

OFFICE PROPERTY // FOR LEASE

EXECUTIVE SUITES NEAR NAUTICAL MILE IN ST CLAIR SHORES

23409 JEFFERSON AVE
ST CLAIR SHORES, MI 48080



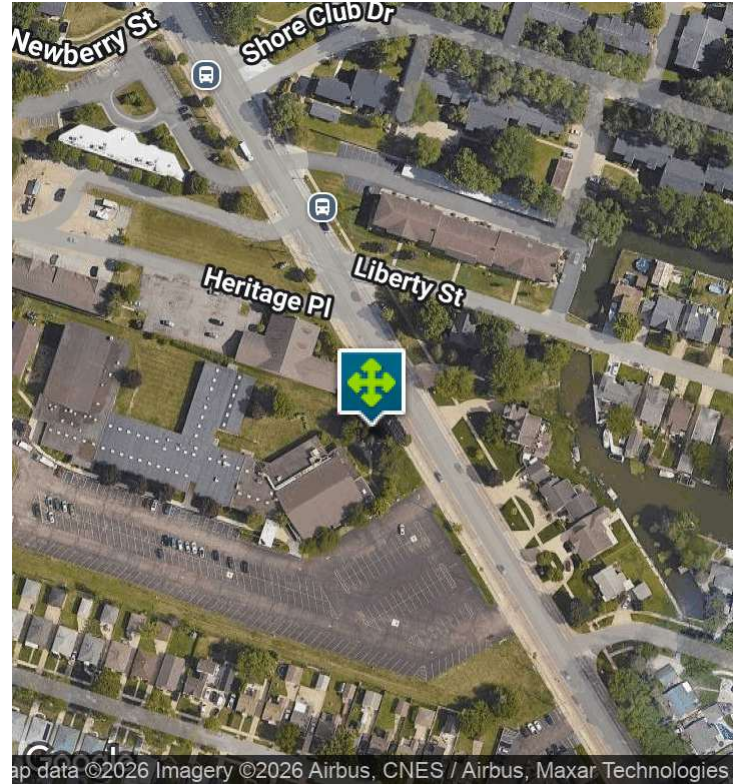
- Three (3) Executive Suites Available
- Well-maintained and professionally managed
- Large, newly repaved parking lot
- Common area / Waiting room access for clients
- Easy access to Grosse Pointe communities
- Located adjacent to the "Nautical Mile"
- Close to I-94 & I-696 Expressway, Restaurants & Amenities



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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.

EXECUTIVE SUMMARY



Lease Rate	\$650 PER MONTH (GROSS)
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OFFERING SUMMARY

Building Size:	16,870 SF
Available SF:	150 SF
Lot Size:	0.87 Acres
Year Built:	1994
Renovated:	2020
Zoning:	O-2
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	16,349

PROPERTY OVERVIEW

Discover the ideal space for your business at Forsyth Building I in St Clair Shores! This well-maintained and professionally managed property offers three (3) executive suites with immediate occupancy, providing a seamless transition for your business. With a large newly repaved parking lot, convenient access to the Grosse Pointe communities, and proximity to the I-94 & I-696 expressways, this location offers unparalleled convenience for tenants and clients alike. Situated adjacent to the "Nautical Mile," tenants can enjoy the nearby restaurants and amenities, making this property a prime choice for businesses seeking a vibrant and accessible location.

LOCATION OVERVIEW

Located in the heart of St. Clair Shores, MI, the Forsyth Building I & II offers a prime location for office and medical tenants. With convenient access to major highways, the property is just a short distance from St. John Hospital and Medical Center, providing unparalleled opportunities for medical professionals. The area also boasts a range of dining options, including local favorites like Brownies on the Lake and The Waterfront Bar & Grill, ideal for business lunches or after-work gatherings.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	150 SF	Lease Rate:	\$650 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Forsyth Building I, Suite 1	Available	150 SF	Gross	\$650 per month
Forsyth Building I, Suite 2	Available	150 SF	Gross	\$650 per month
Forsyth Building I, Suite 3	Available	150 SF	Gross	\$650 per month

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ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

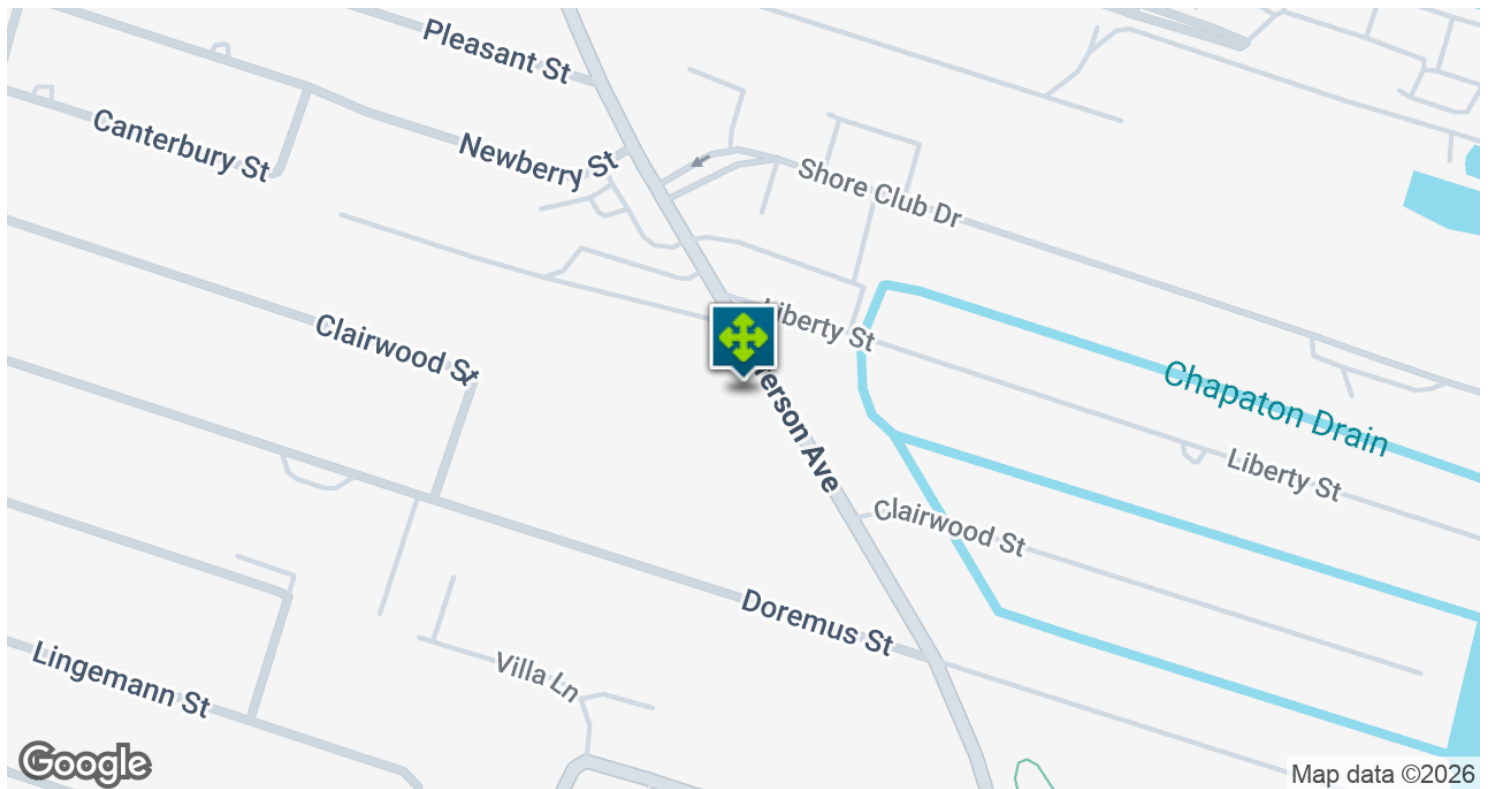
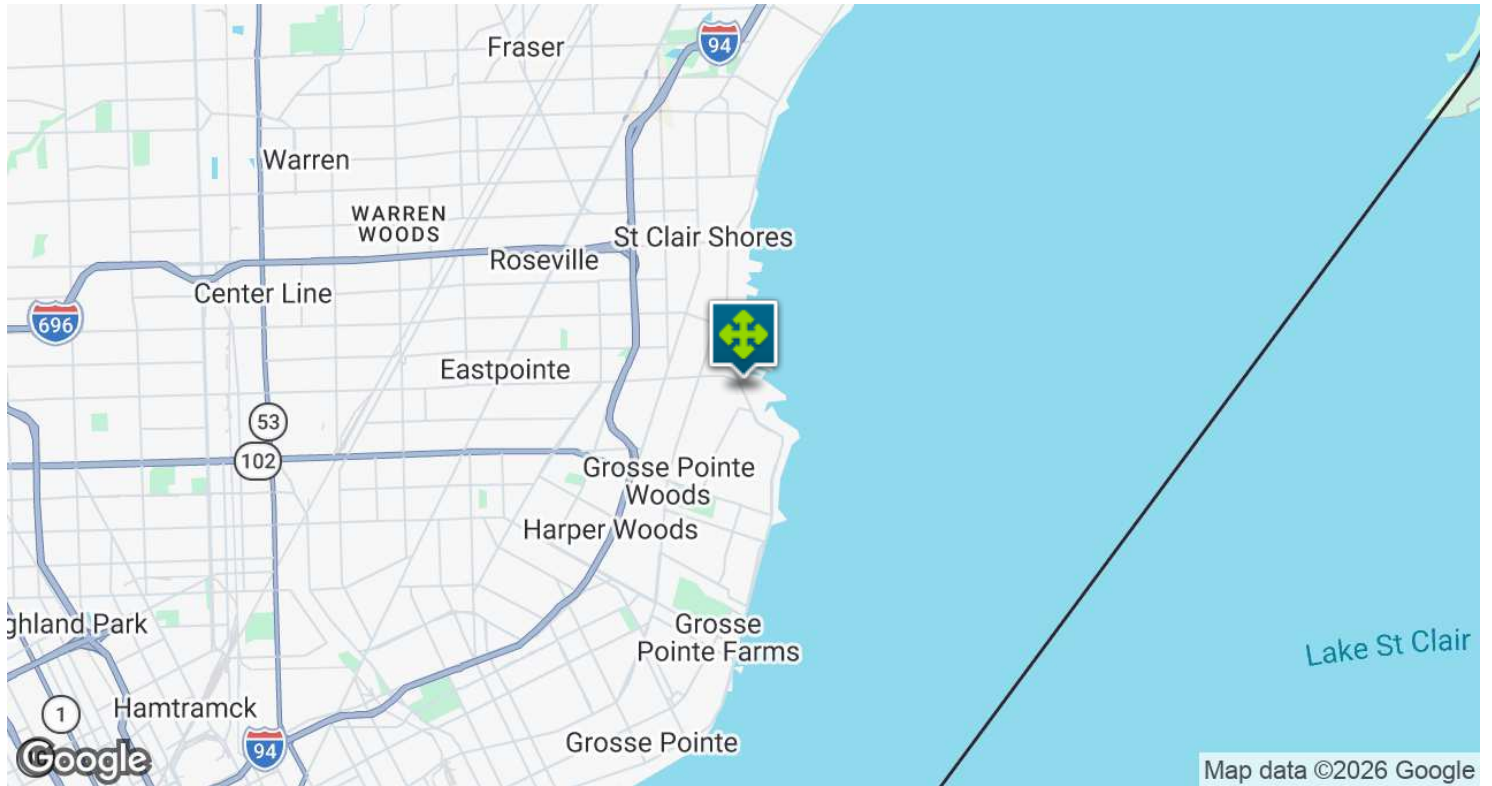
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LOCATION MAP

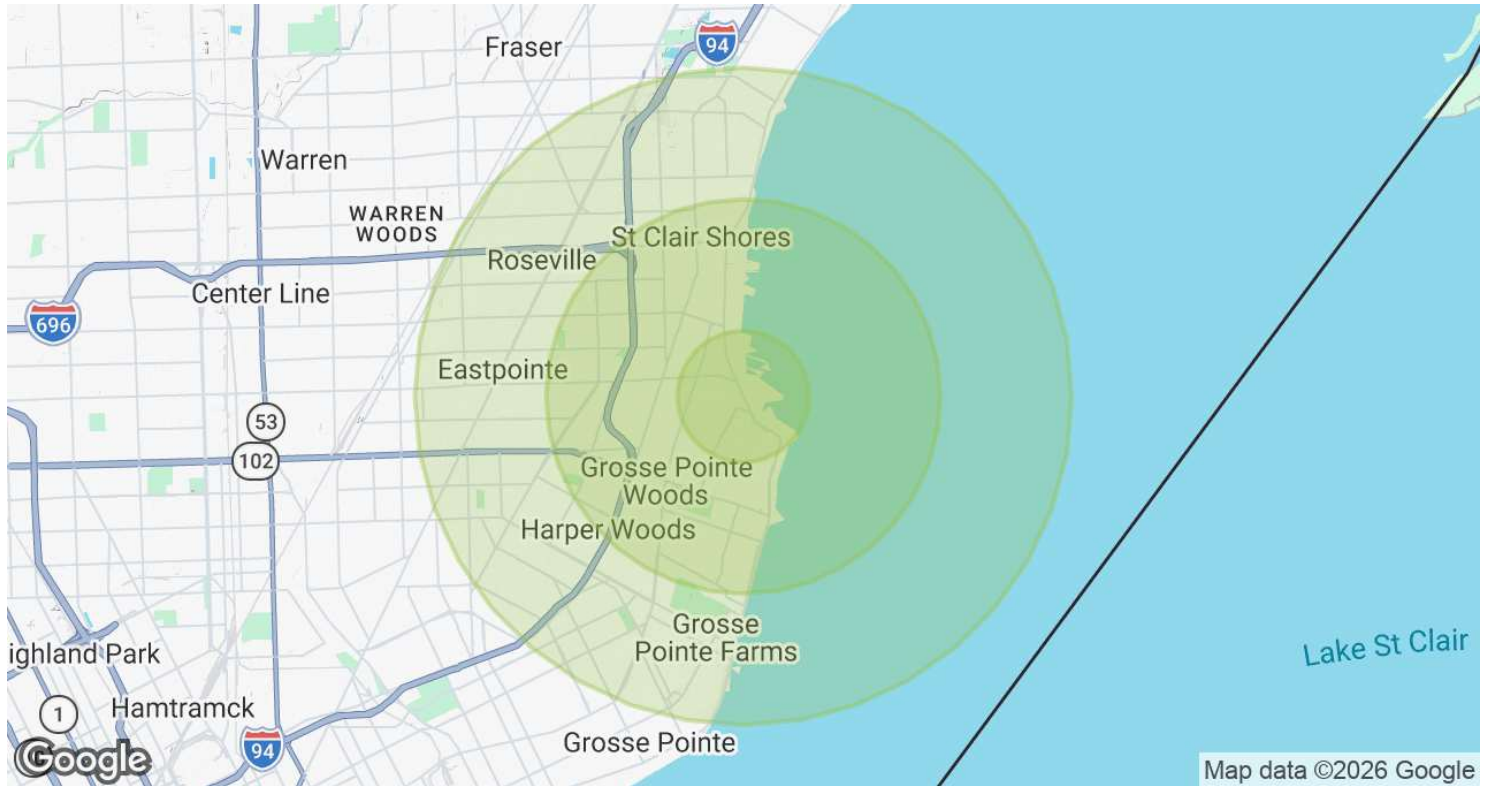


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,507	79,538	222,805
Average Age	47.3	43.3	39.3
Average Age (Male)	44.1	41.6	37.6
Average Age (Female)	51.4	45.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,224	35,756	100,058
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$73,186	\$82,920	\$68,958
Average House Value	\$161,196	\$168,141	\$130,988

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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