

OFFICE PROPERTY // FOR LEASE

# 1,000 SF TURN-KEY REMODELED OFFICE SPACE IN SHELBY TWP

8155 ANNSBURY DRIVE  
SHELBY TOWNSHIP, MI 48316



- Move-in-ready 1,000 SF office space
- Thoughtfully renovated with laminate wood plank flooring, accent wall, and fresh paint
- Reception/waiting area, three private offices, kitchenette, ADA restroom, and storage closet
- Light filled space with large windows
- Direct suite access for tenant convenience
- Excellent location right off of Van Dyke Ave
- Onsite ownership/management



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

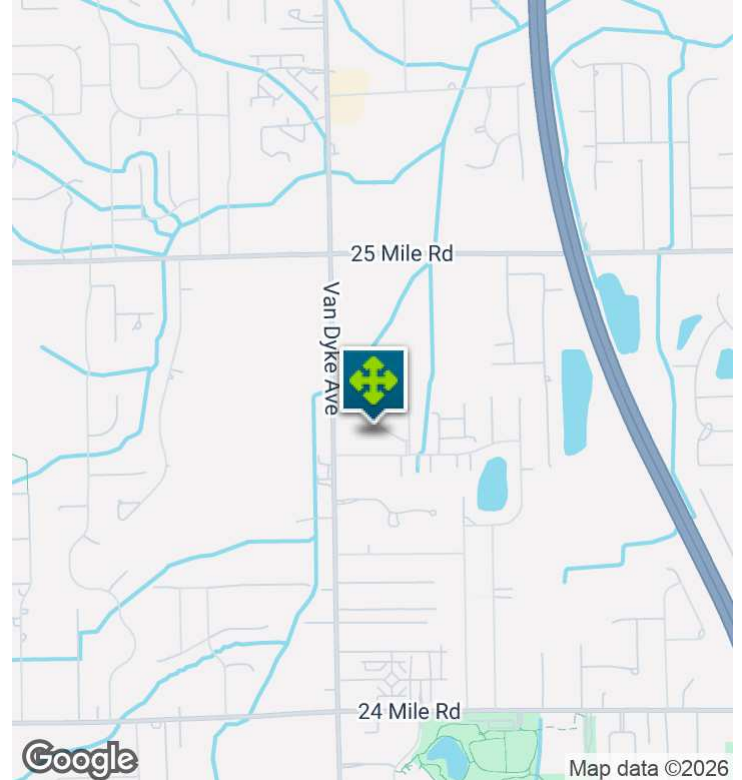
26555 Evergreen Road, Suite 1500  
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248.358.0100

[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$1,375.00 PER MONTH (GROSS + UTILITIES)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	8,032 SF
<b>Available SF:</b>	1,000 SF
<b>Lot Size:</b>	0.8 Acres
<b>Year Built:</b>	2000
<b>Renovated:</b>	2021
<b>Zoning:</b>	C1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb West

## PROPERTY OVERVIEW

This thoughtfully renovated 1,000 SF office suite features laminate wood plank flooring, an elegant accent wall, and fresh paint throughout. With a reception/waiting area, three private offices, kitchenette, ADA restroom, and storage closet, this light-filled space with large windows offers the perfect blend of functionality and aesthetics. Direct suite access and onsite ownership/management make for a seamless leasing experience. Conveniently located just off Van Dyke, this is a prime opportunity for your business to thrive.

## LOCATION OVERVIEW

This office is located on the east of Van Dyke Ave, just south of 25 Mile Road. Close to M-53

## PROPERTY HIGHLIGHTS

- Move-in-ready 1,000 SF office space
- Thoughtfully renovated with laminate wood plank flooring, accent wall, and fresh paint
- Reception/waiting area, three private offices, kitchenette, ADA restroom, and storage closet
- Light filled space with large windows

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# ADDITIONAL PHOTOS



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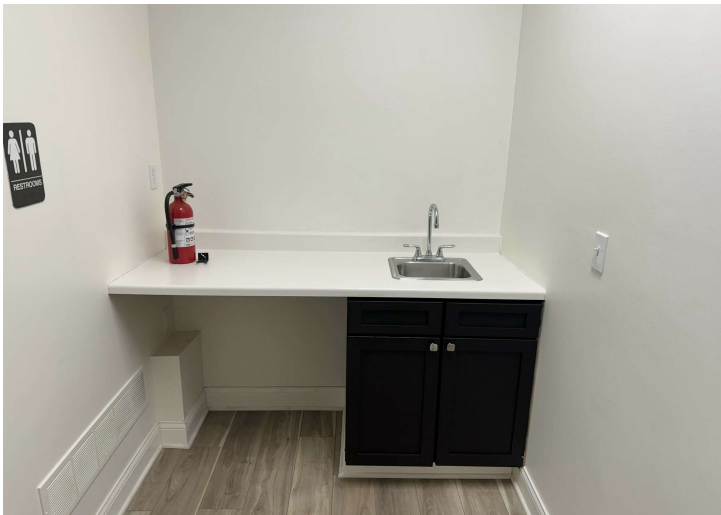
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DeVon@pacommercial.com

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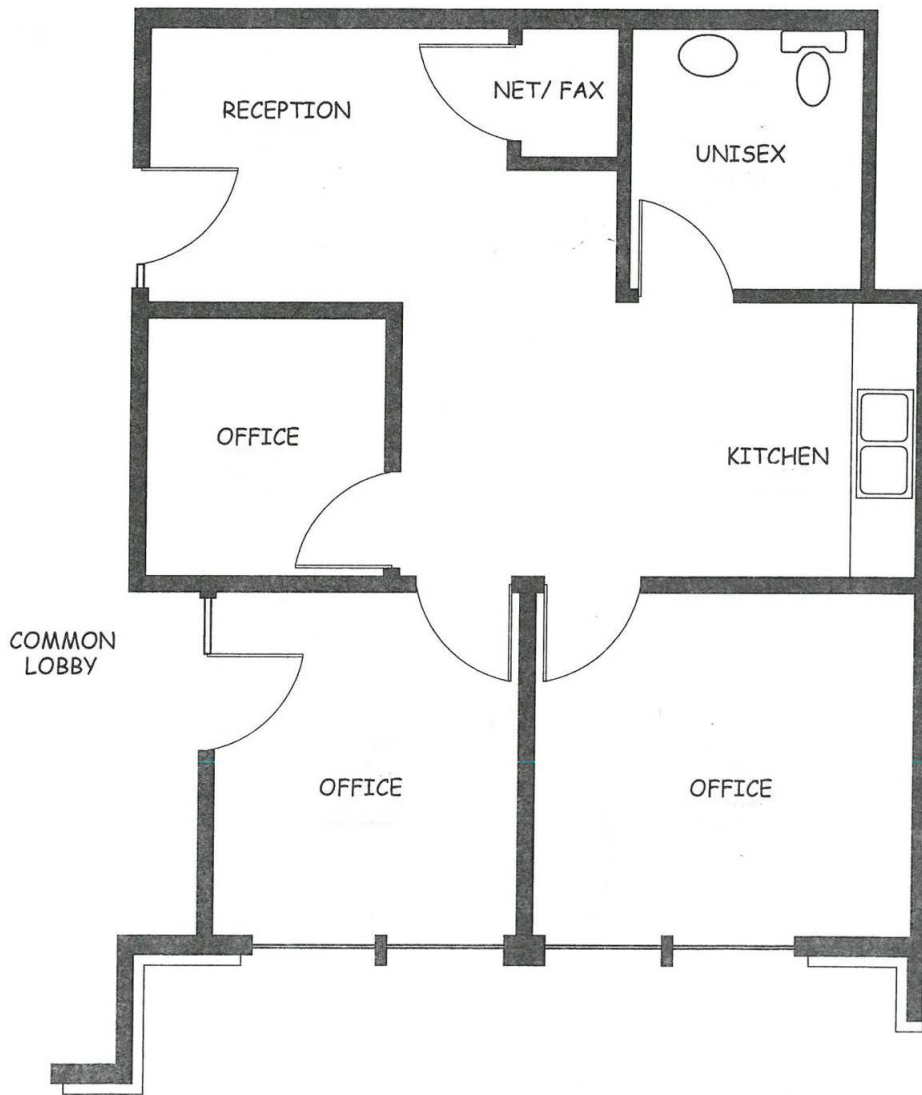
# FLOOR PLANS

NOTE: THESE PLANS ARE NOT PRECISE.  
ACTUAL SIZES MAY VARY



Professional Engineering • Construction Staking • Construction Services • Soil Testing • Architectural Design & Rendering  
Professional Realtors • Surveyors

8155 ANNSBURY SUITE 109  
SHELBY TWP, MI 48316  
OFFICE (586) 786-5533 FAX (586) 786-5575



TENANT OFFICE PLAN

AREA: 1,000 SF



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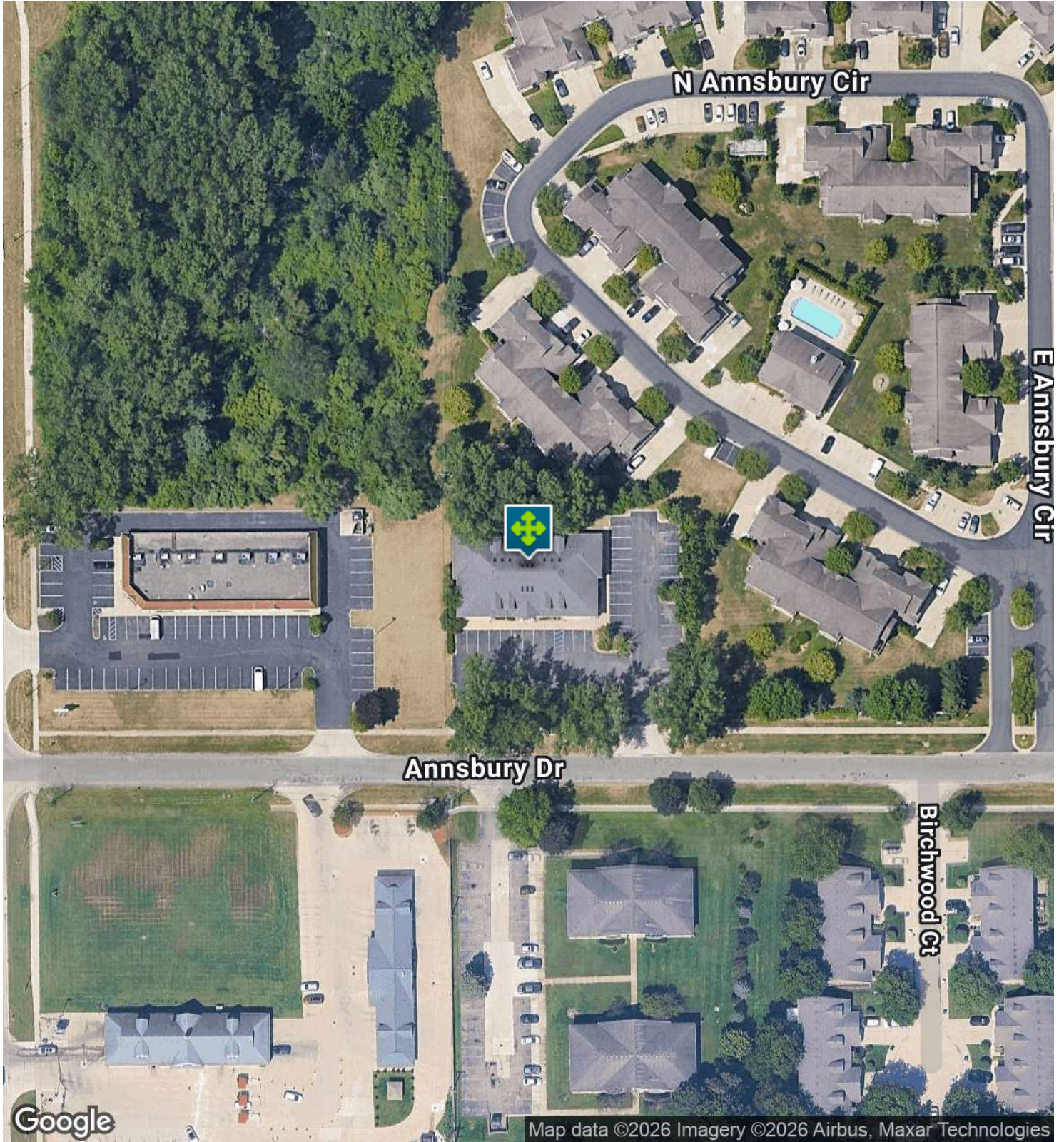
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# AERIAL MAP



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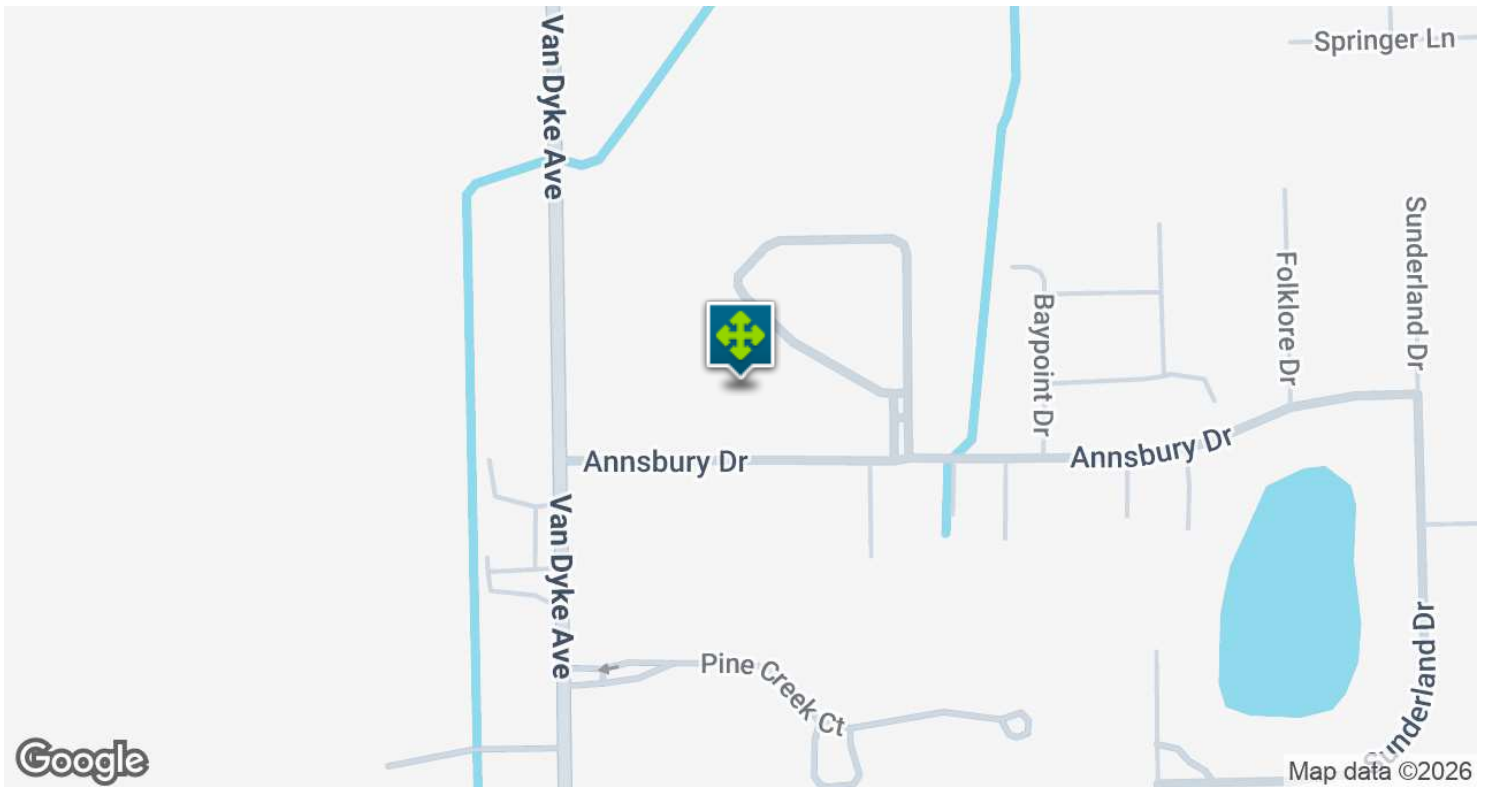
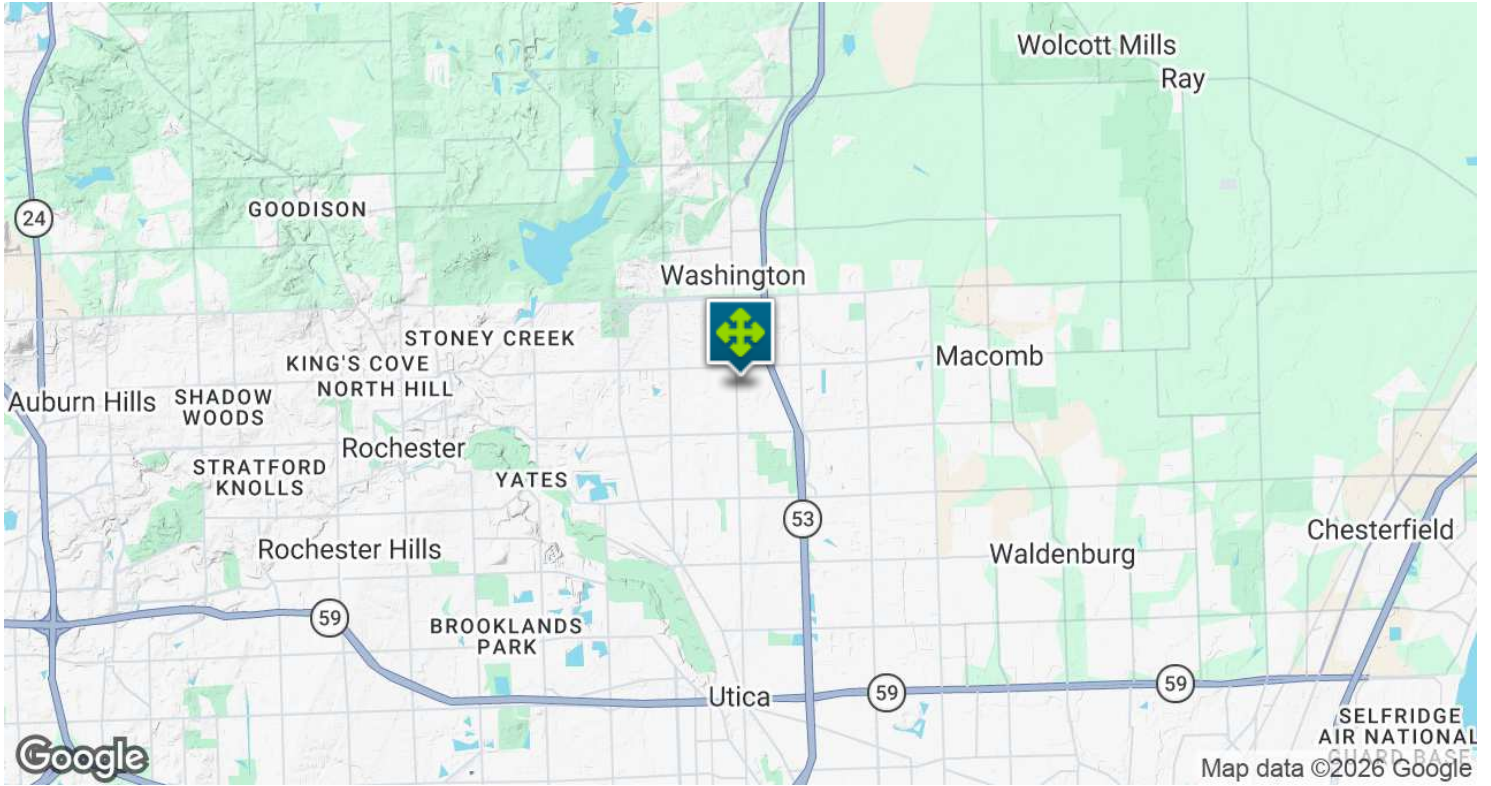
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# LOCATION MAP

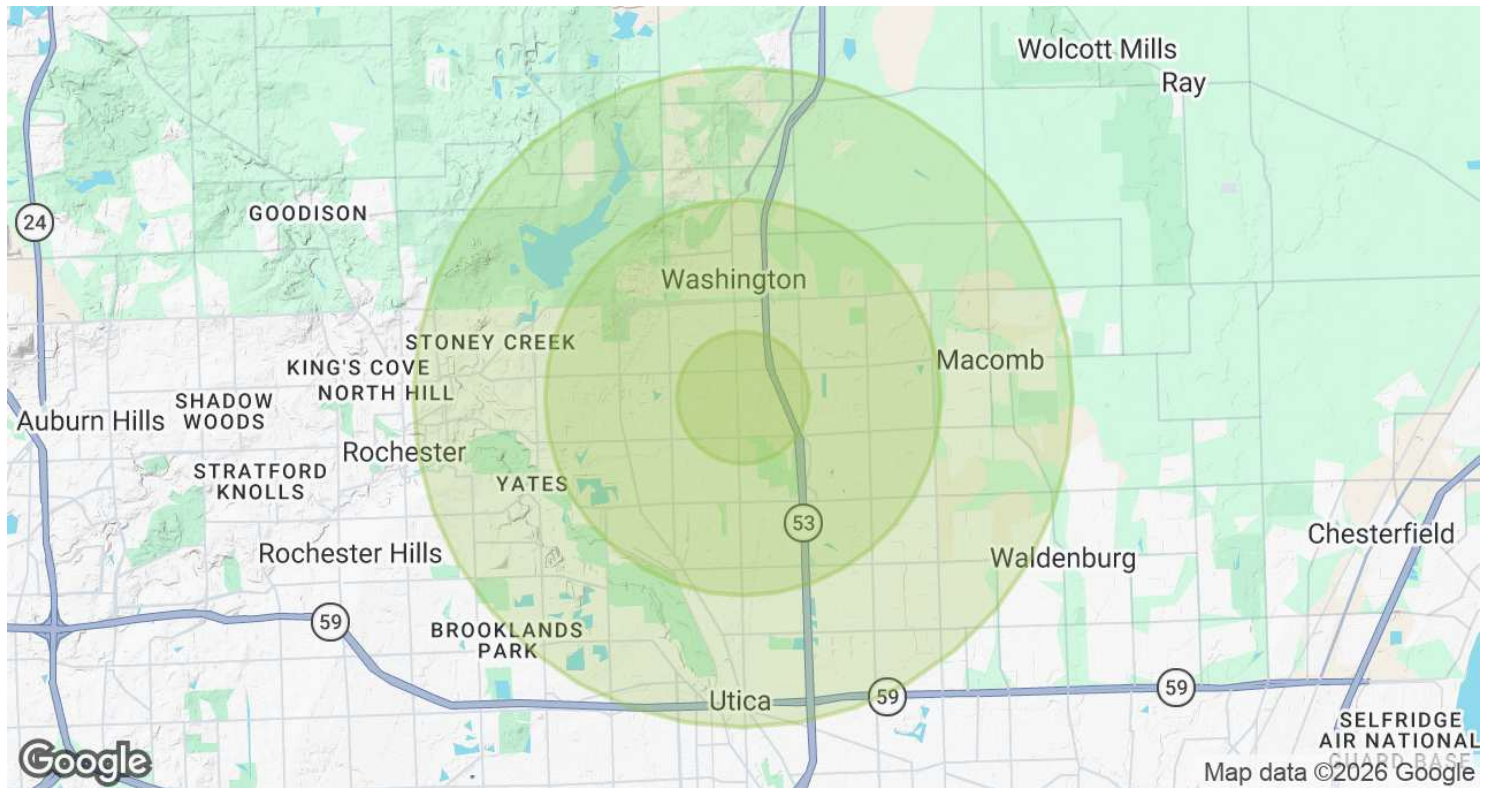


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,637	48,874	135,522
<b>Average Age</b>	38.7	40.0	39.6
<b>Average Age (Male)</b>	36.6	38.3	38.2
<b>Average Age (Female)</b>	39.0	41.3	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,697	18,339	50,931
<b># of Persons per HH</b>	2.7	2.7	2.7
<b>Average HH Income</b>	\$88,790	\$86,500	\$85,027
<b>Average House Value</b>	\$202,200	\$210,050	\$222,632

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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