

# FOR LEASE | INDUSTRIAL PROPERTY

450-470 ENTERPRISE CT # 460, BLOOMFIELD HILLS, MI 48302



## PROPERTY DESCRIPTION

Enjoy the convenience of ample parking, state-of-the-art security features, and easy access to major transportation routes. With premium finishes, 3 private offices, a conference room, upscale finished kitchen, abundant natural light, and exceptional attention to detail throughout, this property provides a professional and inviting environment for your team and clientele.

## LOCATION DESCRIPTION

Located in the thriving business environment of Bloomfield Hills, MI, where the perfect mix of modern amenities and natural beauty sets the stage for your company's success. The area is home to prestigious golf clubs, upscale shopping destinations like the Somerset Collection, and a variety of top-notch dining options. With convenient access to major highways and just a short drive from downtown Detroit, the property offers an ideal location for businesses seeking a strategic advantage.

## PROPERTY HIGHLIGHTS

- Upscale Finishes and Kitchen
- New Roof
- Conference Room
- 3 Private Offices
- Floor Drains
- (1) Grade Door
- Natural Lighting
- Ample Parking and Outdoor Space

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00/PSF NNN
Number of Units:	1
Available SF:	6,000 SF
Lot Size:	1.93 Acres
Building Size:	22,686 SF
Clear Height	12 FT



Founding Director

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Founding Director

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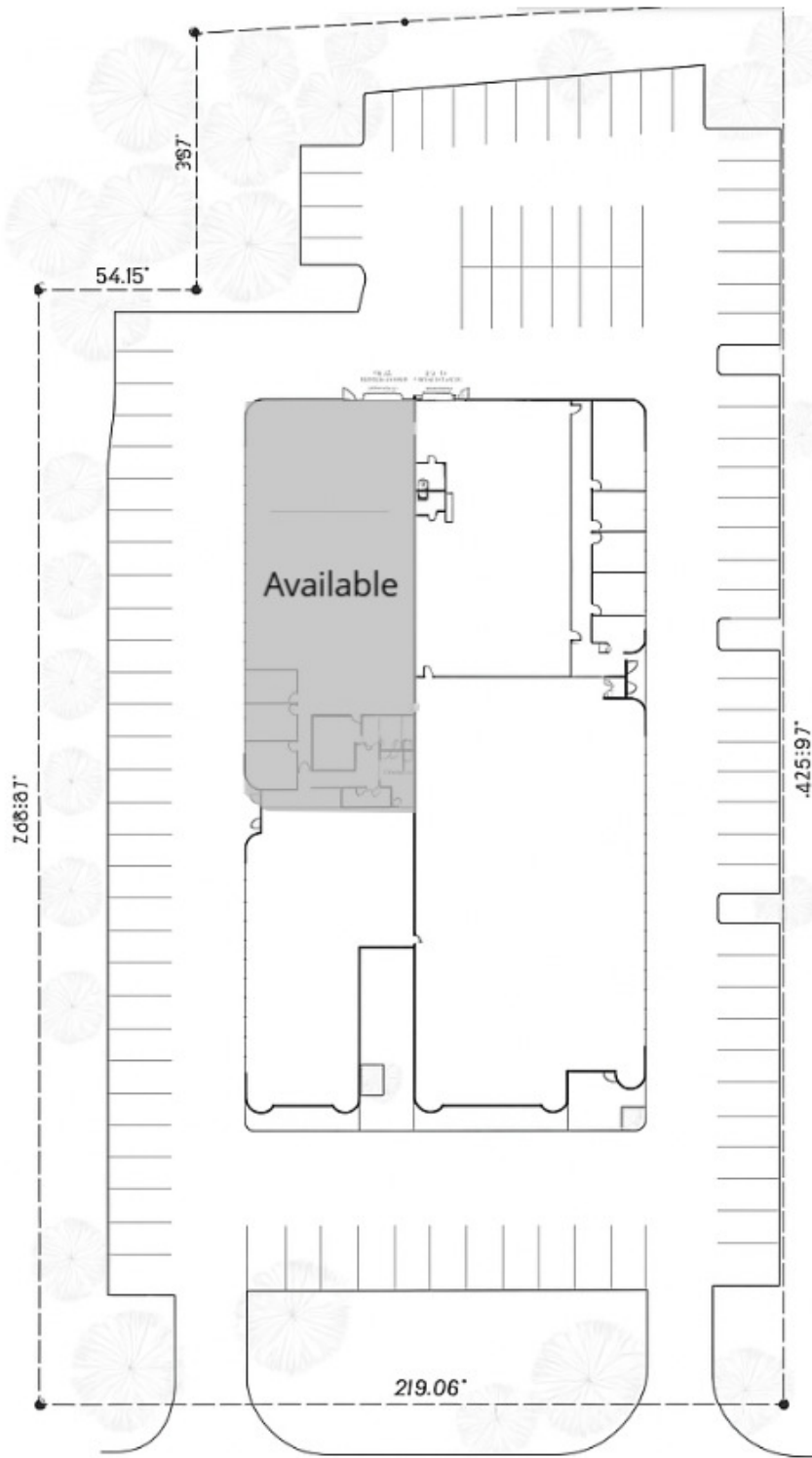
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	\$14.00/SF

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 460	Available	6,000 SF	NNN	\$14.00 SF/yr	High End Finish Shop

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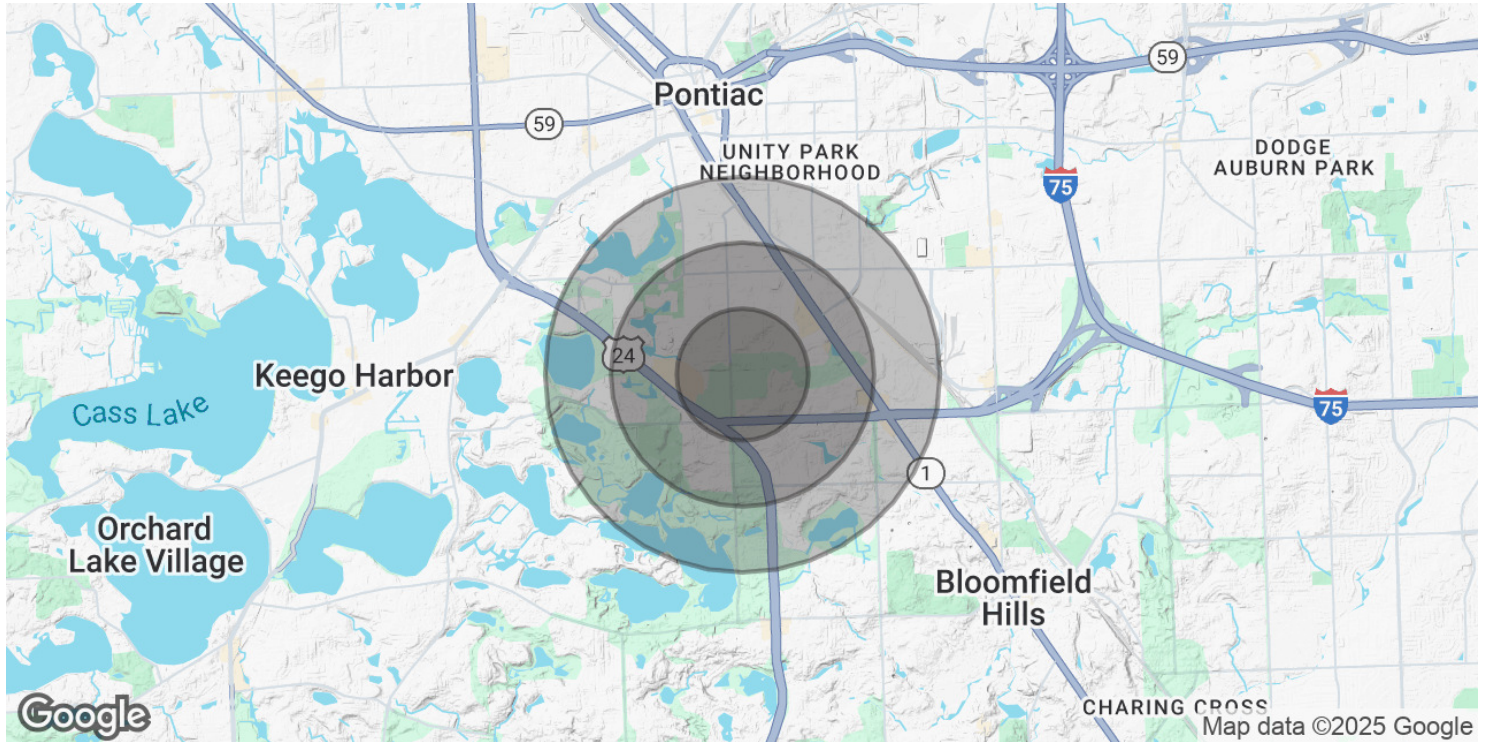
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## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	1,449	6,577	13,760
Average Age	40	42	42
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	543	2,623	5,446
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$78,833	\$118,569	\$122,104
Average House Value	\$266,068	\$379,282	\$399,773

Demographics data derived from AlphaMap



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