

OFFICE PROPERTY // FOR LEASE

1,000 - 3,000 SF IN SOUTHFIELD'S THRIVING BUSINESS CORRIDOR

24450 EVERGREEN RD
SOUTHFIELD, MI 48075



- 1,000 - 3,000 SF of prime office space available
- Strategically located in Southfield's Core Business Corridor
- Tenants include a diverse mix of professional, medical, and service-oriented businesses
- Landlord is willing to make suite improvements as necessary for qualified tenants
- Floor-to-ceiling windows that let in plenty of natural light
- Ample & Covered Parking Enhances Tenant Convenience



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$12 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	33,600 SF
Lot Size:	1.8 Acres
Number of Units:	16
Year Built:	1971
Renovated:	2020
Zoning:	OS
Market:	Detroit
Submarket:	Southfield
Traffic Count:	19,547

PROPERTY OVERVIEW

Position your business for success at 24450 Evergreen Road, a well-maintained multi-tenant office building located in the heart of Southfield's thriving business corridor. Two second-floor office suites—approximately 1,000 SF and 2,000 SF—are currently available, offering flexible options for professional, medical, or service-oriented users seeking a functional and convenient workspace. Each suite features abundant natural light through large floor-to-ceiling windows, creating a bright and productive work environment. The building's efficient layout and professional atmosphere make it ideal for businesses looking to establish or expand their presence in a highly accessible location.

Tenants benefit from a range of on-site amenities, including elevator access, multiple stairwells, and ample parking with covered options for added convenience. The property is professionally managed, ensuring responsive service and well-maintained common areas that enhance the overall tenant experience.

Whether you're a small business seeking an efficient footprint or a growing company in need of additional space, these suites offer a compelling combination of location, flexibility, and value.

CITY INFORMATION



LOCATION DESCRIPTION

24450 Evergreen Road offers a highly accessible and central Southfield location, just one block south of Northwestern Highway (M-10) and minutes from major thoroughfares including Telegraph Road (US-24) and the Southfield Freeway (M-39). This connectivity provides seamless access to the broader Metro Detroit region, making it convenient for both tenants and visitors. Southfield is a premier suburban business hub within the Detroit metropolitan area, offering strong employment density and long-term growth potential. With a daytime population nearing 175,000, the city serves as a major employment center driven by over 10,000 businesses and a significant presence of Fortune 500 companies

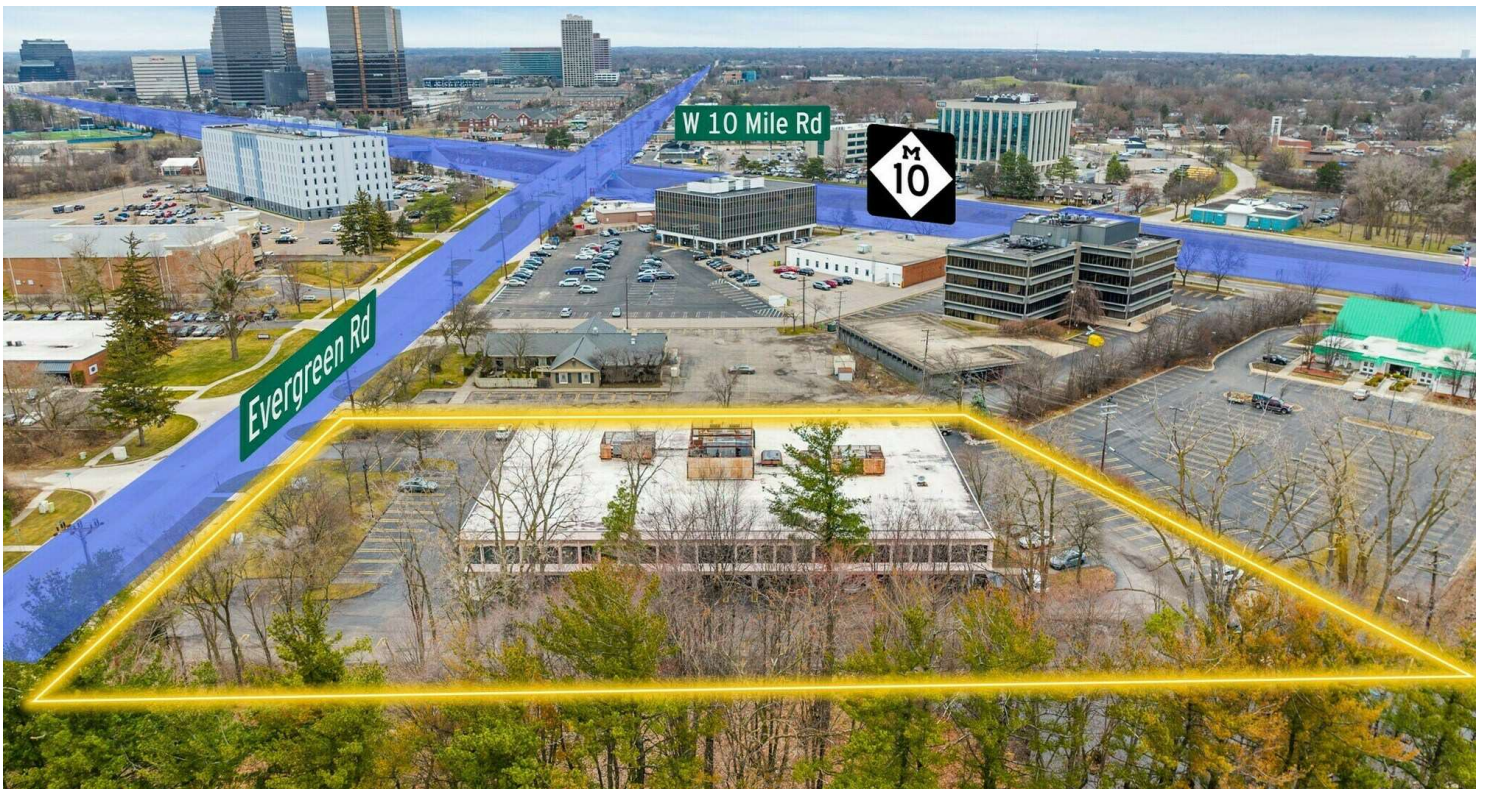
In addition to its central location, the property benefits from strong traffic patterns along nearby corridors, with significant daily vehicle counts along Northwestern Highway and Evergreen Road, further reinforcing visibility and accessibility.

LOCATION DETAILS

Market	Detroit
Sub Market	Southfield
County	Oakland
Cross Streets	Northwestern Hwy
Street Parking	No
Road Type	Paved
Market Type	Large
Nearest Highway	M-10

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ADDITIONAL PHOTOS



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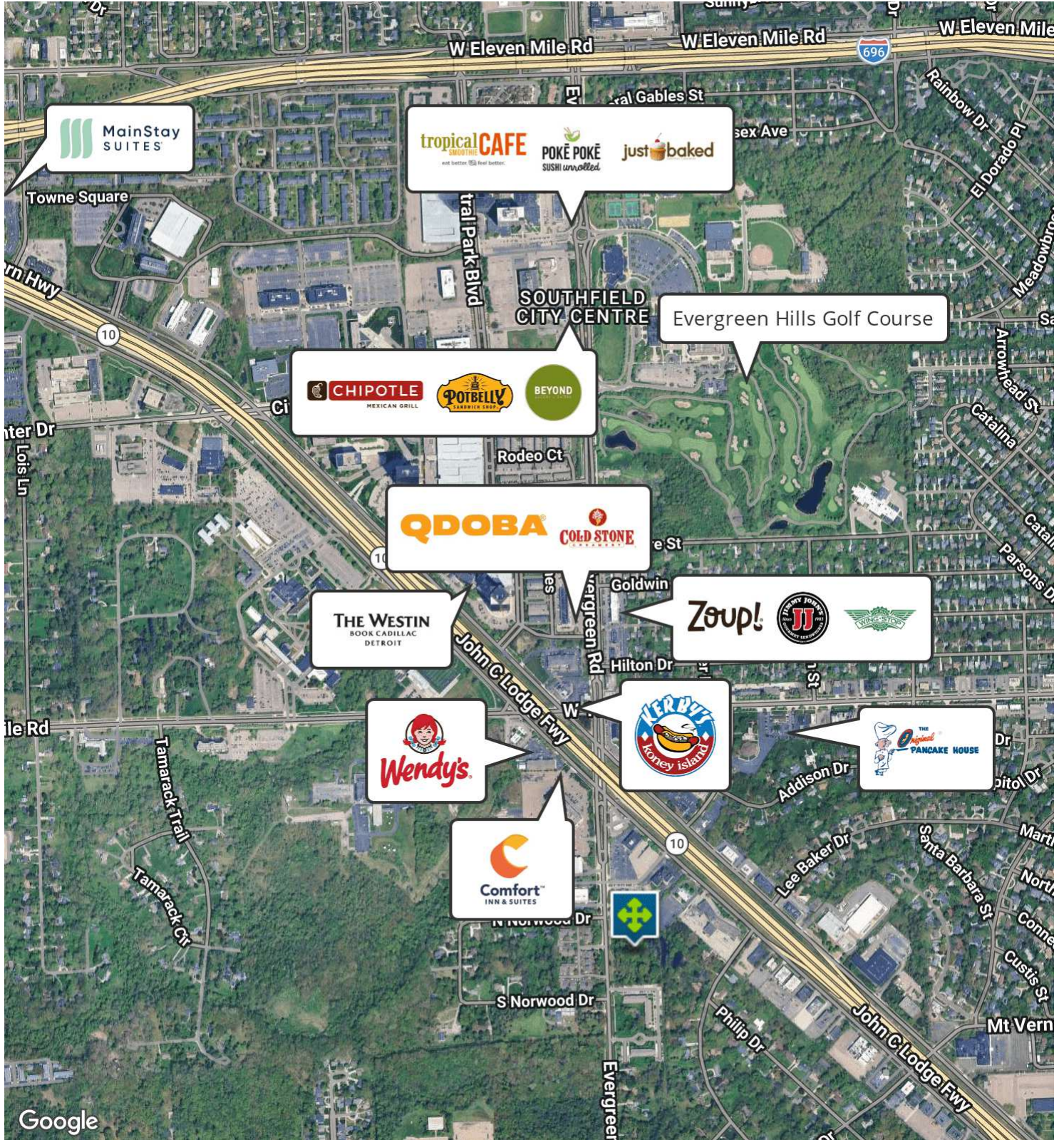
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ADDITIONAL PHOTOS



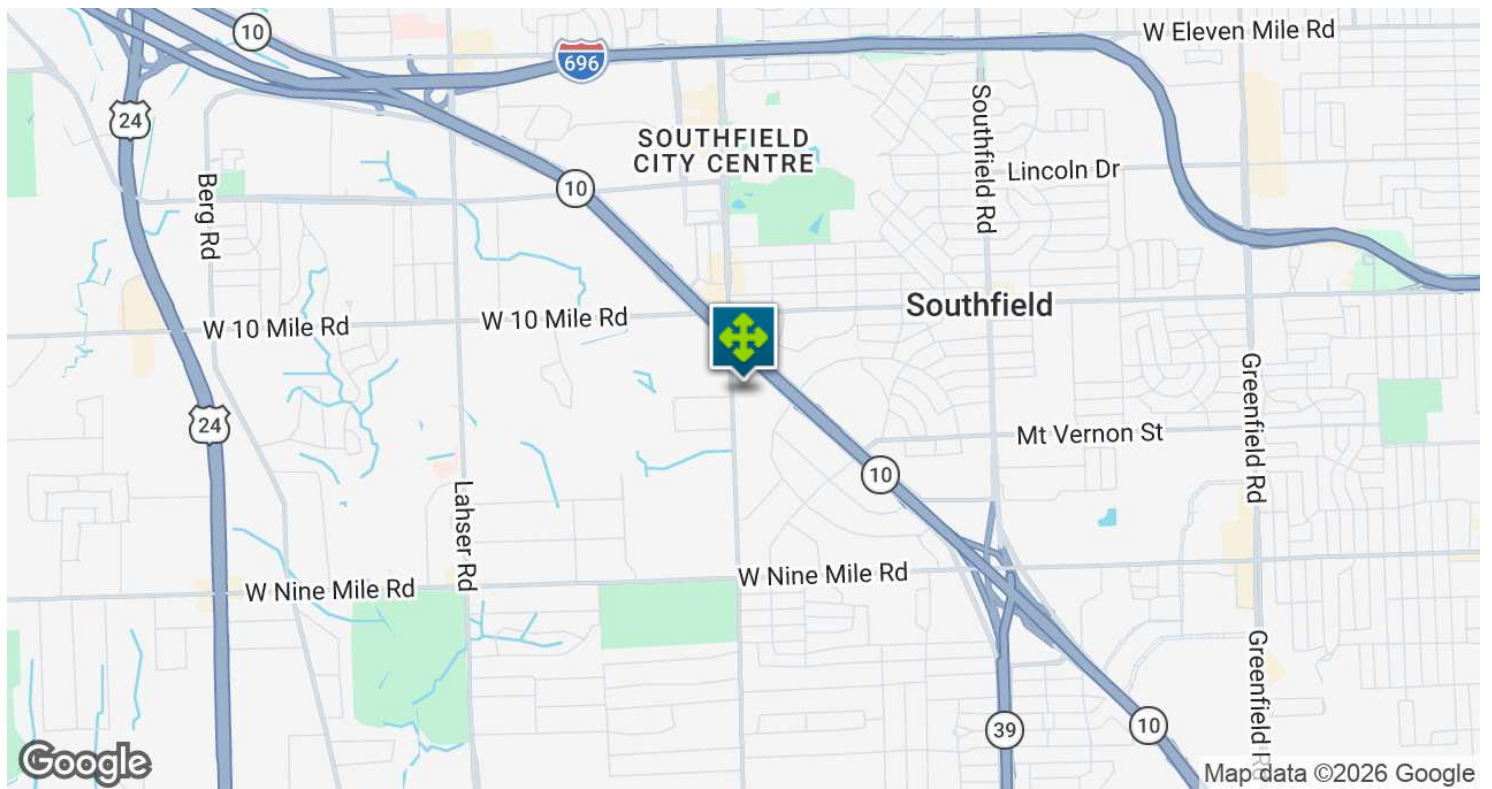
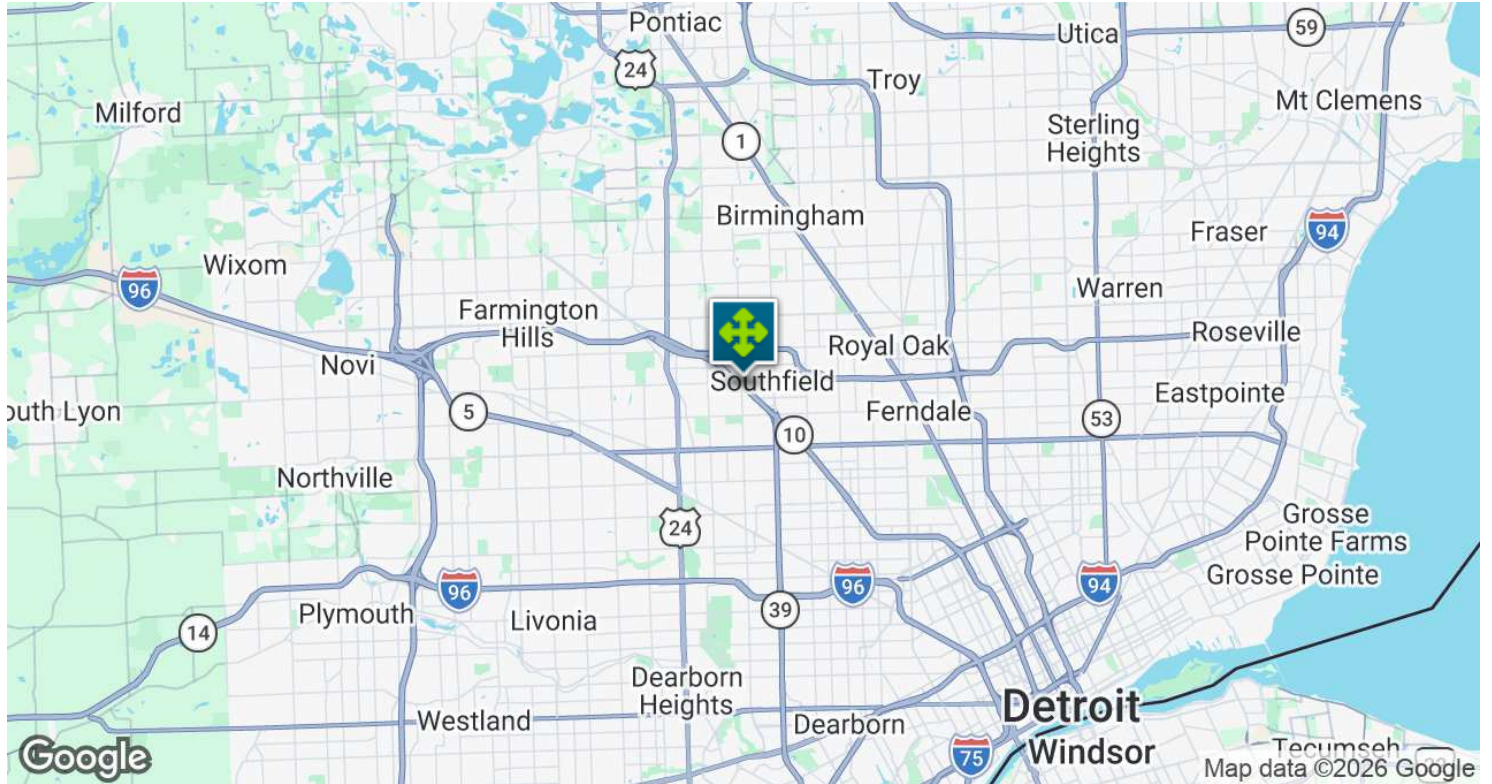
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RETAILER MAP

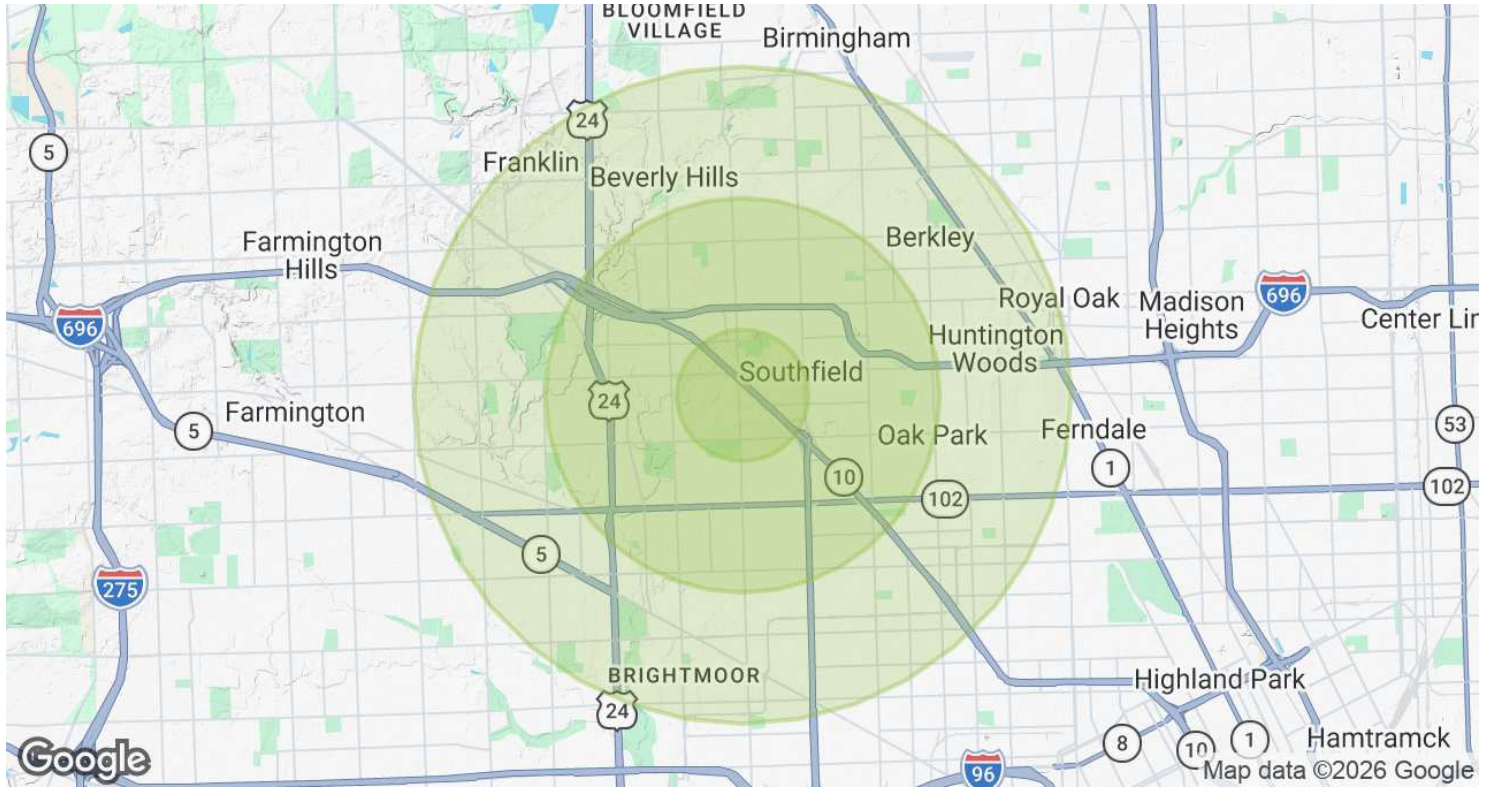


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,306	107,796	323,920
Average Age	45.2	40.8	40.5
Average Age (Male)	42.6	37.5	37.8
Average Age (Female)	45.4	43.0	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,606	46,189	137,615
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$97,747	\$78,935	\$92,472
Average House Value	\$223,406	\$199,348	\$236,160

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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