

OFFICE PROPERTY // FOR LEASE

# PRIME MEDICAL & OFFICE SPACE AT ANCHOR BAY PROFESSIONAL PLAZA

35050-35054 23 MILE RD  
NEW BALTIMORE, MI 48047



- 252-3,208 SF of medical & office space available
- Suites are in move-in ready condition
- Great visibility on 23 Mile Rd with over 22,400 vehicles per day
- 21% of residents within 1 mile are age 65 or older, supporting the demand for medical services
- Natural light in private offices and common spaces
- 83% occupied office park which shows demand in this area
- Park-like setting with beautiful landscaping
- Directional signage for brand recognition
- Ample parking for staff and patients/visitors

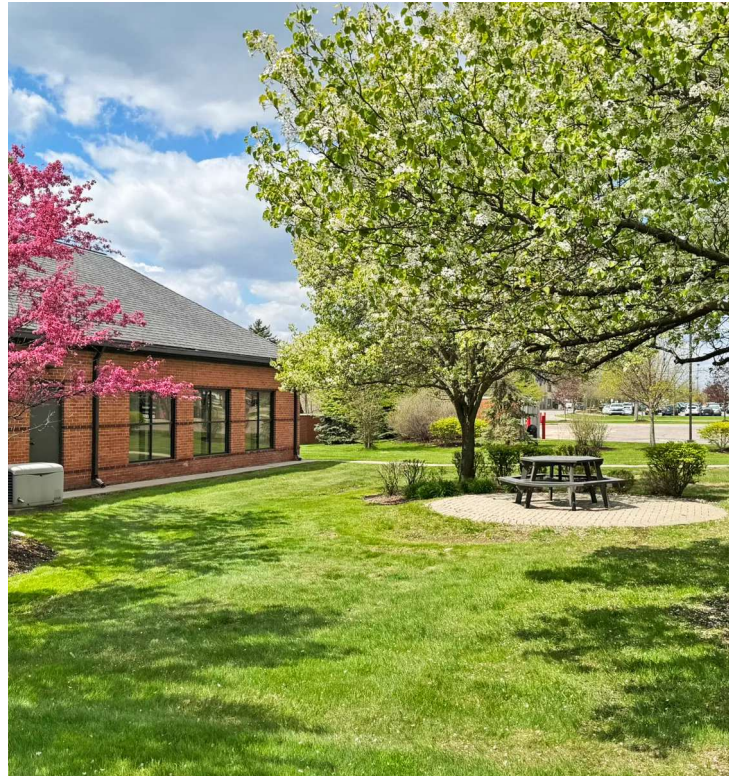


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# EXECUTIVE SUMMARY

35050-35054 23 MILE RD, NEW BALTIMORE, MI 48047 // FOR LEASE



<b>Lease Rate</b>	<b>\$14.50 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	30,040 SF
<b>Available SF:</b>	252 - 3,208 SF
<b>Lot Size:</b>	3.03 Acres
<b>Year Built:</b>	1988
<b>Zoning:</b>	GC
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East
<b>Traffic Count:</b>	22,429

## PROPERTY OVERVIEW

Offering 252-3,208 SF of prime medical and office space, this property is designed to maximize comfort and productivity. Enjoy an abundance of natural light in both private offices and common areas, creating a welcoming environment for staff and visitors alike. With an impressive 83% occupancy rate, this office park showcases the high demand in the area. The park-like setting, complete with beautiful landscaping, provides a serene backdrop for your business. The surrounding population provides an attractive foundation for healthcare users. Approximately 23% of residents within a one-mile radius are age 65 or older—well above many suburban averages—creating consistent demand for primary care, specialty medical services, outpatient treatment, diagnostics, and wellness-related providers.

## LOCATION OVERVIEW

Located in New Baltimore, MI, this area is known for its thriving community and convenient access to a variety of amenities. Just minutes away, tenants can enjoy the picturesque Anchor Bay and the bustling downtown area with its diverse dining options and retail attractions. The nearby Anchor Bay Schools offer a draw for families, while medical tenants can benefit from the proximity to local healthcare facilities such as Henry Ford Macomb Hospital. With easy access to major roadways, including the nearby I-94, this location offers an ideal blend of accessibility and local charm for office or medical tenants.



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# PROPERTY DETAILS

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Lease Rate	\$14.50 SF/YR
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## LOCATION INFORMATION

Building Name	Anchor Bay Professional Plaza
Street Address	35050-35054 23 Mile Rd
City, State, Zip	New Baltimore, MI 48047
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Altman Rd

## BUILDING INFORMATION

Building Size	30,040 SF
Building Class	B
Occupancy %	83.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	30,040 SF
Year Built	1988
Gross Leasable Area	5,044 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	2

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	GC
Lot Size	3.03 Acres
APN #	06-09-24-101-060
Corner Property	No
Traffic Count	22429
Traffic Count Street	23 Mile Rd
Waterfront	No
Power	Yes

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	137

## UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

# EXTERIOR PHOTOS

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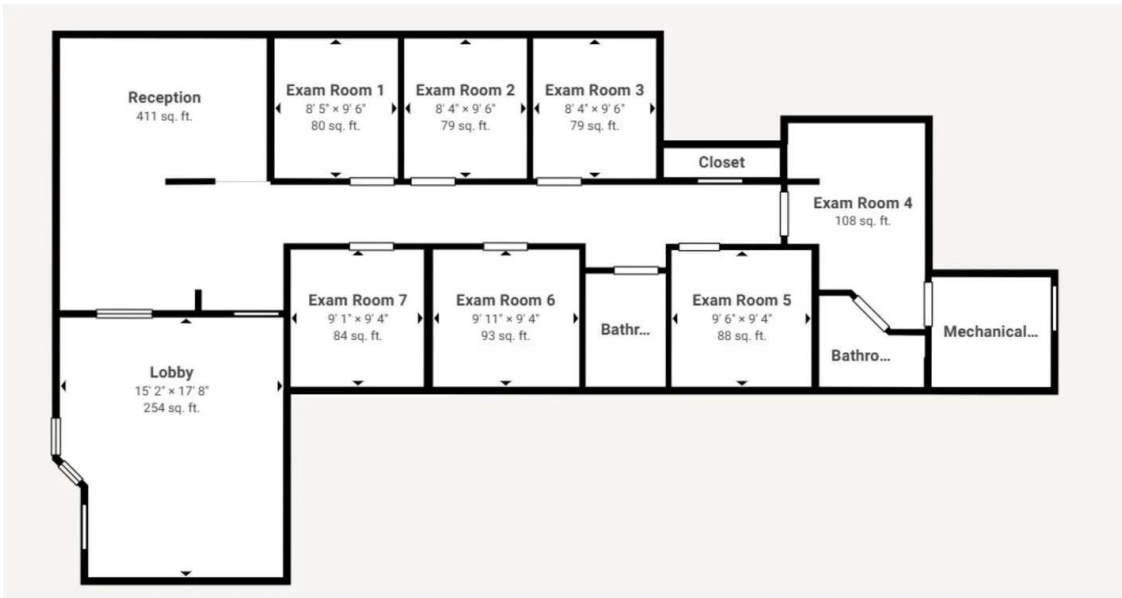


# FLOOR PLANS

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Suite B



Suite 104

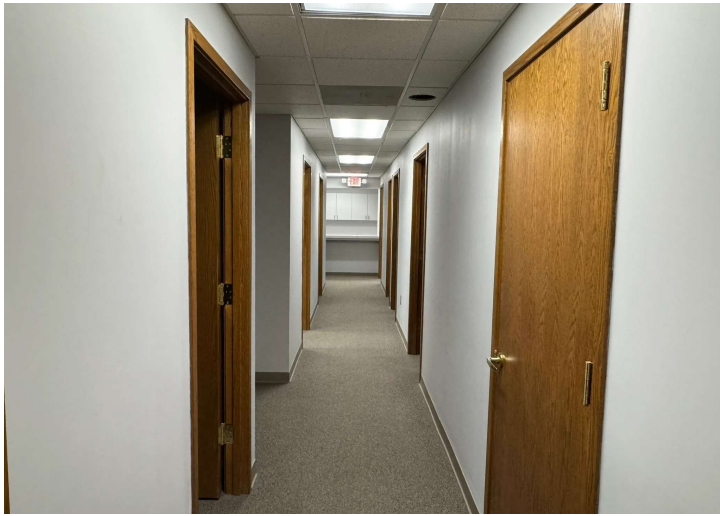
# BUILDING A, SUITE B | PHOTOS

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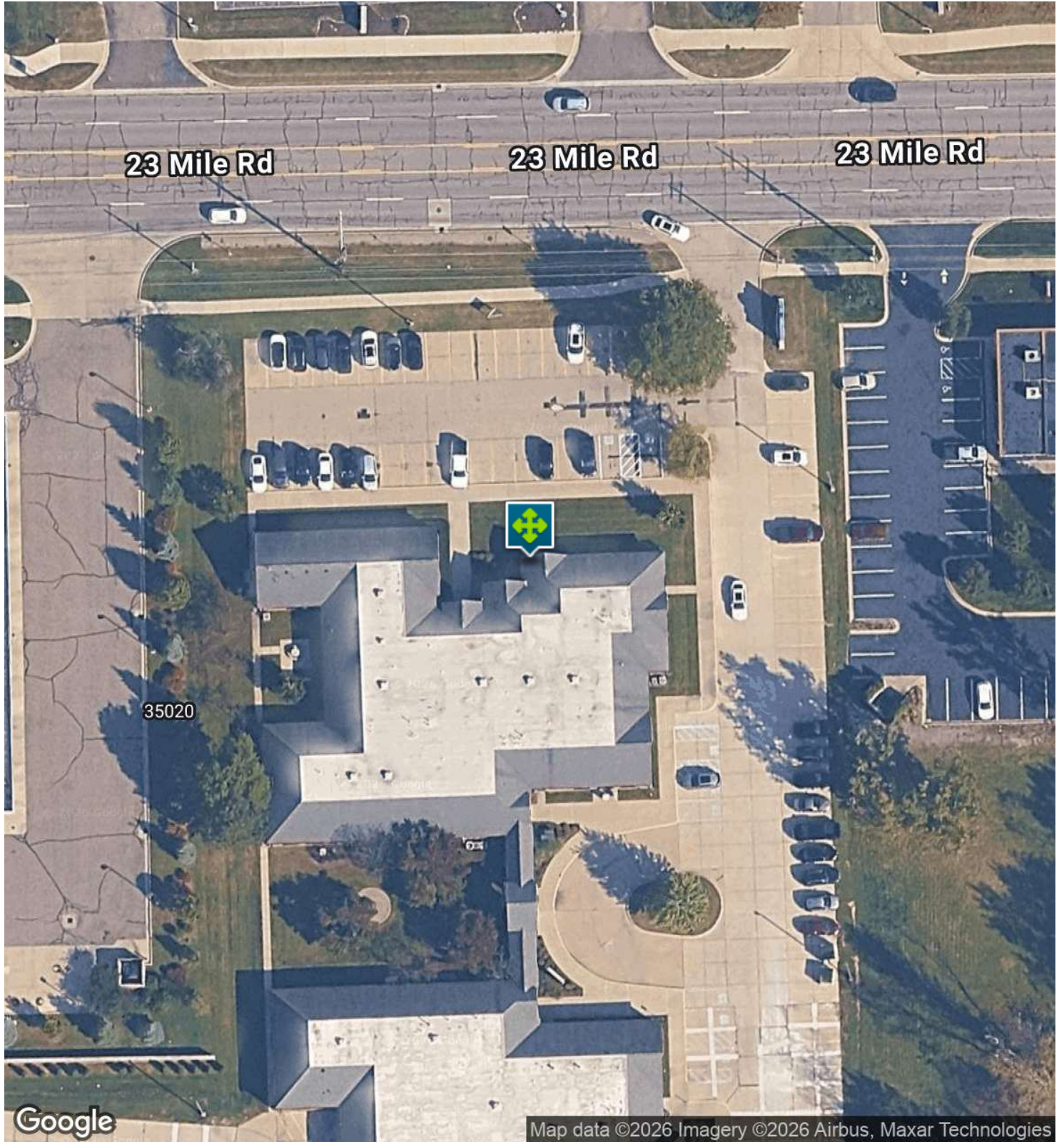
# BUILDING B, SUITE 104 | PHOTOS

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# AERIAL MAP

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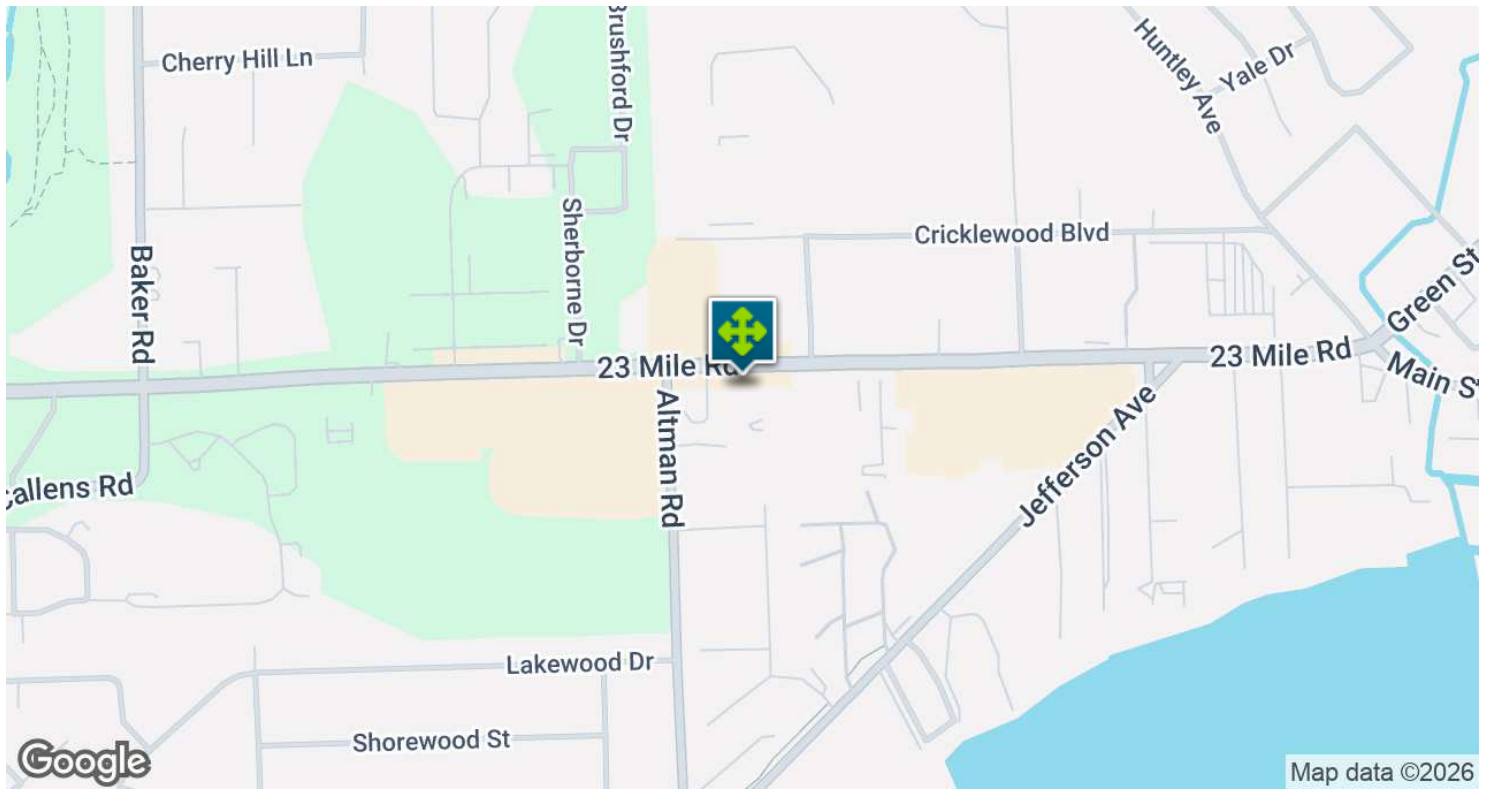
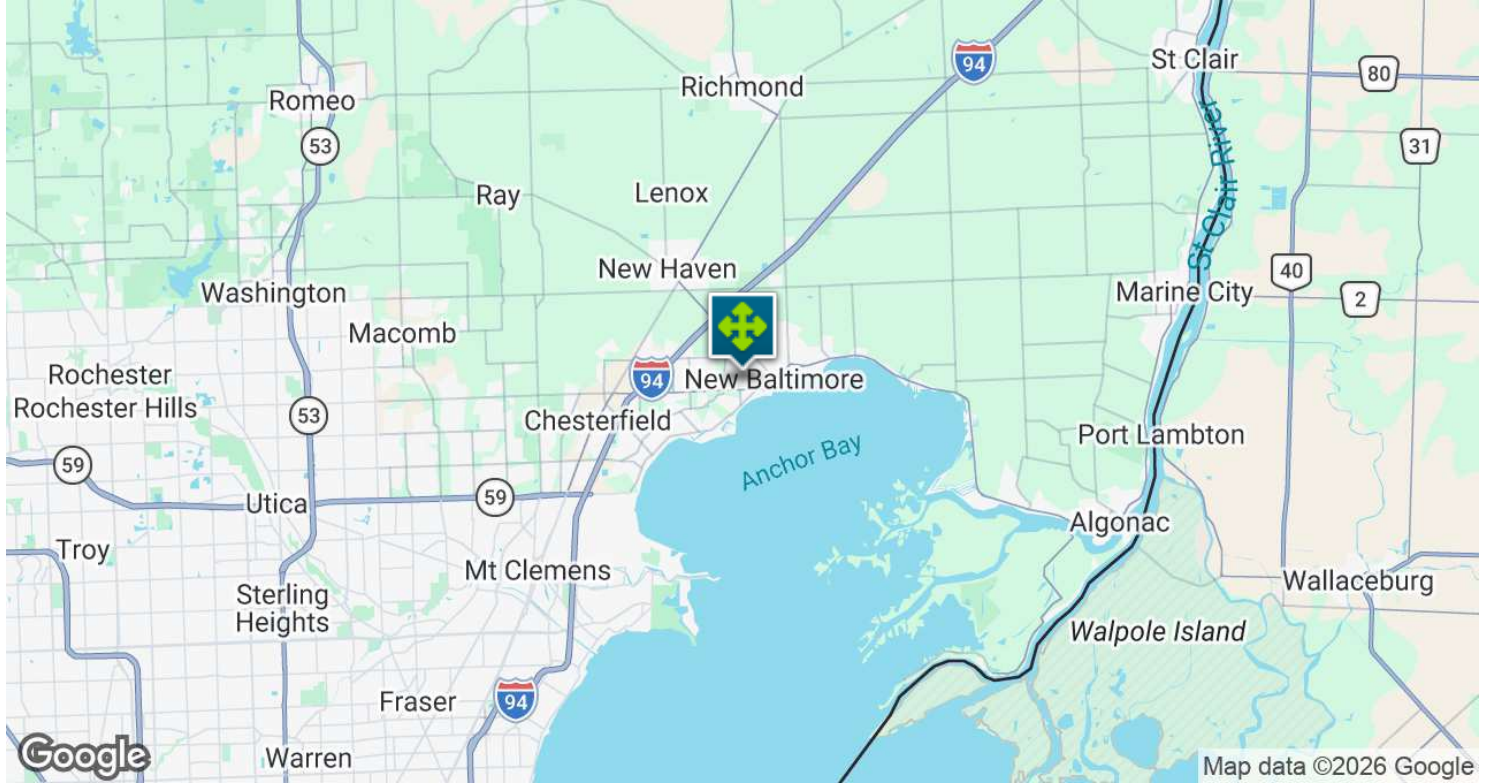
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# LOCATION MAP

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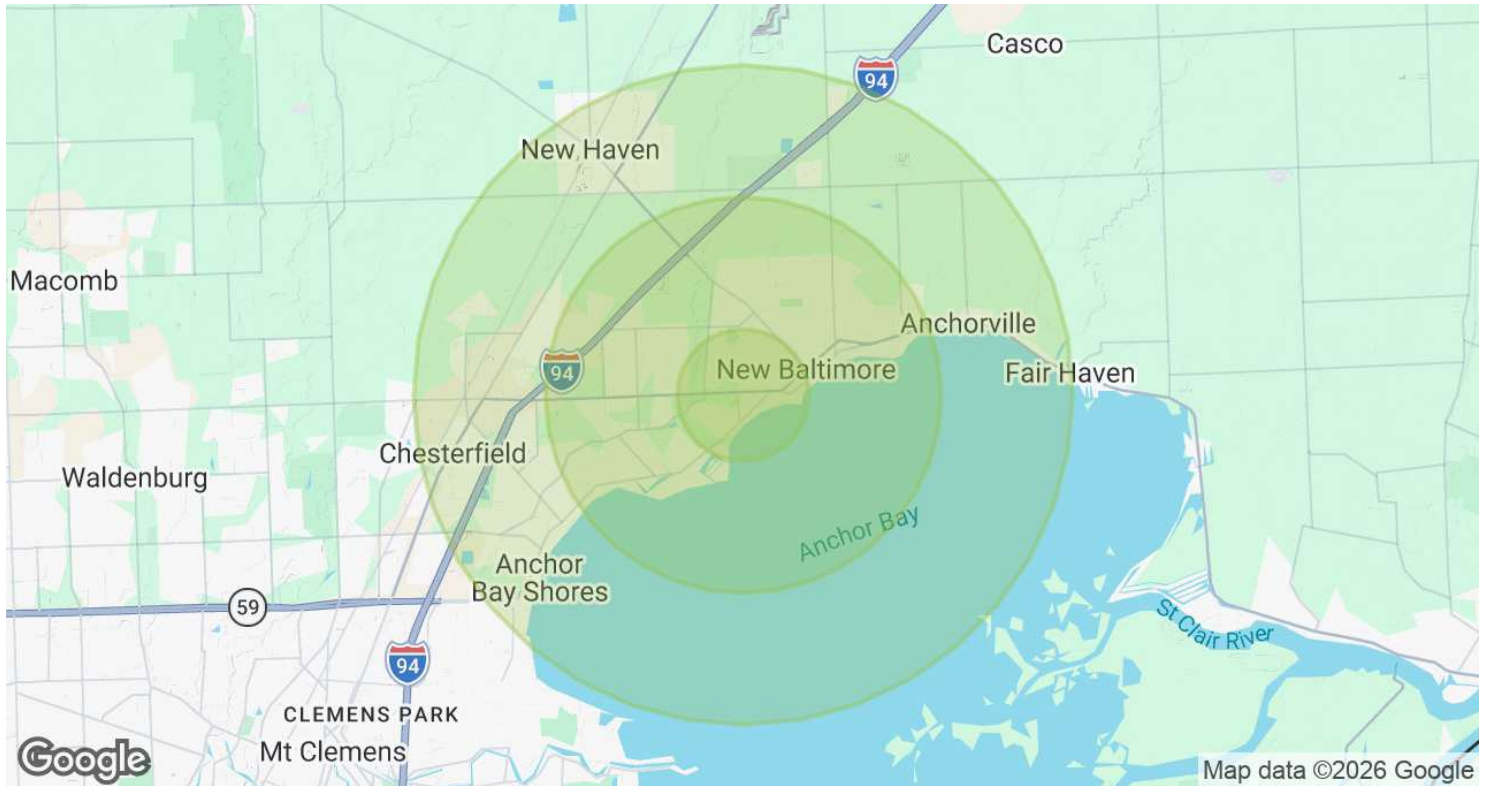
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,545	35,931	65,300
Average Age	45.6	43.1	41.7
Average Age (Male)	42.2	41.6	40.4
Average Age (Female)	48.0	44.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,132	14,093	25,229
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$96,667	\$109,532	\$103,123
Average House Value	\$293,825	\$297,787	\$271,918

2023 American Community Survey (ACS)

# CONTACT US

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## FOR MORE INFORMATION, PLEASE CONTACT:



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