



OFFICE PROPERTY // FOR LEASE

2,000 SF PROFESSIONAL MEDICAL OFFICE IN BLOOMFIELD HILLS

43750 WOODWARD AVE

BLOOMFIELD TOWNSHIP, MI 48302



- 2,000 SF move-in ready medical space
- Former pediatric clinic
- Direct entry suite and ample parking
- Monument sign available
- High-visibility location on Woodward Ave with over 30,000 vehicles passing each day
- 21% of residents within 3 miles are age 65 or older, supporting the demand for medical services
- Quick access to I-75 and Telegraph Rd



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

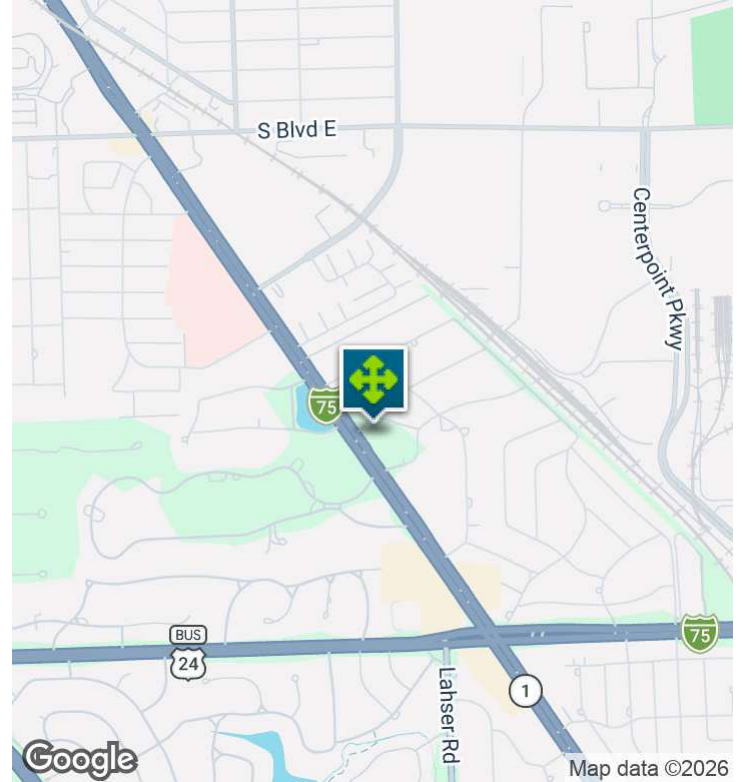
248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

**\$16 SF/YR
(MG)**

OFFERING SUMMARY

Building Size:	6,670 SF
Available SF:	2,008 SF
Lot Size:	0.82 Acres
Year Built:	1984
Zoning:	Office
Market:	Detroit
Submarket:	Pontiac

PROPERTY OVERVIEW

Presenting an unparalleled opportunity within the vibrant commercial landscape of Bloomfield Township, MI. This 2,000 SF move-in ready medical space, a former pediatric clinic, boasts a direct entry suite and ample parking to accommodate your esteemed clientele. Embrace the high-visibility location on Woodward Ave, overlooking the daily passage of over 30,000 vehicles, ensuring unparalleled exposure for your practice. With 21% of residents within 3 miles aged 65 or older, the demand for medical services in this area is substantial. Furthermore, enjoy seamless accessibility with quick connections to I-75 and Telegraph Rd, positioning your practice at the heart of convenience and opportunity.

LOCATION OVERVIEW

Located in the Medical Office District on Woodward Ave between Square Lake Rd and St Joe's Trinity Hospital.

PROPERTY HIGHLIGHTS

- 2,000 SF move-in ready medical space
- Former pediatric clinic
- Direct entry suite and ample parking
- Monument sign available



P.A. COMMERCIAL
Corporate & Investment Real Estate

Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | **C:** 248.987.5418

dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Dan Blugerman, CCIM SENIOR ASSOCIATE

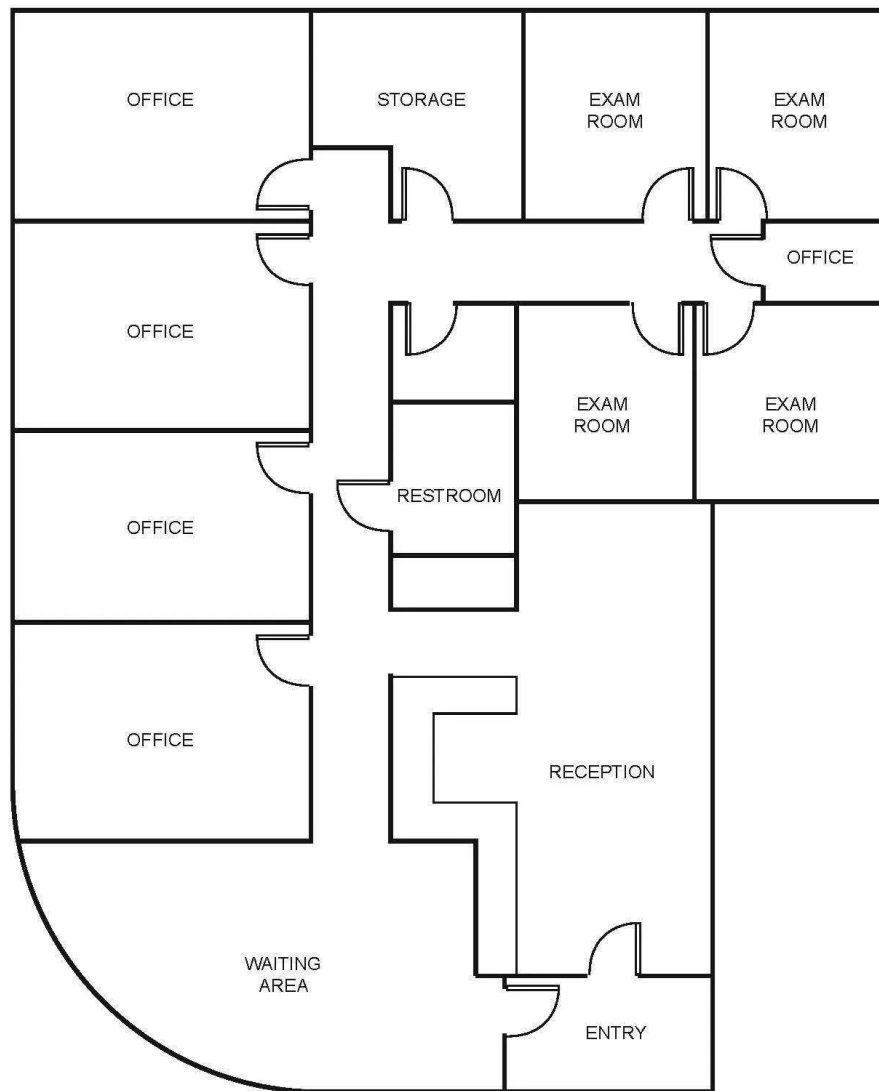
D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

43750

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

FLOOR PLANS



43750



P.A. COMMERCIAL
Corporate & Investment Real Estate

Dan Blugerman, CCIM SENIOR ASSOCIATE

D: 248.987.5418 | **C:** 248.987.5418

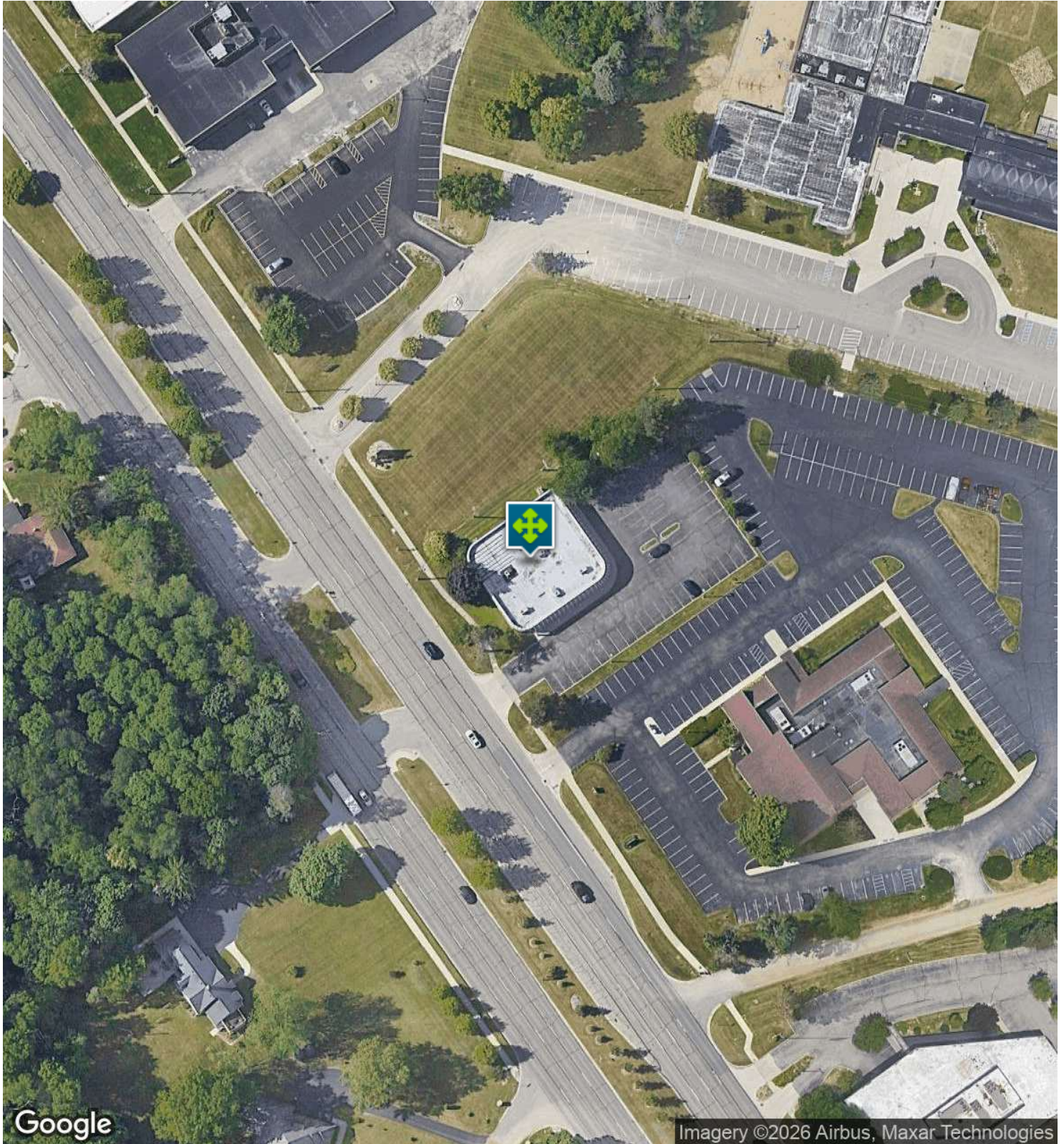
dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

43750

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

AERIAL MAP



43750



P.A. COMMERCIAL
Corporate & Investment Real Estate

Dan Blugerman, CCIM SENIOR ASSOCIATE

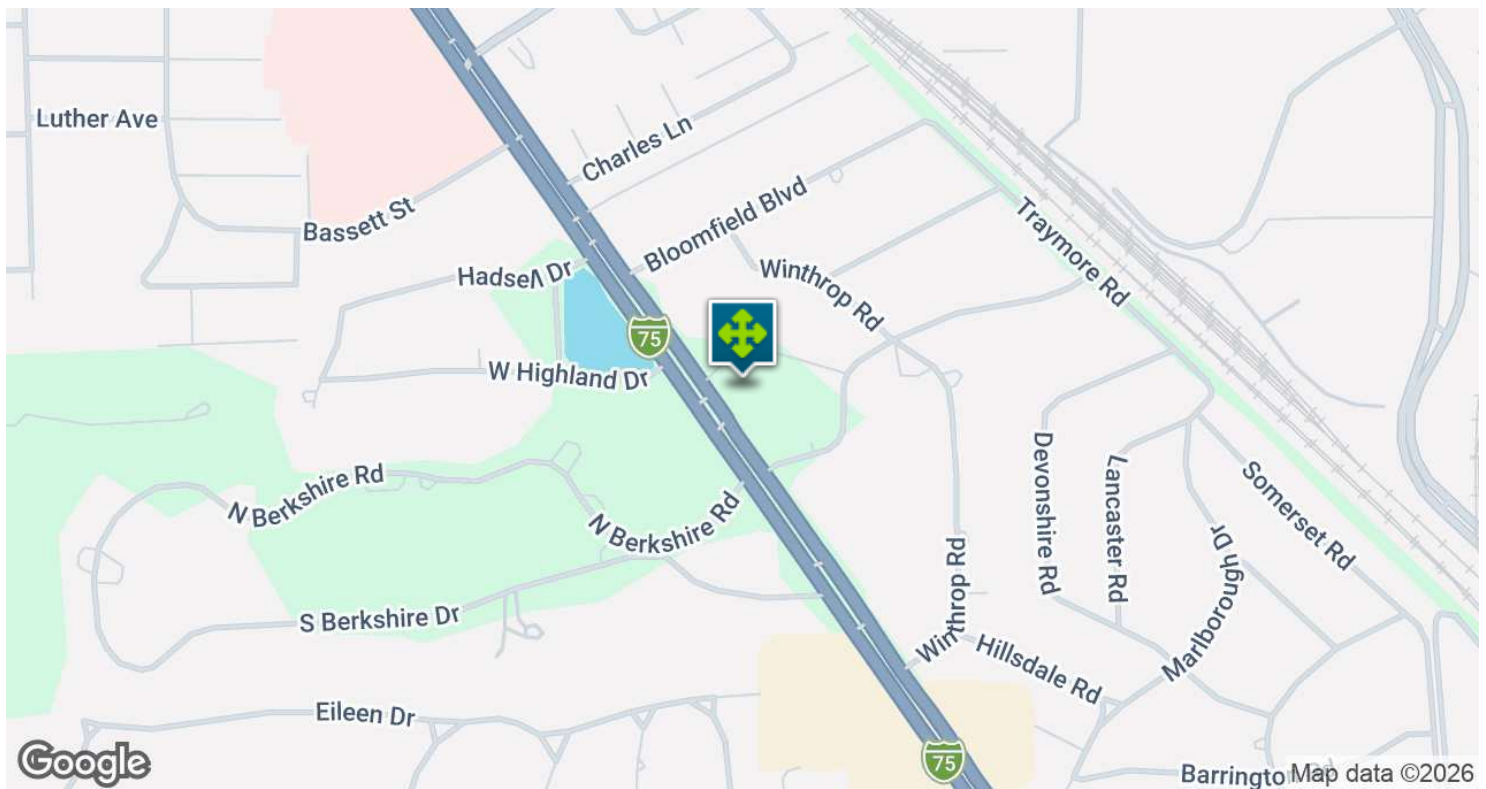
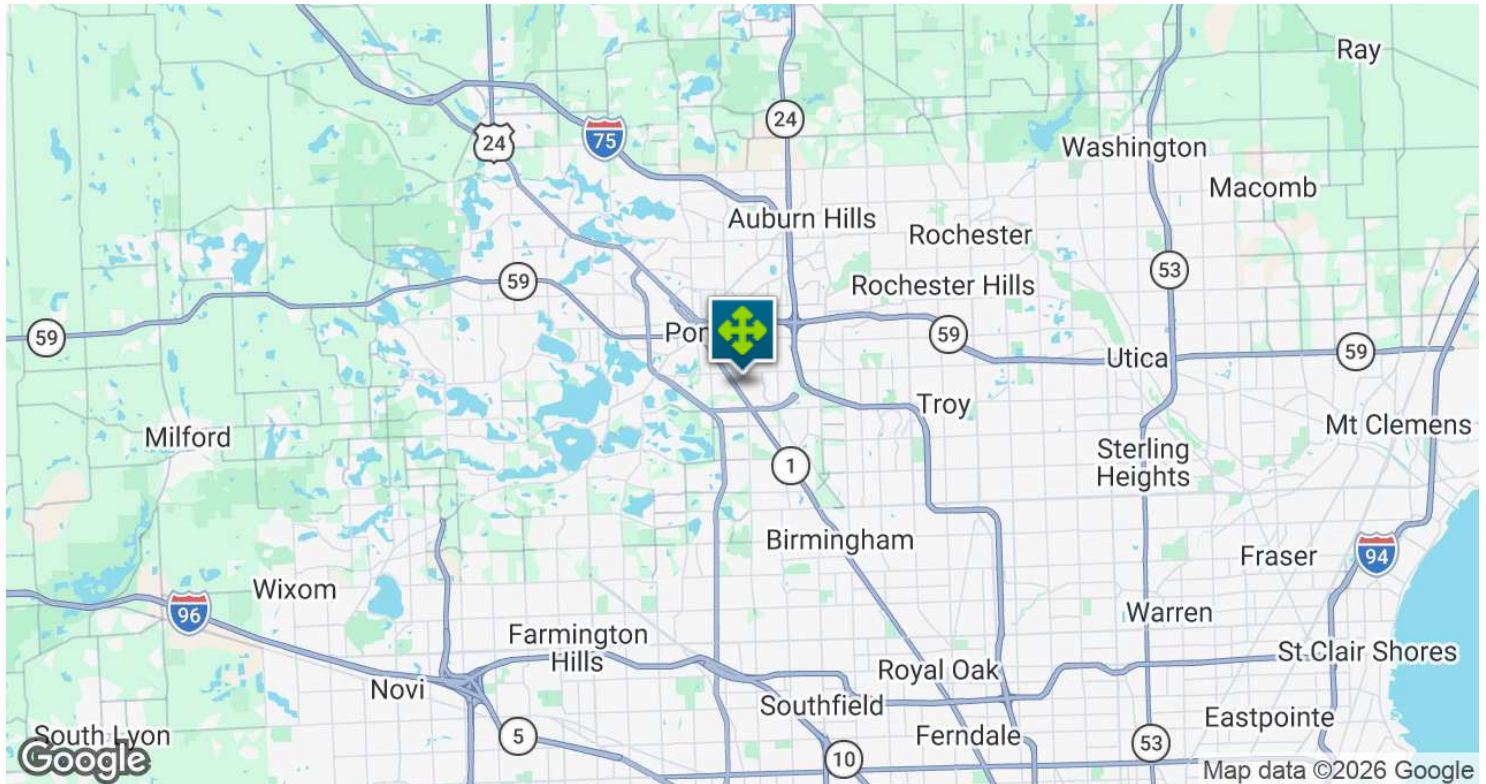
D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

LOCATION MAP



Dan Blugerman, CCIM SENIOR ASSOCIATE

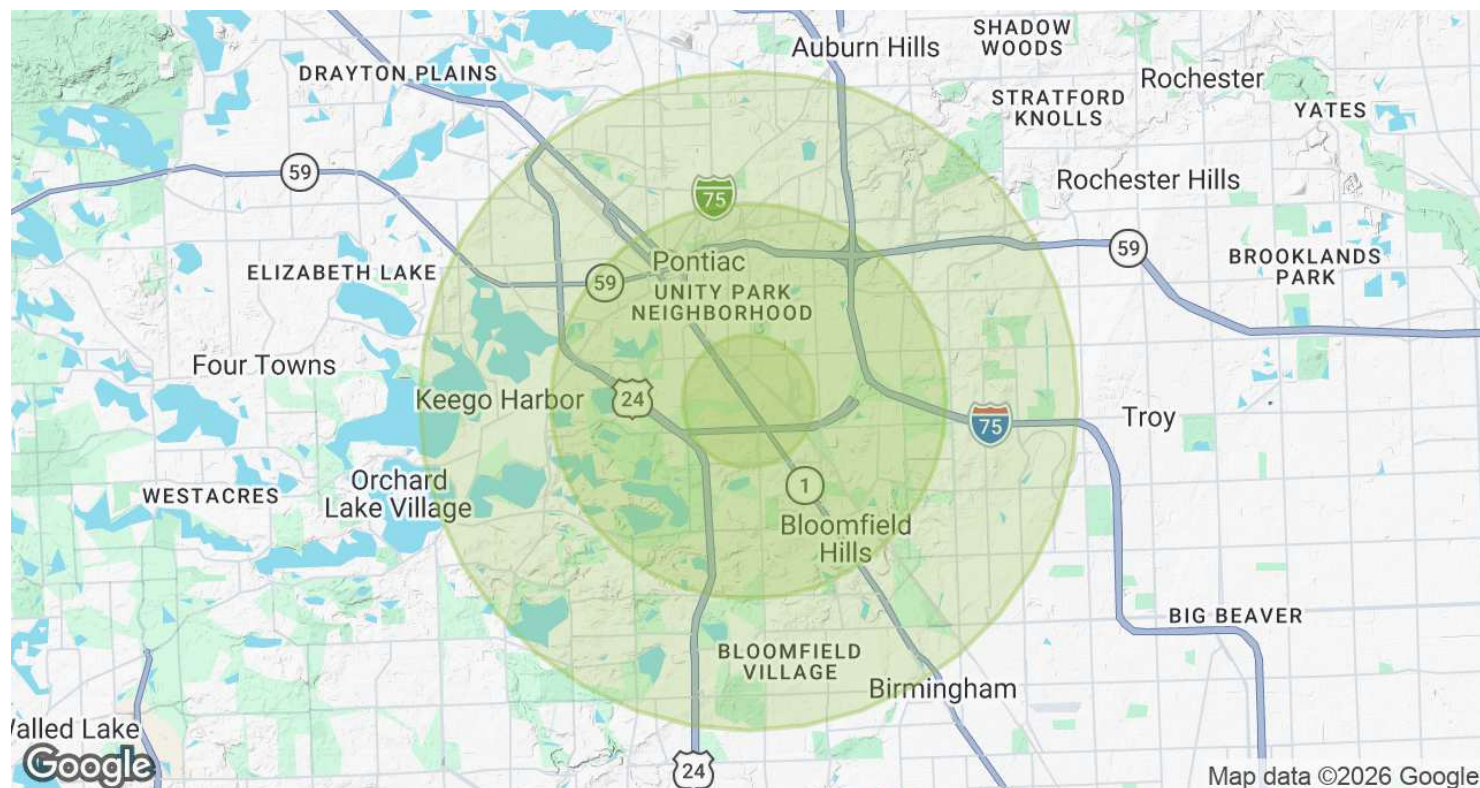
D: 248.987.5418 | C: 248.987.5418

dan@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,477	53,144	156,405
Average Age	40.6	39.7	39.1
Average Age (Male)	39.2	38.6	38.1
Average Age (Female)	42.6	41.0	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,370	21,535	60,824
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$84,939	\$91,317	\$101,082
Average House Value	\$100,059	\$298,440	\$354,710

2020 American Community Survey (ACS)

43750 WOODWARD AVE, BLOOMFIELD TOWNSHIP, MI 48302 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Dan Blugerman, CCIM
SENIOR ASSOCIATE

D: 248.987.5418

C: 248.987.5418

dan@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



P.A. COMMERCIAL
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.