

OFFICE PROPERTY FOR LEASE

2,921 SF Move-In Ready Medical Space in Clinton Township

42621 - 42726 - 42633 GARFIELD ROAD
CLINTON TOWNSHIP, MI 48038



250 - 2,921 SF Office/Medical

Aggressive Lease Rates

Main Road Signage and Direct Suite Access

Landlord Willing to Make Tenant Specific

Improvement for New Tenants



P.A. COMMERCIAL
Corporate & Investment Real Estate

CLINTON OAKS PROFESSIONAL CENTER

42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	250 - 2,921 SF
Building Size:	12,000 SF
Lease Rate:	\$16.50 SF/yr (MG) + Utilities
Zoning:	O-1
Year Built/Renovated:	1988/2019
Lot Size:	3.64 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	30,957

PROPERTY OVERVIEW

There are currently two suites for lease ranging from 250 - 2,921 SF within Clinton Oaks Professional Center, an attractive (3) three-building office/medical complex. The buildings have ample parking, and both the interiors and exteriors have been recently renovated. 2,921 SF of move-in ready medical suite. Currently configured with a large waiting room, large reception area, seven (7) exams rooms, lab file/storage area, kitchenette, two (2) restrooms, and private office w/private restroom.

LOCATION OVERVIEW

This office building is located south of 19 Mile Road on the west side of Garfield Road. Convenient location in the heart of Clinton Township, just south of Hall Road. Minutes from Henry Ford Hospital, Beaumont Urgent Care, DMC Children's Center, Macomb Community College, Partridge Creek & Lakeside Mall, and numerous area restaurants.

PROPERTY HIGHLIGHTS

- 250 - 2,921 SF Office/Medical Suites
- Aggressive Lease Rates
- Main Road Signage and Direct Suite Access
- Landlord Willing to Make Tenant Specific Improvement for New Tenants
- Immediate Occupancy

CLINTON OAKS PROFESSIONAL CENTER

42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// AVAILABLE SPACES

LEASE TYPE | Modified Gross & Utilities; Gross

TOTAL SPACE | 250 - 2,921 SF

LEASE TERM | Negotiable

LEASE RATE | \$16.50 - \$36.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42633 Garfield Rd, Suite 319	Available	2,921 SF	Modified Gross & Utilities	\$16.50 SF/yr
42627 Garfield, Suite 216-D	Available	250 SF	Gross	\$750 per month



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

PHILLIP MYERS Senior Associate

phil@pacommercial.com (P) 248.281.9904 (C) 586.242.4047

CLINTON OAKS PROFESSIONAL CENTER

42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// ADDITIONAL PHOTOS



CLINTON OAKS PROFESSIONAL CENTER

42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

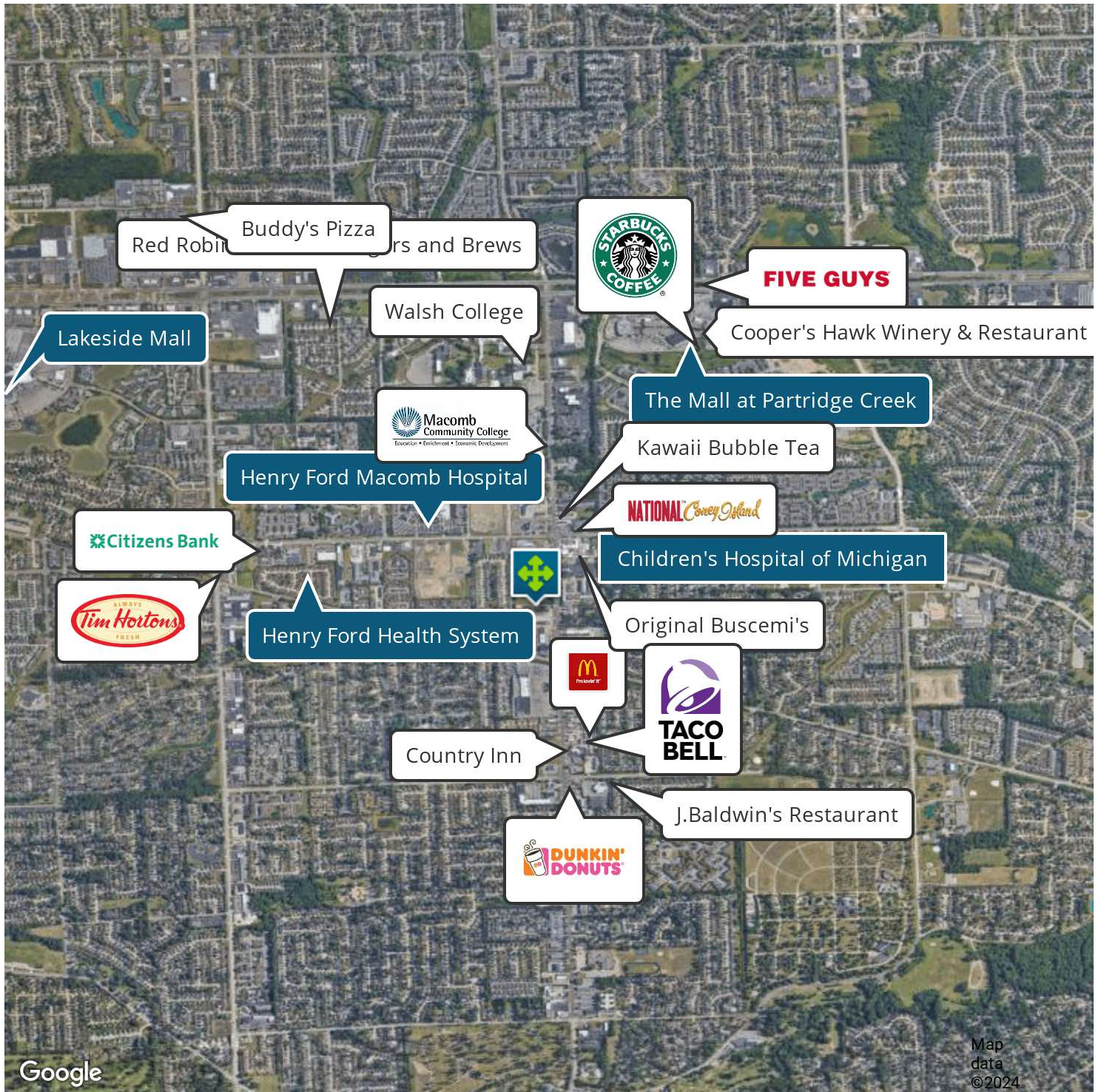
// ADDITIONAL PHOTOS



CLINTON OAKS PROFESSIONAL CENTER

42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

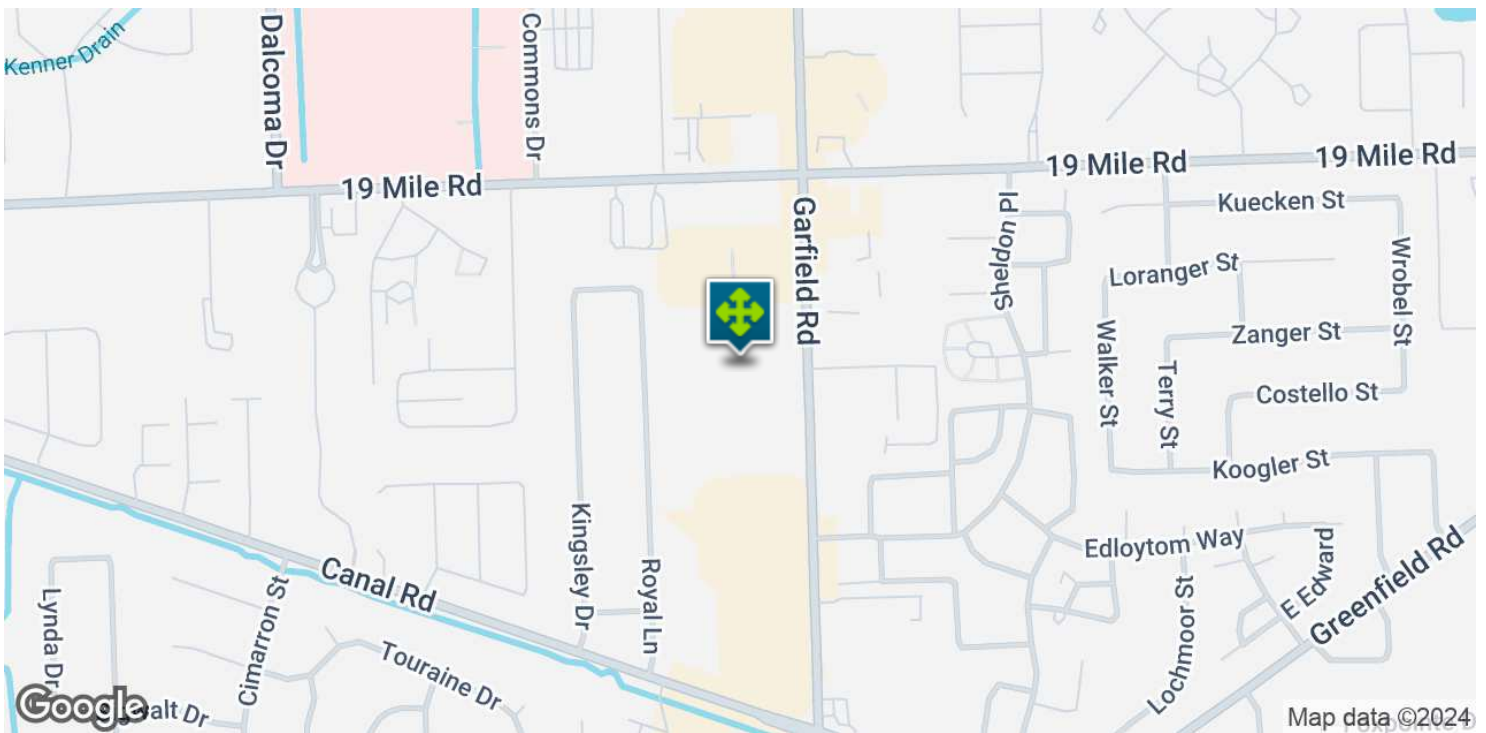
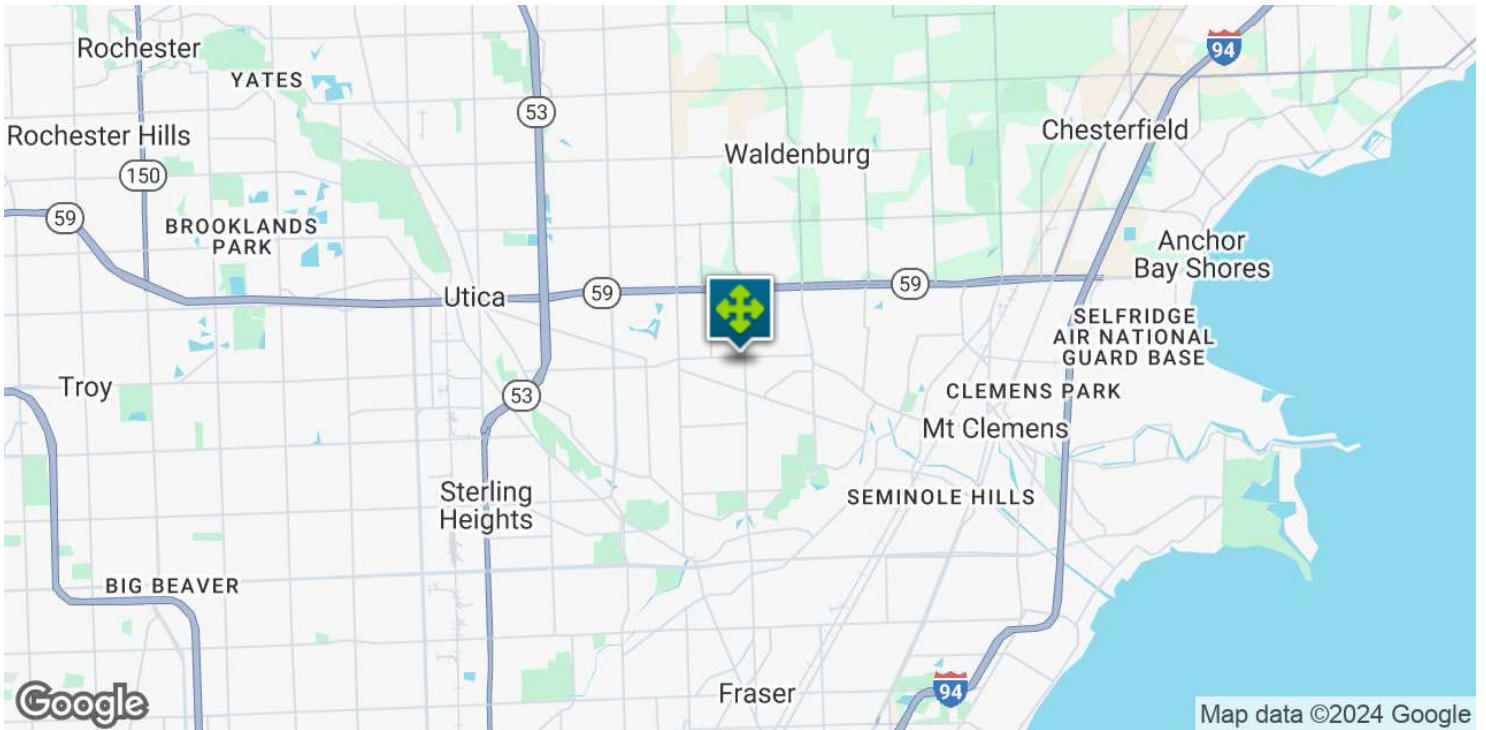
// RETAILER MAP



CLINTON OAKS PROFESSIONAL CENTER

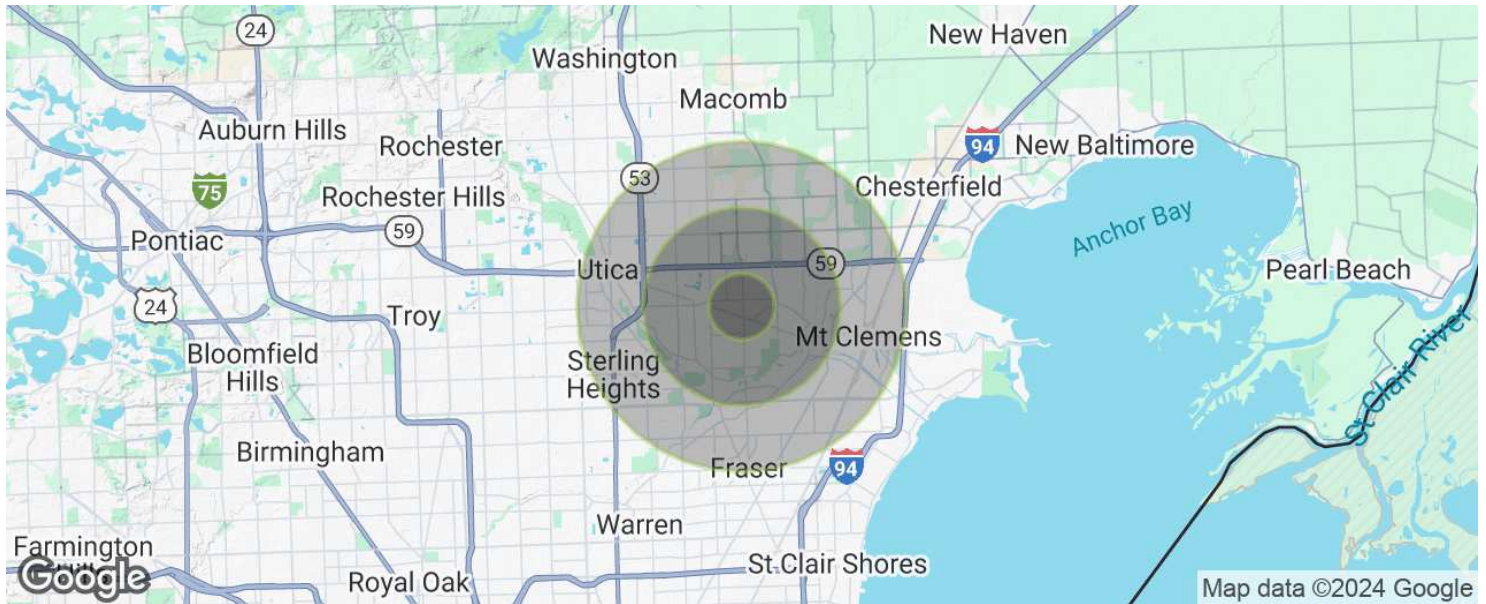
42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// LOCATION MAPS



CLINTON OAKS PROFESSIONAL CENTER

42621 - 42726 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI // DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,282	110,130	274,413
Median age	42.7	40.7	39.8
Median age (Male)	38.6	38.7	38.0
Median age (Female)	45.2	42.2	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,044	44,893	107,965
# of persons per HH	2.0	2.5	2.5
Average HH income	\$57,501	\$71,531	\$71,311
Average house value	\$159,626	\$182,452	\$175,794

* Demographic data derived from 2020 ACS - US Census