

# LEASE/SALE

WINSTON PARK OFFICE SUITES  
Office/Medical – Marshall

**Insite**  
COMMERCIAL  
Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



105 Winston Drive  
Marshall, MI 49068

EXCLUSIVELY LISTED BY:

Mojahed Abubars, CCIM

Associate Broker

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### PROPERTY OVERVIEW

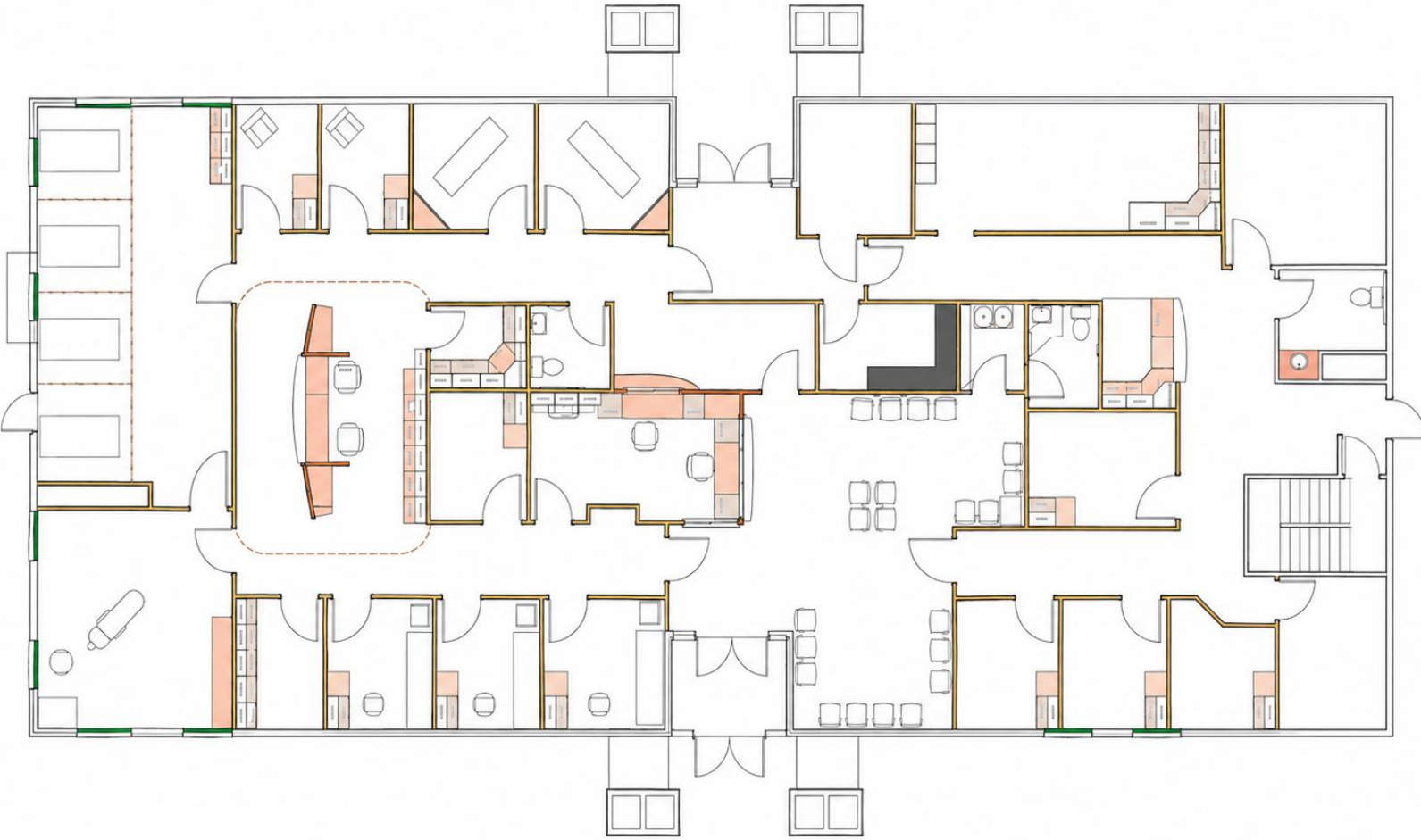
State-of-the-art medical building for Lease or Sale, less than two miles away from Oaklawn Hospital. Currently built out as Interventional Pain Center. Building includes two procedure rooms, along with post-op recovery area and large nurses station. All Exam rooms equipped with 42” doors, to allow for hospital bed access. Unused Lower Level throughout entire building, could be built out for multiple uses. Land east of building available for additional development.

### OFFERING SUMMARY

<b>Sale Price:</b>	<b>Contact Broker</b>
<b>Lease Rate:</b>	<b>Contact Broker</b>
<b>Building Size:</b>	<b>5,870 SF</b>
<b>Parcel ID:</b>	<b>53-024-704-00</b>
<b>Year Built:</b>	<b>1997</b>
<b>Zoning:</b>	<b>B-4</b>

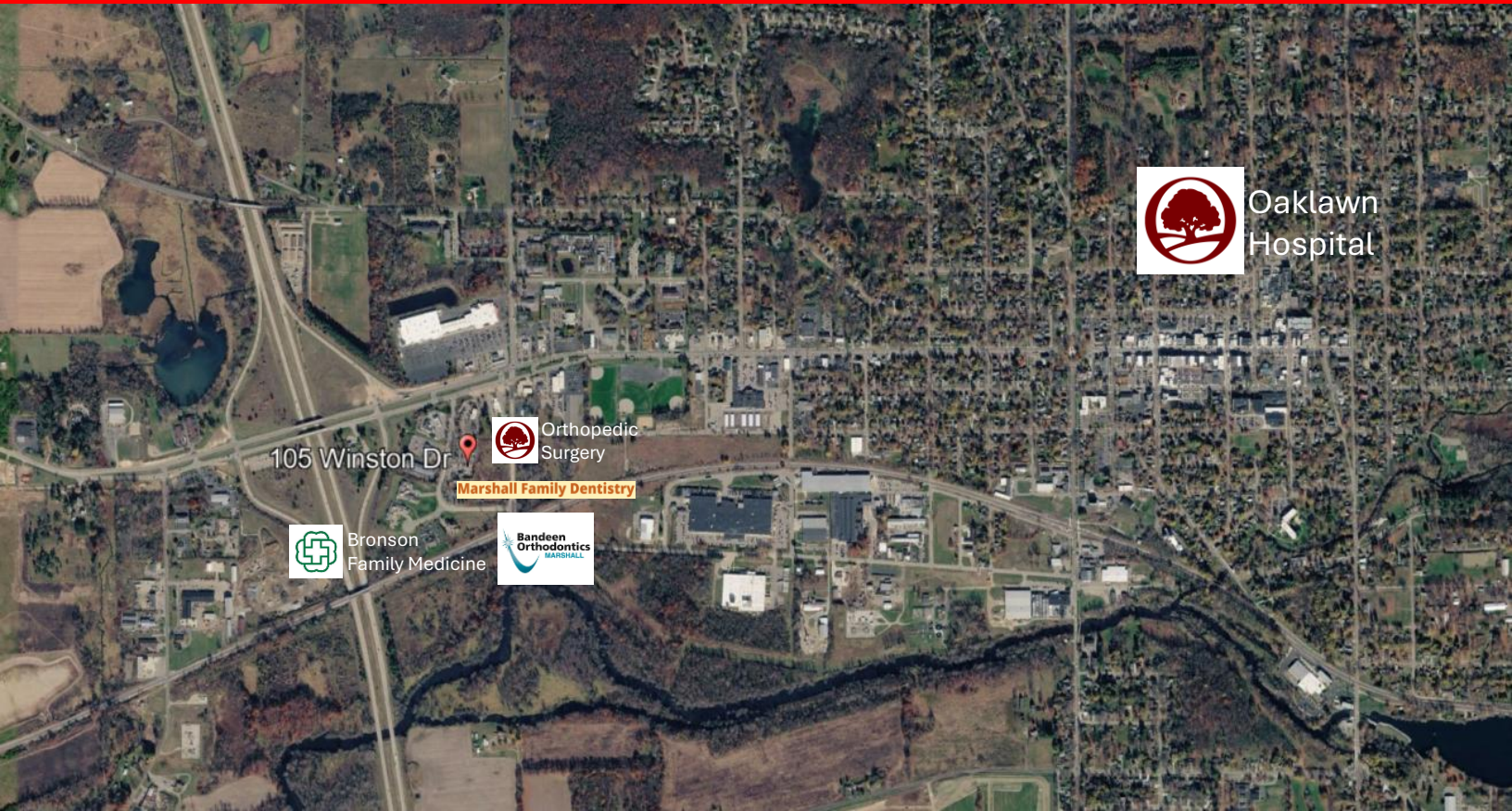






# LOCATION INFORMATION

## Local Map



105 Winston Dr

Orthopedic Surgery

Marshall Family Dentistry

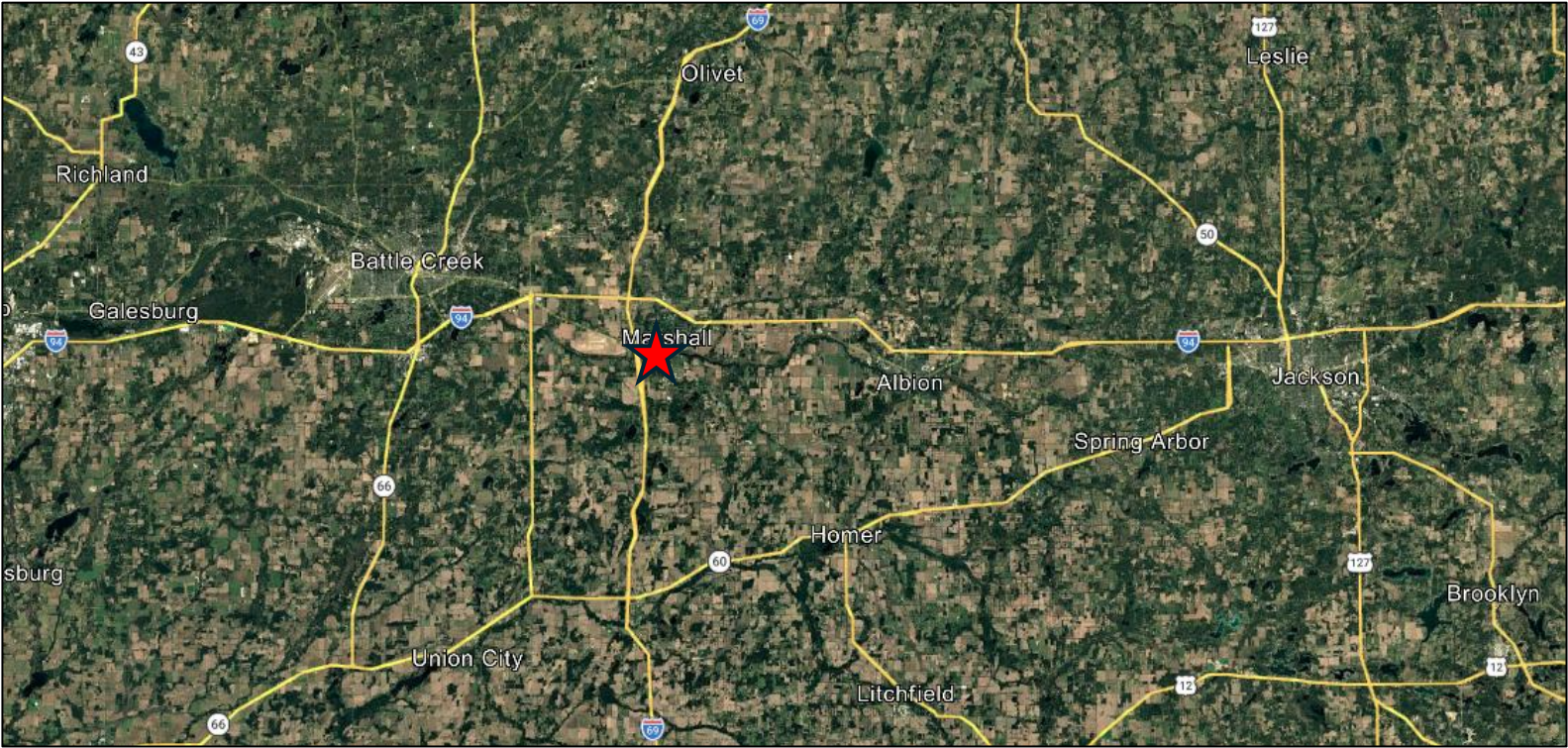
Bronson Family Medicine

Bandein Orthodontics  
MARSHALL

### LOCAL



### REGIONAL





105-107 Winston Dr Marshall, MI 49068	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	1,935	9,419	12,684
2030 Projected Population	1,923	9,361	12,638
2020 Census Population	1,947	9,386	12,659
2010 Census Population	1,983	9,728	12,957
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.1%
<b>Households</b>			
2025 Estimated Households	893	4,124	5,415
2030 Projected Households	888	4,112	5,411
2020 Census Households	895	4,095	5,388
2010 Census Households	886	4,100	5,371
Projected Annual Growth 2025 to 2030	-0.1%	-	-
Historical Annual Growth 2010 to 2025	-	-	-
<b>Age</b>			
2025 Est. Population Under 10 Years	11.0%	10.5%	10.3%
2025 Est. Population 10 to 19 Years	12.1%	12.1%	12.2%
2025 Est. Population 20 to 29 Years	15.1%	11.3%	10.8%
2025 Est. Population 30 to 44 Years	19.3%	18.5%	18.3%
2025 Est. Population 45 to 59 Years	16.4%	17.3%	18.2%
2025 Est. Population 60 to 74 Years	17.3%	20.1%	20.4%
2025 Est. Population 75 Years or Over	8.7%	10.3%	9.9%
2025 Est. Median Age	38.5	42.5	43.0
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	48.7%	48.7%	49.2%
2025 Est. Female Population	51.3%	51.3%	50.8%
2025 Est. Never Married	35.5%	27.5%	26.5%
2025 Est. Now Married	44.7%	51.7%	53.7%
2025 Est. Separated or Divorced	15.2%	14.0%	13.4%
2025 Est. Widowed	4.6%	6.7%	6.3%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	8.4%	9.1%	9.0%
2025 Est. HH Income \$150,000 to \$199,999	8.3%	11.2%	11.5%
2025 Est. HH Income \$100,000 to \$149,999	10.1%	16.8%	18.8%
2025 Est. HH Income \$75,000 to \$99,999	18.8%	16.5%	16.2%
2025 Est. HH Income \$50,000 to \$74,999	17.7%	16.6%	16.5%
2025 Est. HH Income \$35,000 to \$49,999	16.5%	13.5%	12.8%
2025 Est. HH Income \$25,000 to \$34,999	4.3%	5.1%	4.8%
2025 Est. HH Income \$15,000 to \$24,999	11.7%	7.4%	6.5%
2025 Est. HH Income Under \$15,000	4.2%	3.8%	3.9%
2025 Est. Average Household Income	\$90,807	\$111,365	\$113,026
2025 Est. Median Household Income	\$71,408	\$86,474	\$88,244
2025 Est. Per Capita Income	\$42,026	\$48,929	\$48,396
2025 Est. Total Businesses	123	422	469
2025 Est. Total Employees	1,151	4,257	6,051

105-107 Winston Dr Marshall, MI 49068	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	89.0%	90.3%	90.7%
2025 Est. Black	3.1%	2.3%	2.1%
2025 Est. Asian or Pacific Islander	1.1%	1.0%	1.0%
2025 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2025 Est. Other Races	6.5%	6.1%	5.9%
<b>Hispanic</b>			
2025 Est. Hispanic Population	94	491	643
2025 Est. Hispanic Population	4.8%	5.2%	5.1%
2030 Proj. Hispanic Population	5.5%	5.9%	5.7%
2020 Hispanic Population	4.9%	4.5%	4.3%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	1,338	6,776	9,146
2025 Est. Elementary (Grade Level 0 to 8)	2.0%	1.4%	1.7%
2025 Est. Some High School (Grade Level 9 to 11)	6.1%	3.1%	3.3%
2025 Est. High School Graduate	31.2%	27.9%	27.5%
2025 Est. Some College	15.0%	18.5%	19.6%
2025 Est. Associate Degree Only	10.7%	11.2%	11.3%
2025 Est. Bachelor Degree Only	20.0%	21.7%	21.5%
2025 Est. Graduate Degree	15.0%	16.3%	15.1%
<b>Housing</b>			
2025 Est. Total Housing Units	957	4,450	5,846
2025 Est. Owner-Occupied	45.8%	65.1%	69.3%
2025 Est. Renter-Occupied	47.6%	27.6%	23.3%
2025 Est. Vacant Housing	6.6%	7.3%	7.4%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	0.5%	2.2%	3.0%
2025 Homes Built 2000 to 2009	3.9%	4.7%	5.5%
2025 Homes Built 1990 to 1999	6.8%	8.8%	8.6%
2025 Homes Built 1980 to 1989	11.0%	8.5%	8.1%
2025 Homes Built 1970 to 1979	25.3%	14.4%	15.0%
2025 Homes Built 1960 to 1969	10.3%	10.9%	10.7%
2025 Homes Built 1950 to 1959	8.1%	11.3%	11.8%
2025 Homes Built Before 1949	27.5%	31.9%	29.9%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.3%	1.8%	1.7%
2025 Home Value \$500,000 to \$999,999	1.3%	2.8%	3.1%
2025 Home Value \$400,000 to \$499,999	2.1%	3.8%	6.0%
2025 Home Value \$300,000 to \$399,999	12.3%	10.6%	11.8%
2025 Home Value \$200,000 to \$299,999	22.7%	27.3%	27.5%
2025 Home Value \$150,000 to \$199,999	24.8%	24.5%	21.6%
2025 Home Value \$100,000 to \$149,999	18.1%	15.3%	15.5%
2025 Home Value \$50,000 to \$99,999	14.2%	9.3%	8.1%
2025 Home Value \$25,000 to \$49,999	3.1%	1.8%	2.0%
2025 Home Value Under \$25,000	1.2%	2.8%	2.8%
2025 Median Home Value	\$188,782	\$198,145	\$208,167
2025 Median Rent	\$933	\$896	\$881

105-107 Winston Dr Marshall, MI 49068	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	1,586	7,734	10,432
2025 Est. Civilian Employed	62.9%	60.1%	60.3%
2025 Est. Civilian Unemployed	5.4%	4.9%	4.3%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	31.7%	35.0%	35.2%
2025 Labor Force Males	48.7%	48.5%	48.8%
2025 Labor Force Females	51.3%	51.5%	51.2%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	997	4,645	6,290
2025 Mgmt, Business, & Financial Operations	16.1%	15.5%	15.3%
2025 Professional, Related	24.1%	23.6%	23.8%
2025 Service	18.6%	14.9%	14.4%
2025 Sales, Office	19.4%	19.1%	19.1%
2025 Farming, Fishing, Forestry	1.4%	0.6%	0.5%
2025 Construction, Extraction, Maintenance	5.7%	9.2%	9.8%
2025 Production, Transport, Material Moving	14.8%	17.3%	17.1%
2025 White Collar Workers	59.5%	58.1%	58.1%
2025 Blue Collar Workers	40.5%	41.9%	41.9%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	83.6%	81.8%	82.5%
2025 Drive to Work in Carpool	5.1%	4.3%	4.7%
2025 Travel to Work by Public Transportation	-	-	-
2025 Drive to Work on Motorcycle	-	0.2%	0.1%
2025 Walk or Bicycle to Work	2.1%	2.7%	2.1%
2025 Other Means	1.1%	0.6%	0.5%
2025 Work at Home	8.1%	10.4%	9.9%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	46.4%	45.8%	43.9%
2025 Travel to Work in 15 to 29 Minutes	29.5%	27.9%	30.2%
2025 Travel to Work in 30 to 59 Minutes	17.7%	21.5%	21.3%
2025 Travel to Work in 60 Minutes or More	6.3%	4.8%	4.5%
2025 Average Travel Time to Work	16.0	16.1	16.6
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$81.49 M	\$412.52 M	\$552 M
2025 Est. Apparel	\$1.5 M	\$7.62 M	\$10.21 M
2025 Est. Contributions, Tax and Retirement	\$21.49 M	\$114.99 M	\$154.31 M
2025 Est. Education	\$1.84 M	\$9.53 M	\$12.77 M
2025 Est. Entertainment	\$4.64 M	\$23.57 M	\$31.57 M
2025 Est. Food, Beverages, Tobacco	\$9.77 M	\$48.7 M	\$65.21 M
2025 Est. Health Care	\$5.83 M	\$27.95 M	\$36.94 M
2025 Est. Household Furnishings and Equipment	\$2.16 M	\$11.02 M	\$14.76 M
2025 Est. Household Operations, Shelter, Utilities	\$18.81 M	\$90.4 M	\$119.9 M
2025 Est. Miscellaneous Expenses	\$1.39 M	\$7.1 M	\$9.52 M
2025 Est. Personal Care	\$1.04 M	\$5.18 M	\$6.93 M
2025 Est. Transportation	\$13.03 M	\$66.46 M	\$89.89 M