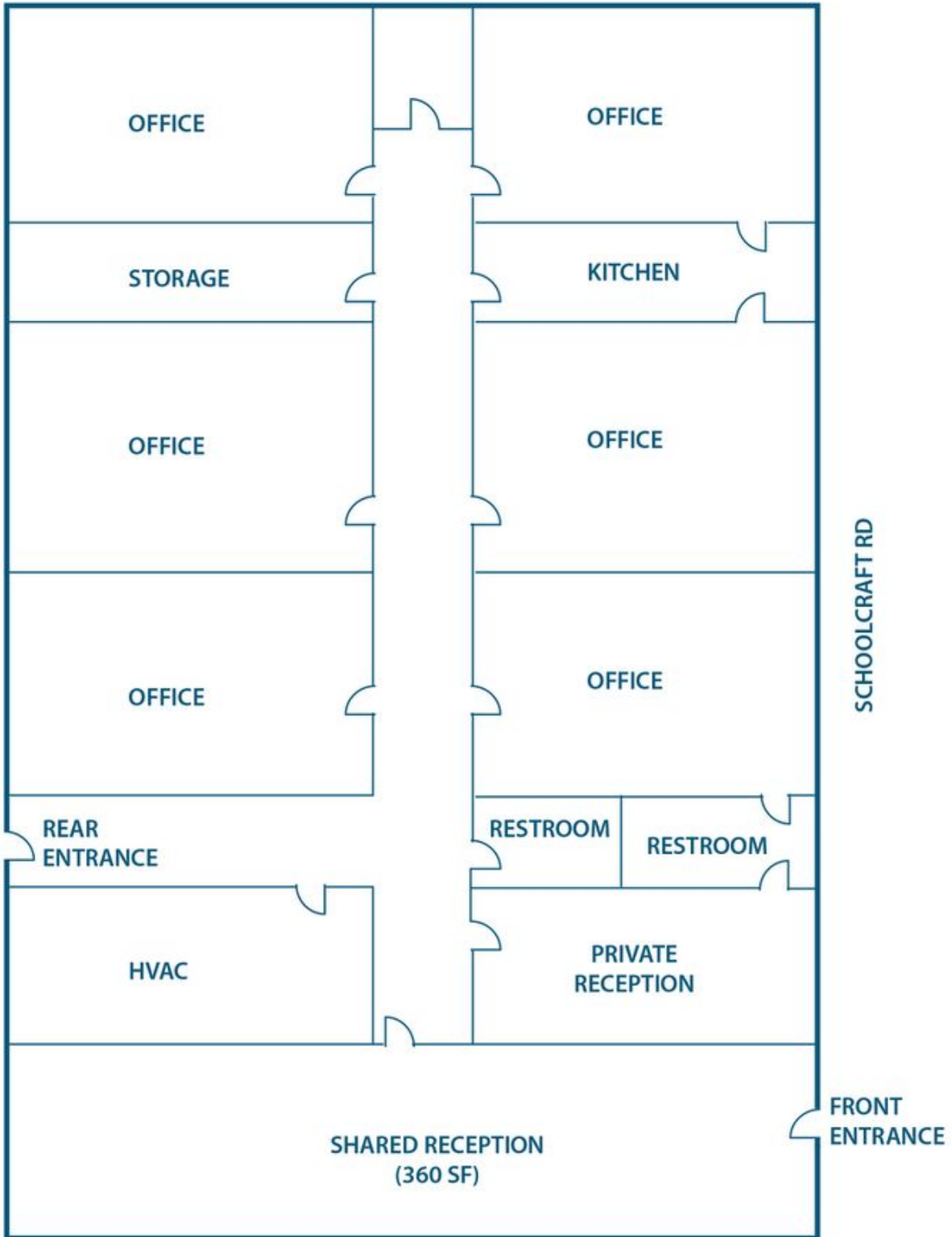
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FLOOR PLANS

APPROXIMATELY 1,900 SF



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ADDITIONAL PHOTOS



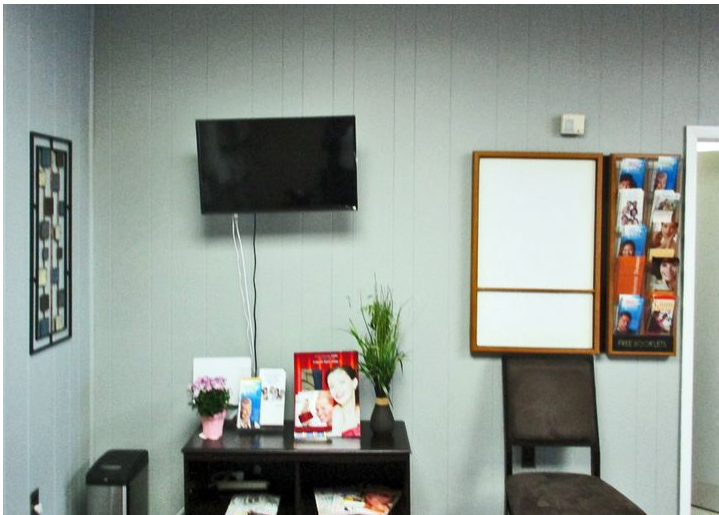
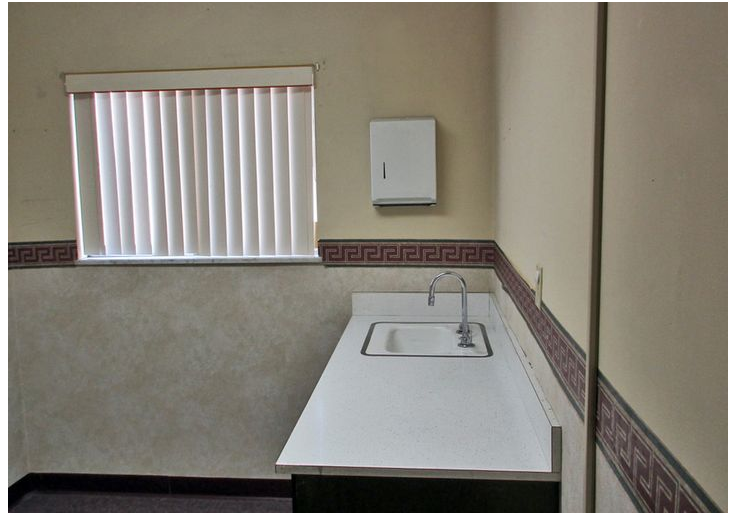
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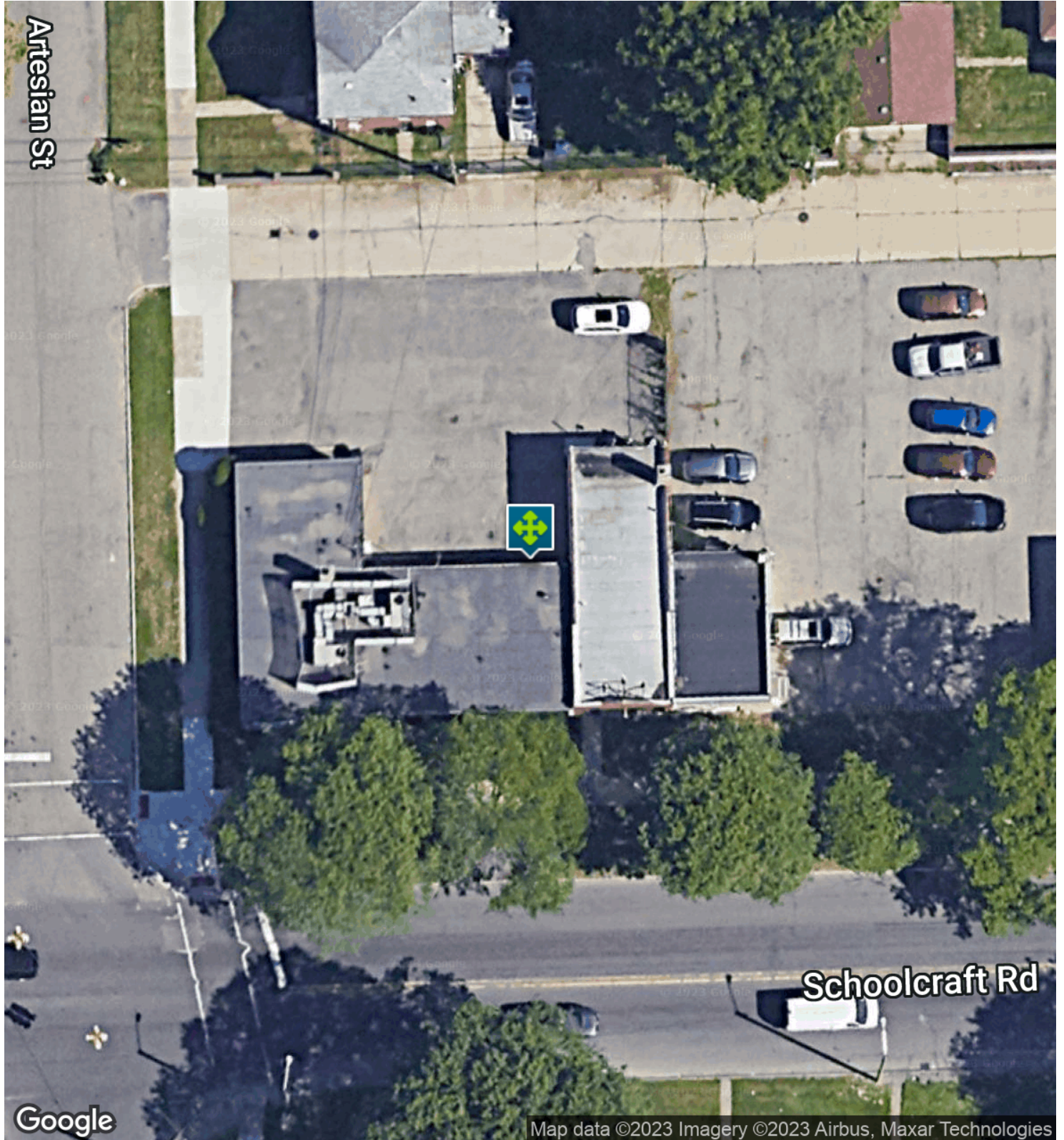
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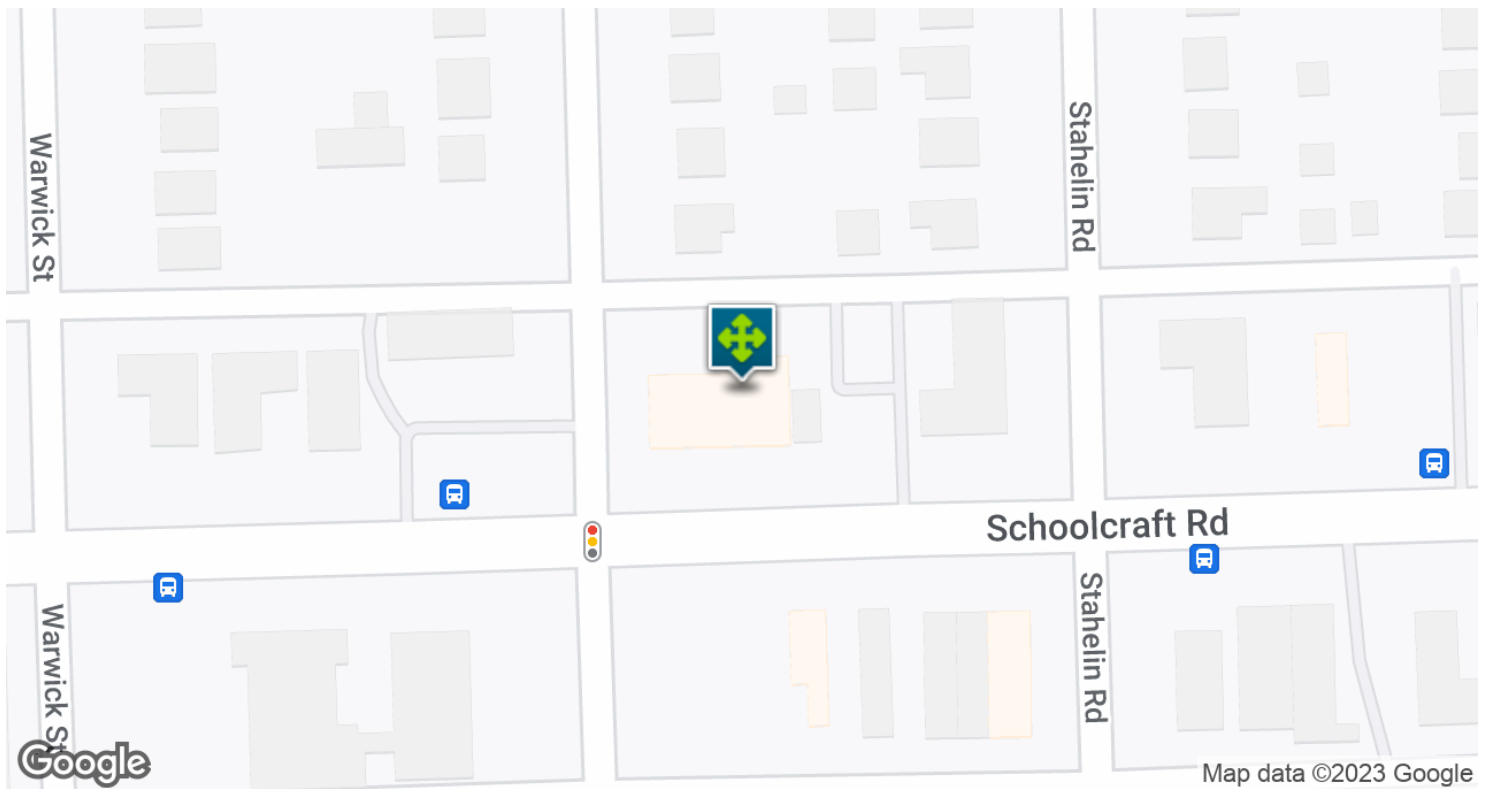
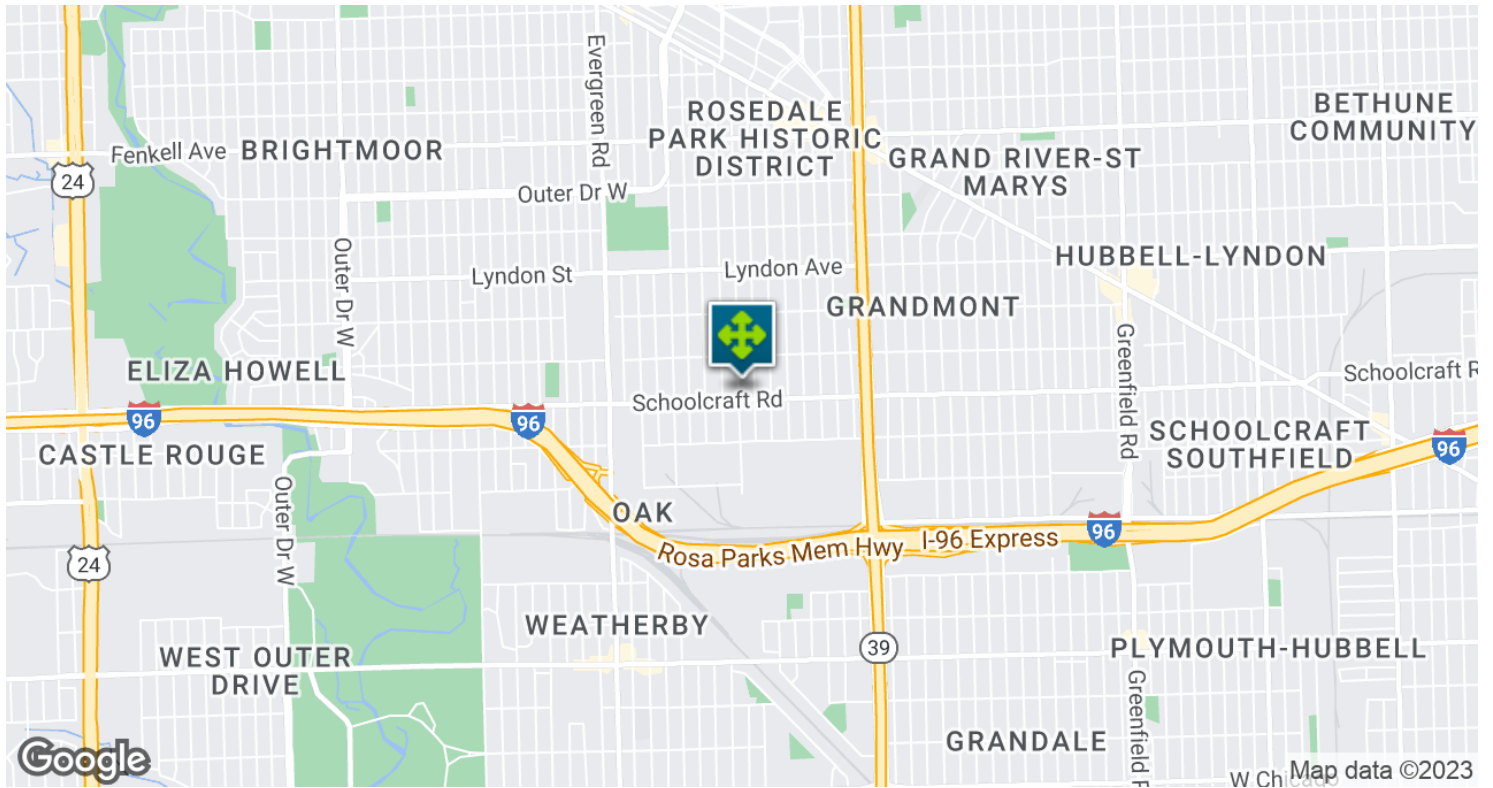
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AERIAL MAP



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LOCATION MAP

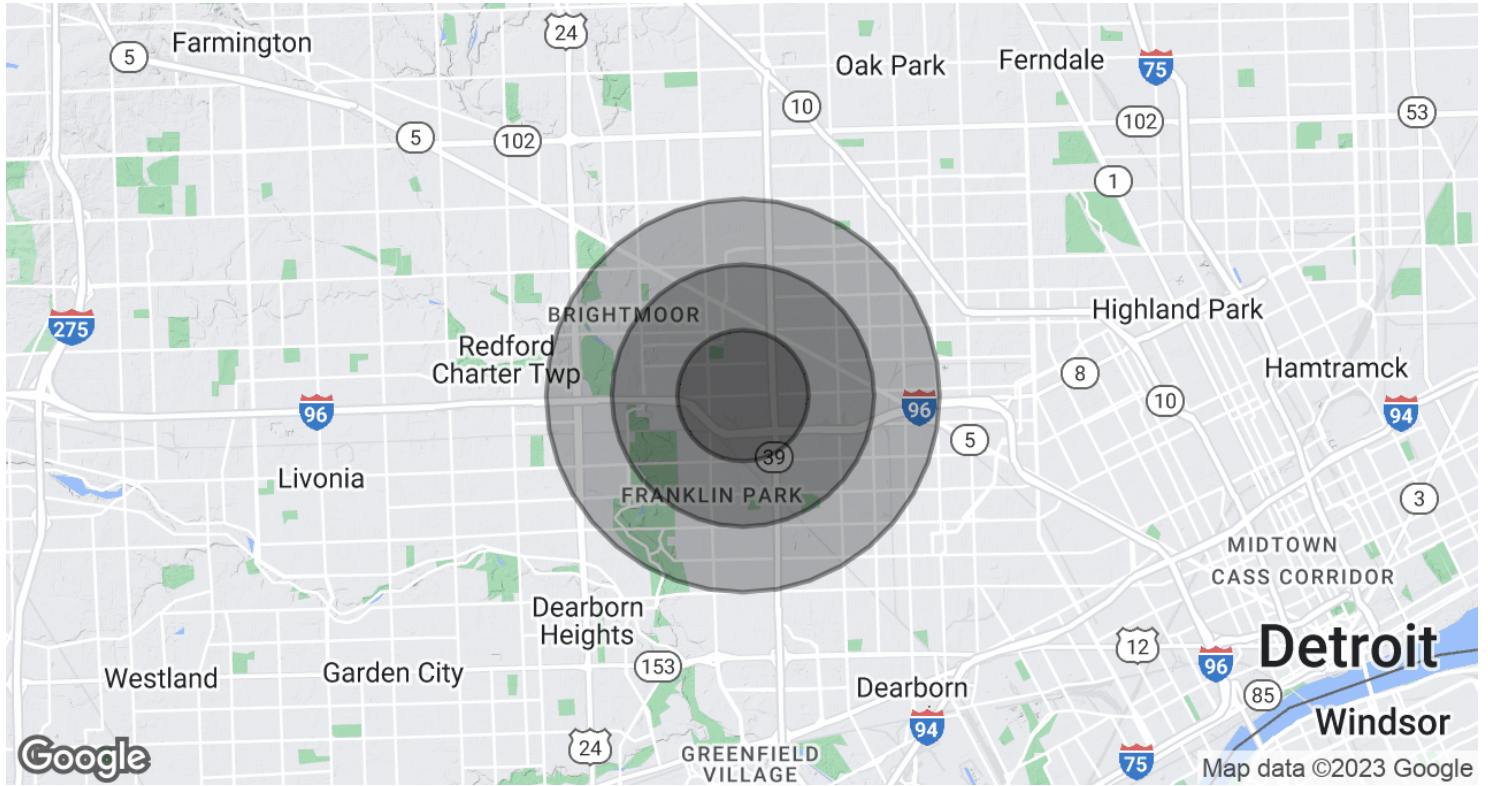


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,137	73,548	167,228
Average Age	36.1	35.0	33.8
Average Age (Male)	35.3	32.6	30.5
Average Age (Female)	36.4	36.5	35.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,801	26,577	59,519
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$56,705	\$49,524	\$44,721
Average House Value	\$121,161	\$105,558	\$99,854

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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