

OFFICE PROPERTY // FOR LEASE

UP TO 5,000 SF MEDICAL/OFFICE SPACE | GROESBECK FRONTAGE | CLINTON TOWNSHIP

33800 GROESBECK

CLINTON TOWNSHIP, MI 48035



- 1,500 - 5,000 SF available
- Formerly emergency medical clinic
- Lead X-ray room
- Many sinks throughout



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500

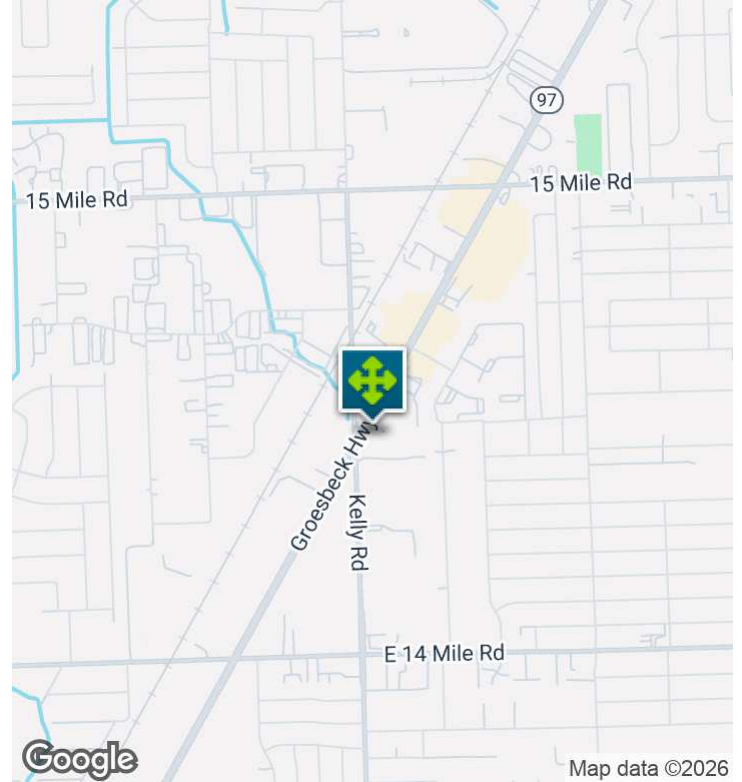
Southfield, MI 48076

248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



| | |
|-------------------|--------------------------|
| Lease Rate | \$8.85 SF/YR (MG) |
|-------------------|--------------------------|

OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Building Size: | 50,000 SF |
| Available SF: | 1,500 - 5,000 SF |
| Lot Size: | 2.47 Acres |
| Year Built: | 1981 |
| Zoning: | Commercial |

PROPERTY OVERVIEW

1,500 - 5,000 sf of space formerly an emergency medical clinic. Many sinks throughout. Lead X-ray room! Building can be split to accommodate. Ideal location in the Groesbeck Hwy industrial corridor. High visibility with traffic light at Groesbeck & Kelly Rd .

LOCATION OVERVIEW

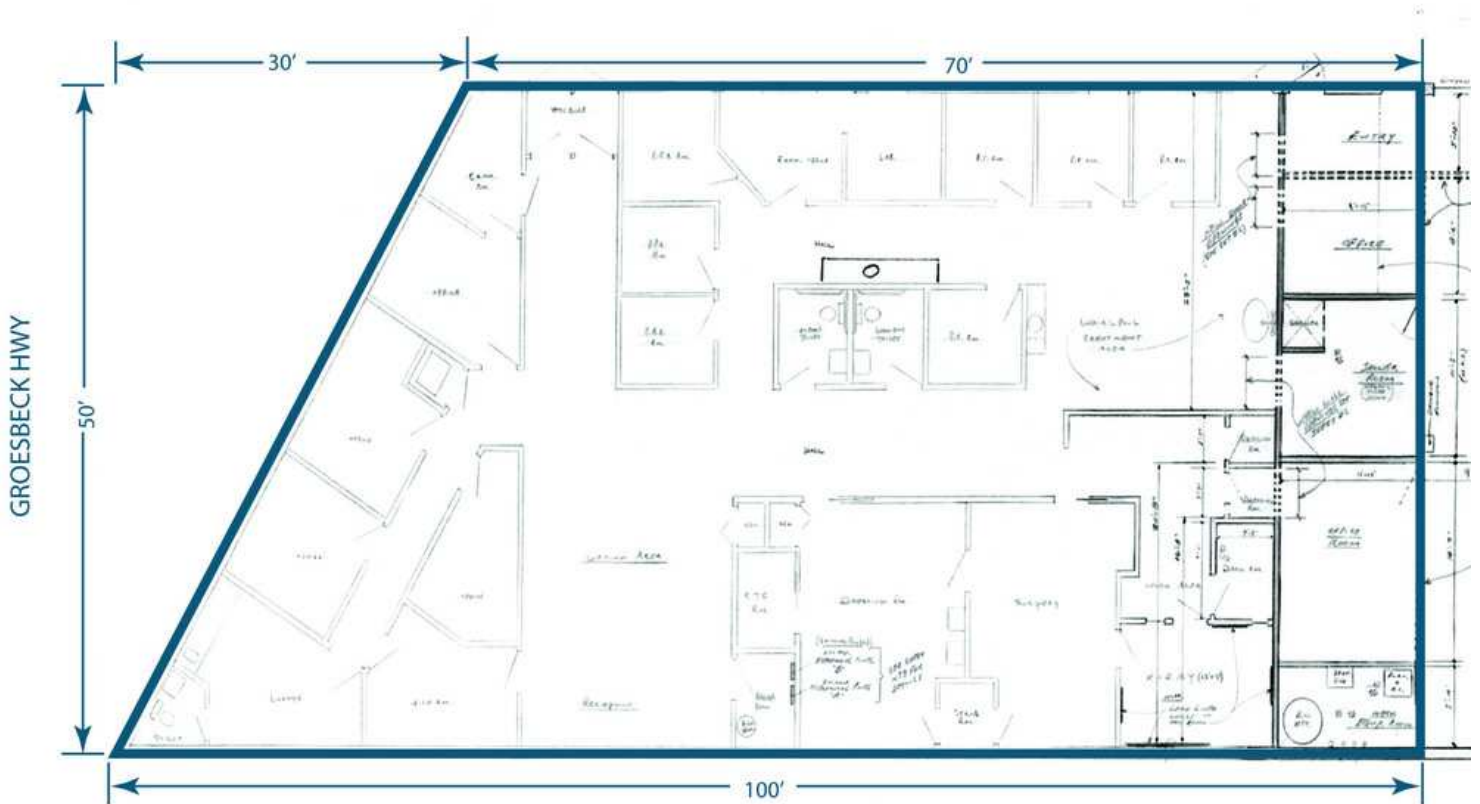
Groesbeck east of Kelly Rd

PROPERTY HIGHLIGHTS

- 1,500 - 5,000 SF available
- Formerly emergency medical clinic
- Lead X-ray room
- Many sinks throughout

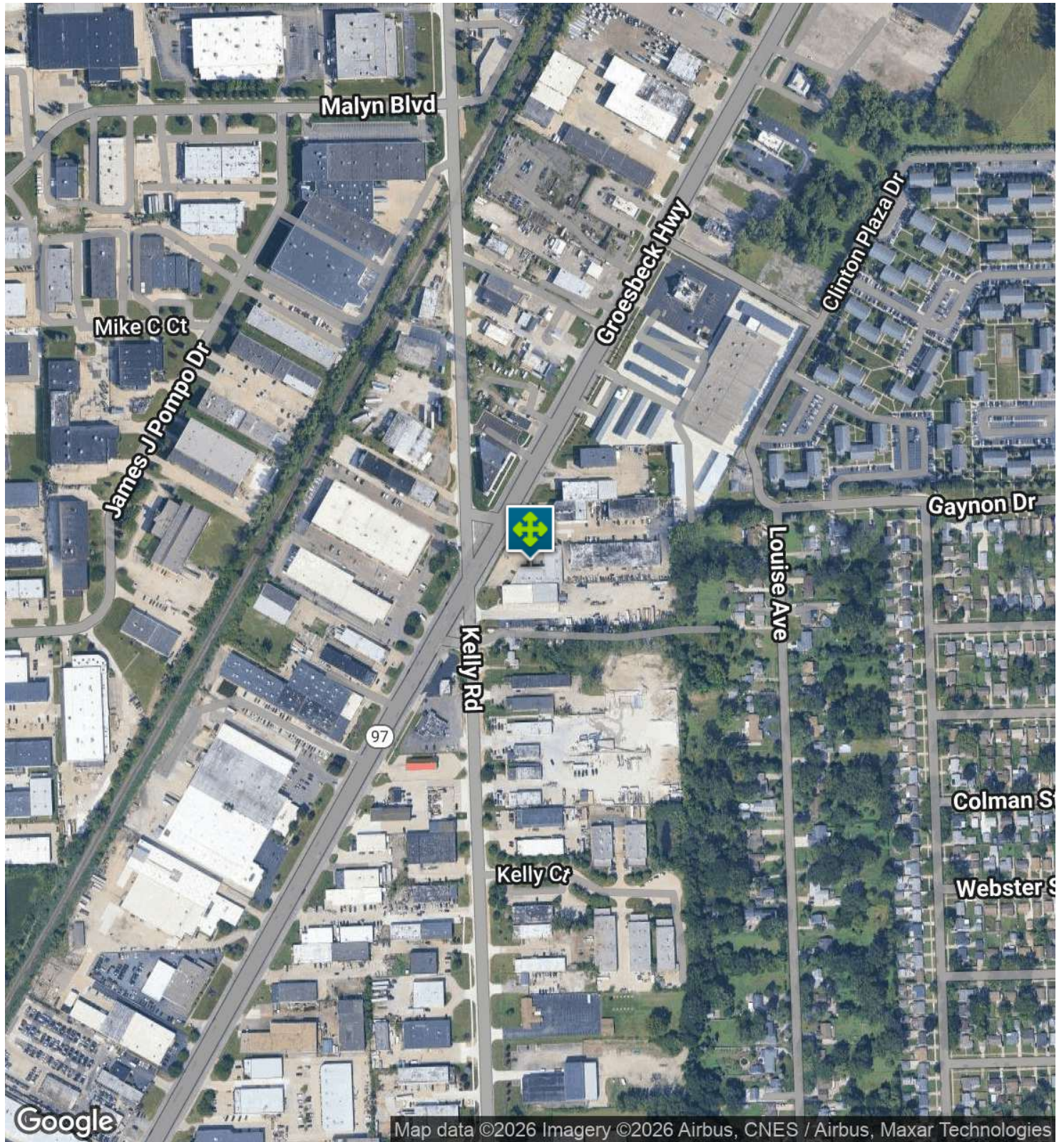
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FLOOR PLANS



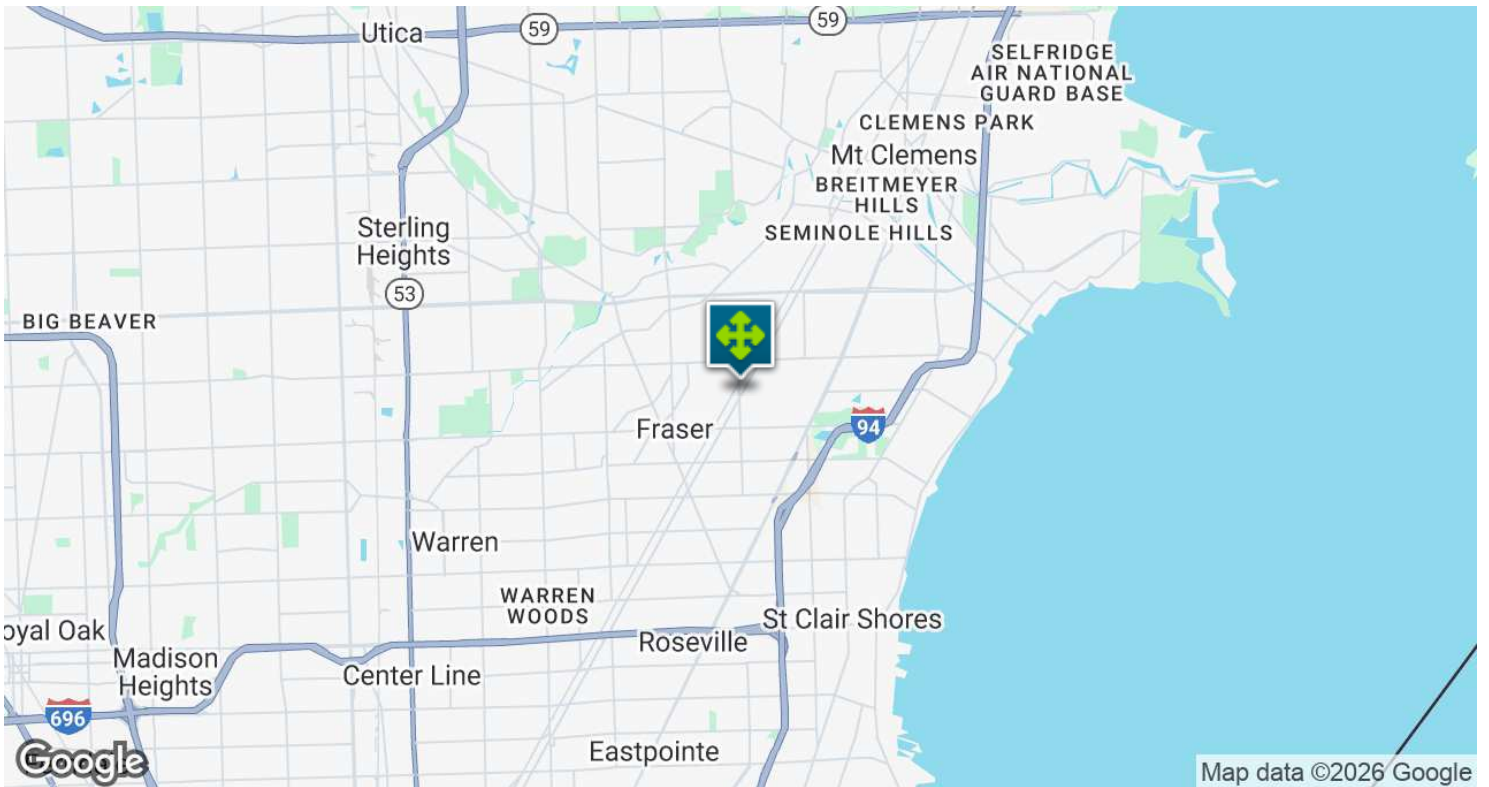
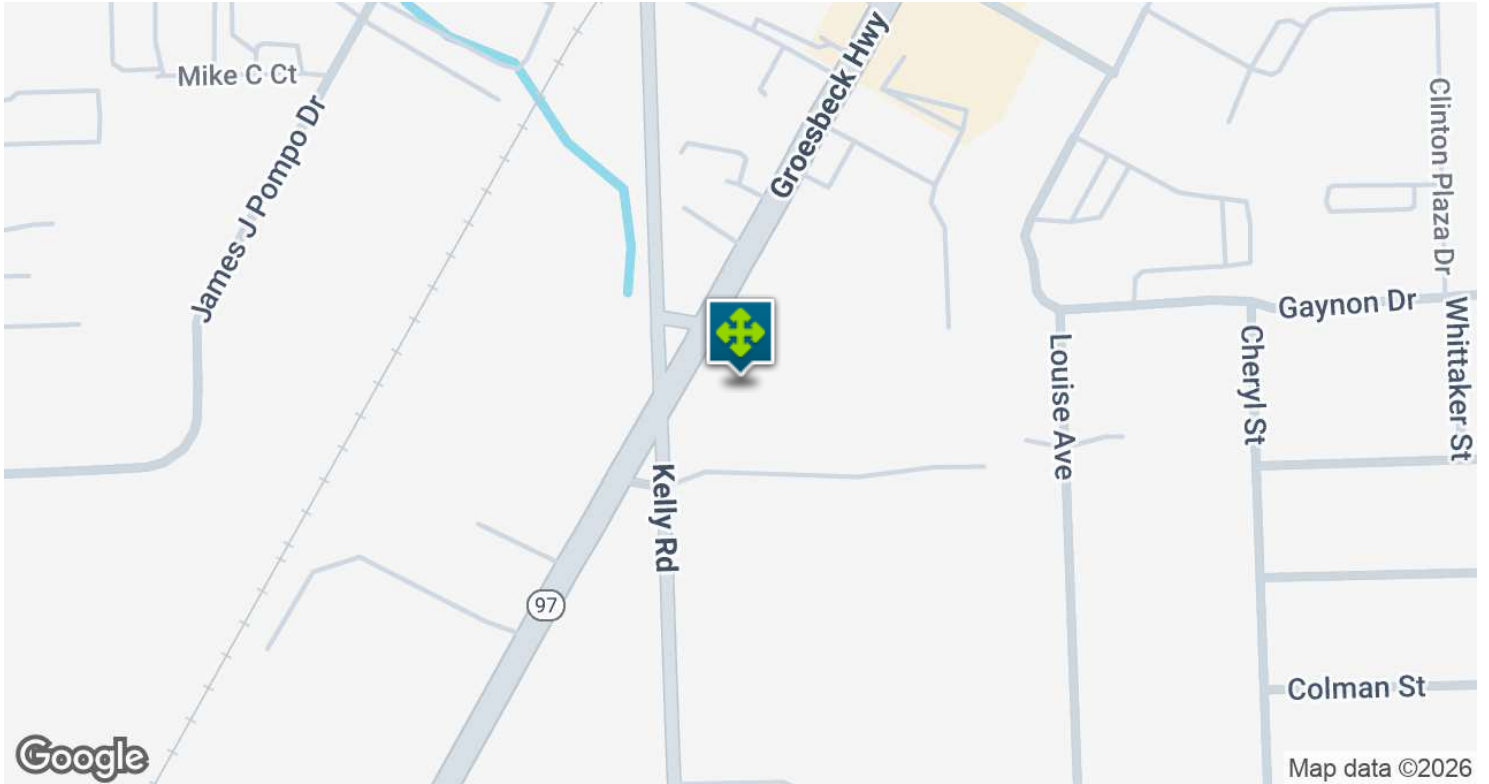
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AERIAL MAP



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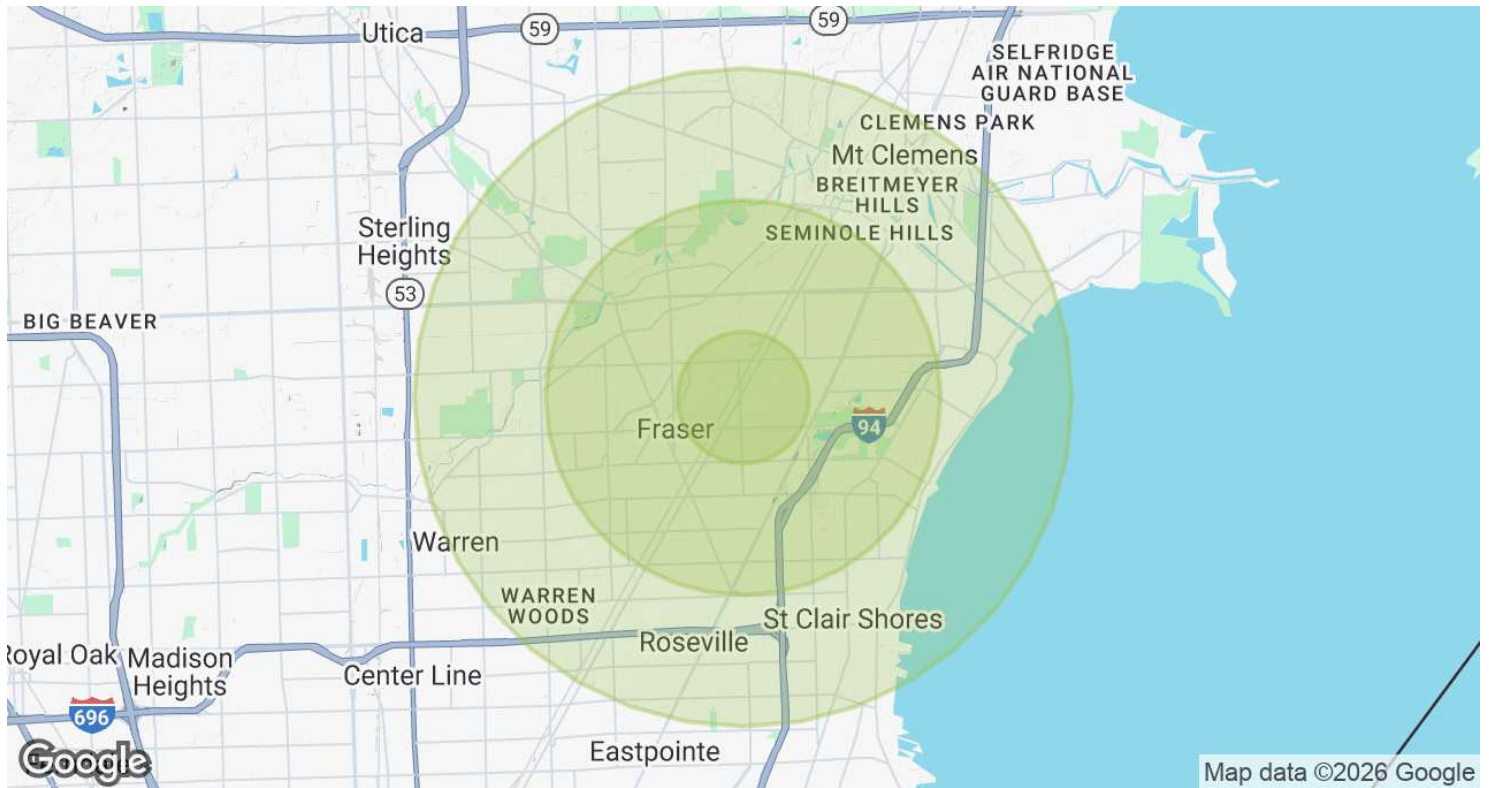
LOCATION MAP



John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,332 | 107,528 | 308,113 |
| Average Age | 37.7 | 40.4 | 40.9 |
| Average Age (Male) | 36.7 | 38.1 | 39.1 |
| Average Age (Female) | 38.8 | 42.3 | 42.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,555 | 45,445 | 129,430 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$53,924 | \$58,516 | \$60,368 |
| Average House Value | \$130,942 | \$145,163 | \$150,258 |

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

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