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REAL ESTATE PARTNERS

FOR LEASE

**11901 Joseph Campau Avenue
Hamtramck, MI 48212**



Listing Summary:

- First Floor Size: 2,365 SF
- Finished Basement Size: 2,000 SF
- Lease Rate: \$21.50/PSF NNN
- Occupancy: Vacant
- Turnkey Dental Office
- Recently Renovated with High End Finishes
- Downtown, First Floor Office Space
- Building Signage Available



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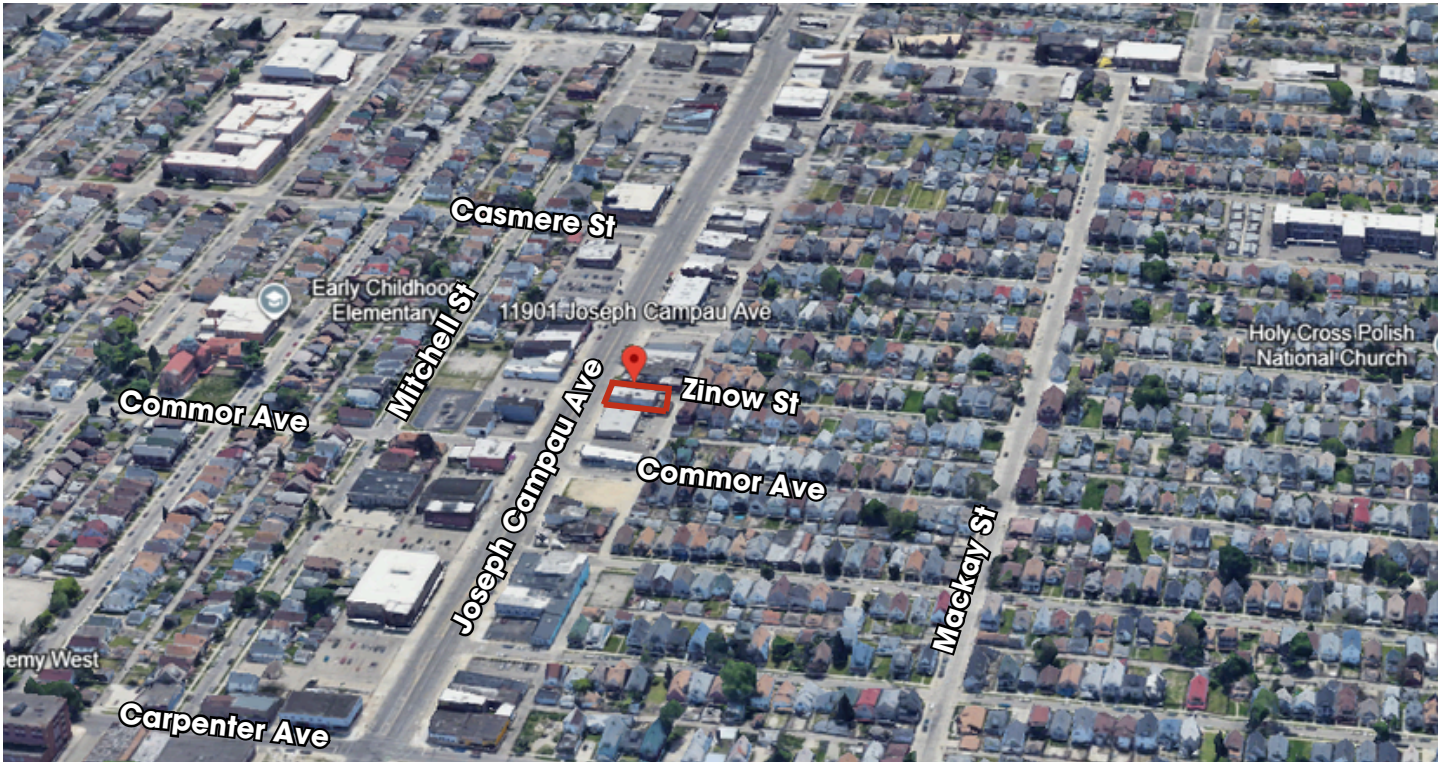


Property Description:

Located on the main street of Downtown Hamtramck, 11901 Joseph Campau Avenue is a historic, two-story, brick building with a first floor commercial space and two residential apartments above. The space available is the entire first floor, which includes a finished basement space.

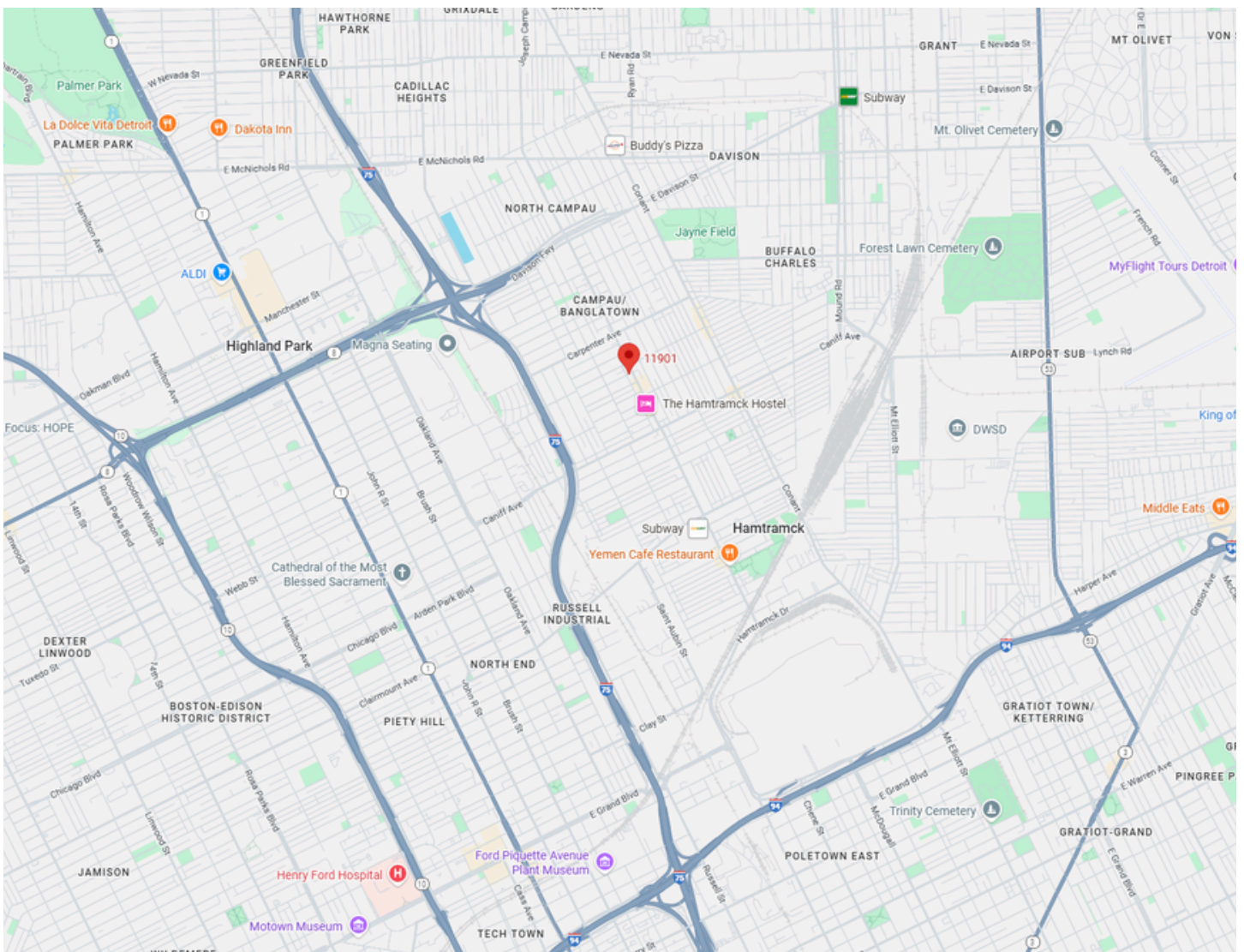
The vacant suite is completely renovated with high-end finishes and is move-in ready for dental use with five operatories.





Location & Demographics:

- Located in Downtown Hamtramck
- Immediate highway access via I-75
- Within a 10-minute drive to the heart of Downtown Detroit
- 62,000 people in 2-mile radius
- 20,400 households in 2-mile radius
- \$50,000 average annual household income in 2-mile radius



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