



# FOR SALE

**27435 Southfield Road  
Lathrup Village, MI 48076**



## LISTING SUMMARY:

- Building Size: 2,314 SF
- Main Floor 1678 SF, 2<sup>nd</sup> Fl 636 SF
- Sale Price: \$380,000 (\$164.22/PSF)
- Occupancy: Vacant
- Excellent Parking: 10 Spaces in Rear Lot
- Existing Monument Signage on Southfield Rd
- Great Visibility and Accessibility
- New Plumbing installed 2025
- Former Healthcare Practice
- Perfect for Medical or Professional Office Use
- No General Dentistry



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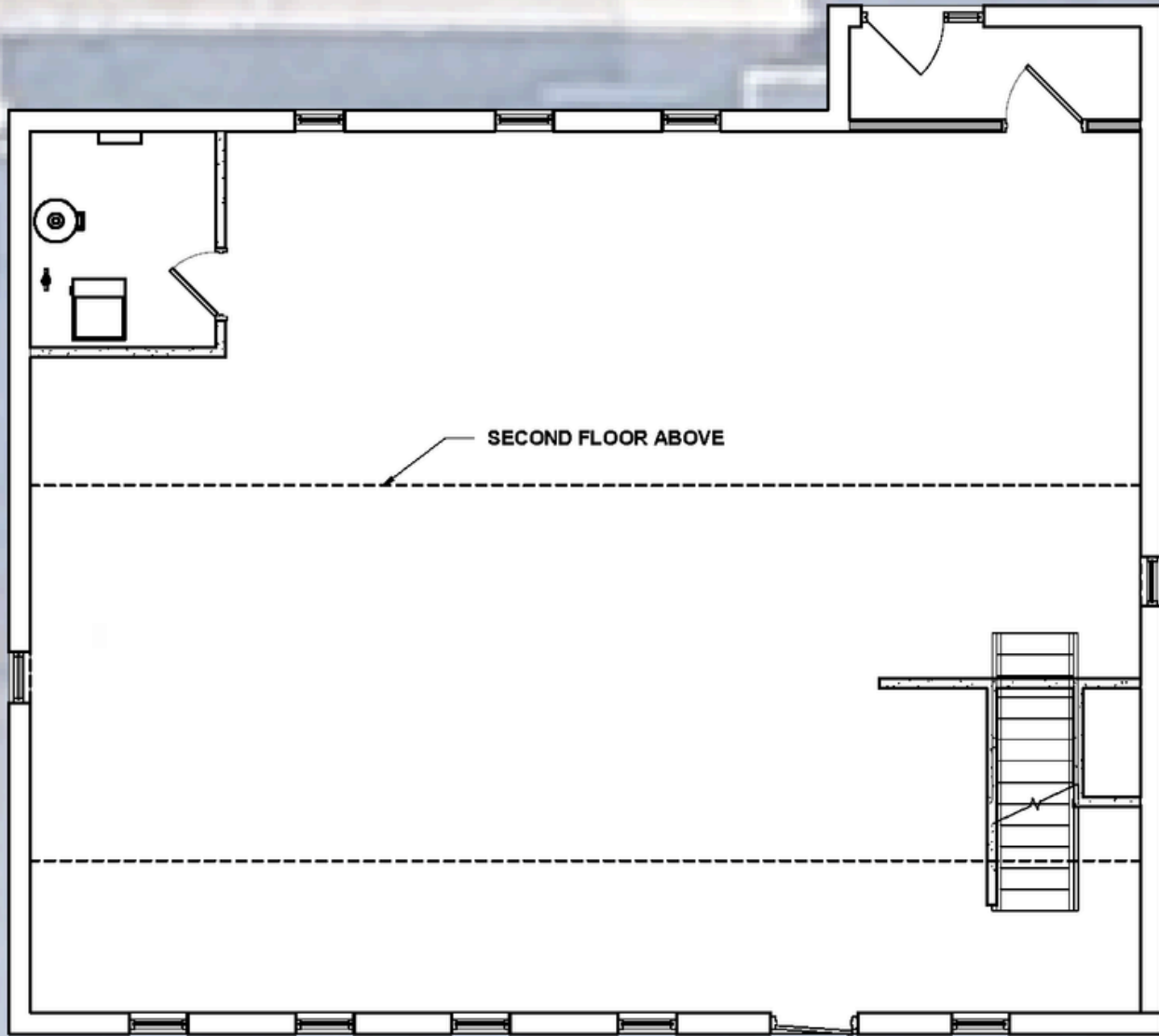
## PROPERTY DESCRIPTION:

Ideally situated along the highly visible Southfield Road corridor, this 2,314 SF former healthcare practice offers a rare opportunity for a medical, dental specialist, or professional office user to own a well-located building with strong visibility, accessibility, dedicated rear parking, and existing monument signage.

The main floor includes approximately 1,600 SF, with the balance of the square footage located on the second floor. Please note, there is no elevator access to the second floor; however, this upper-level space is ideal for additional office use, administrative functions, records, supplies, or storage.

The building offers flexible reuse potential, excellent drive-by exposure, 10 parking spaces in the rear lot, and a prominent monument sign on Southfield Road — a meaningful advantage in a corridor where new signage rights can be difficult to obtain. New plumbing was also installed in 2025, adding value for a future owner/user.





**27435 SOUTHFIELD RD**  
**1,678 SF 1ST FLOOR +**  
**636 SF 2ND FLOOR**  
**2,314 SF TOTAL**



## LOCATION & DEMOGRAPHICS:

- Located in Lathrup Village
- Frontage on Southfield Road between W 11 Mile Rd and W 12 Mile Rd
- Easy highway access via I-696
- Within a 20-minute drive to the heart of Downtown Detroit
- 55,000 people in 2-mile radius
- 23,000 households in 2-mile radius
- \$100,000 average annual household income in 2-mile radius

