

OFFICE PROPERTY // FOR LEASE

UP TO 12,000 SF OF PRIME MEDICAL/OFFICE SPACE ON ORCHARD LAKE RD

28511 ORCHARD LAKE RD
FARMINGTON HILLS, MI 48336



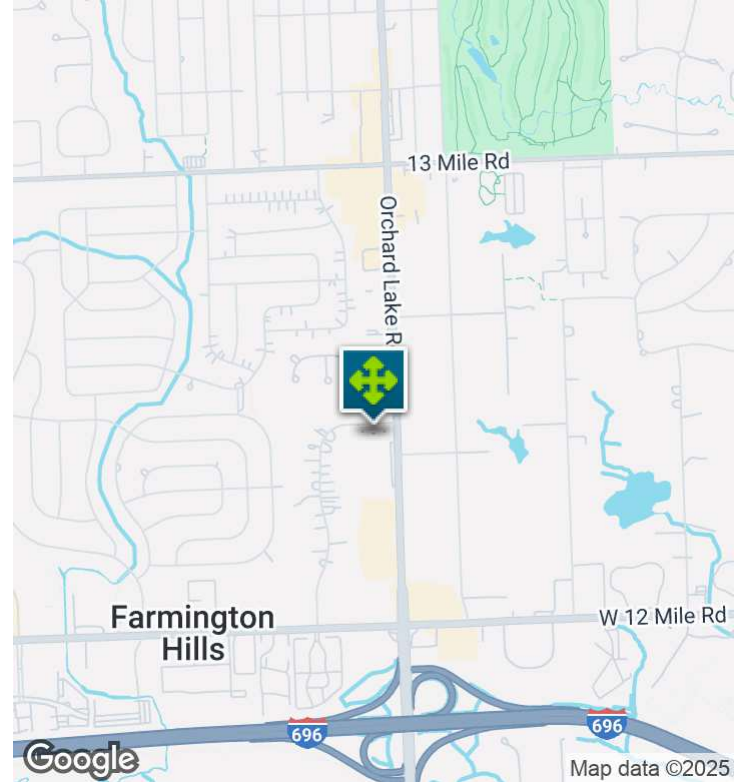
- 12,000 SF office/medical space that can be divided
- Former Rainbow Rehab facility
- Perfect opportunity for autism, rehab, physical therapy etc
- Monument sign on high-traffic Orchard Lake Rd - 30,345 VPD
- Four entry doors and windows on all sides
- Professionally managed and maintained property
- Immediate availability



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$18.50 SF/YR (GROSS PLUS JANITORIAL & UTILITIES)
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OFFERING SUMMARY

Building Size:	12,000 SF
Available SF:	12,000 SF
Lot Size:	2 Acres
Year Built:	1984
Renovated:	2019
Zoning:	OS-2
Market:	Detroit
Submarket:	Farmington/ Farmington Hills
Traffic Count:	30,345

PROPERTY OVERVIEW

Fully built-out former "Neuro Restorative/Rainbow Rehab" center. Easy to divide. Can be converted to Autism, Rehab, Physical Therapy, Dialysis, and a variety of medical services. This exceptional property offers immediate availability and a range of features to elevate your business. With a commanding monument sign, four entry doors, and windows on all sides, this space provides ample opportunities for visibility, natural light, and branding. Whether you're seeking to establish a new presence or expand your operations, this versatile property presents a prime opportunity to create a lasting impression and accommodate a variety of business needs.

LOCATION OVERVIEW

Main Street of Farmington-West Bloomfield. Located just minutes from major thoroughfares—including I-696 and M-5—this property provides exceptional convenience and regional connectivity. Adjacent to Yaldo Eye Center and many specialty practices on Orchard Lake Rd.

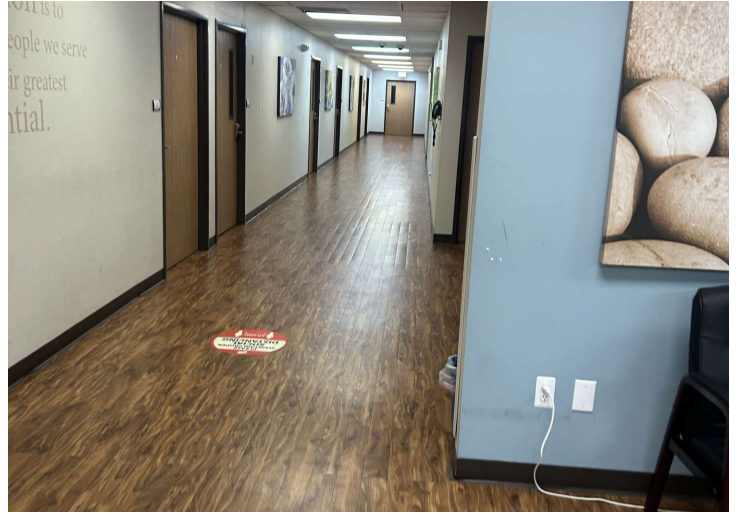
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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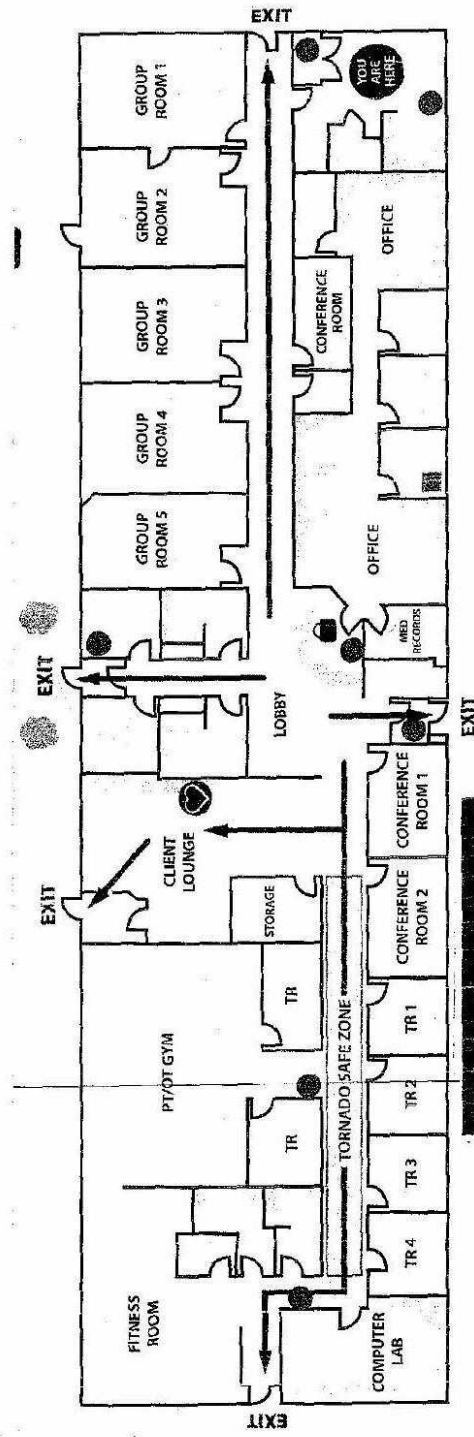
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ADDITIONAL PHOTOS



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FLOOR PLANS



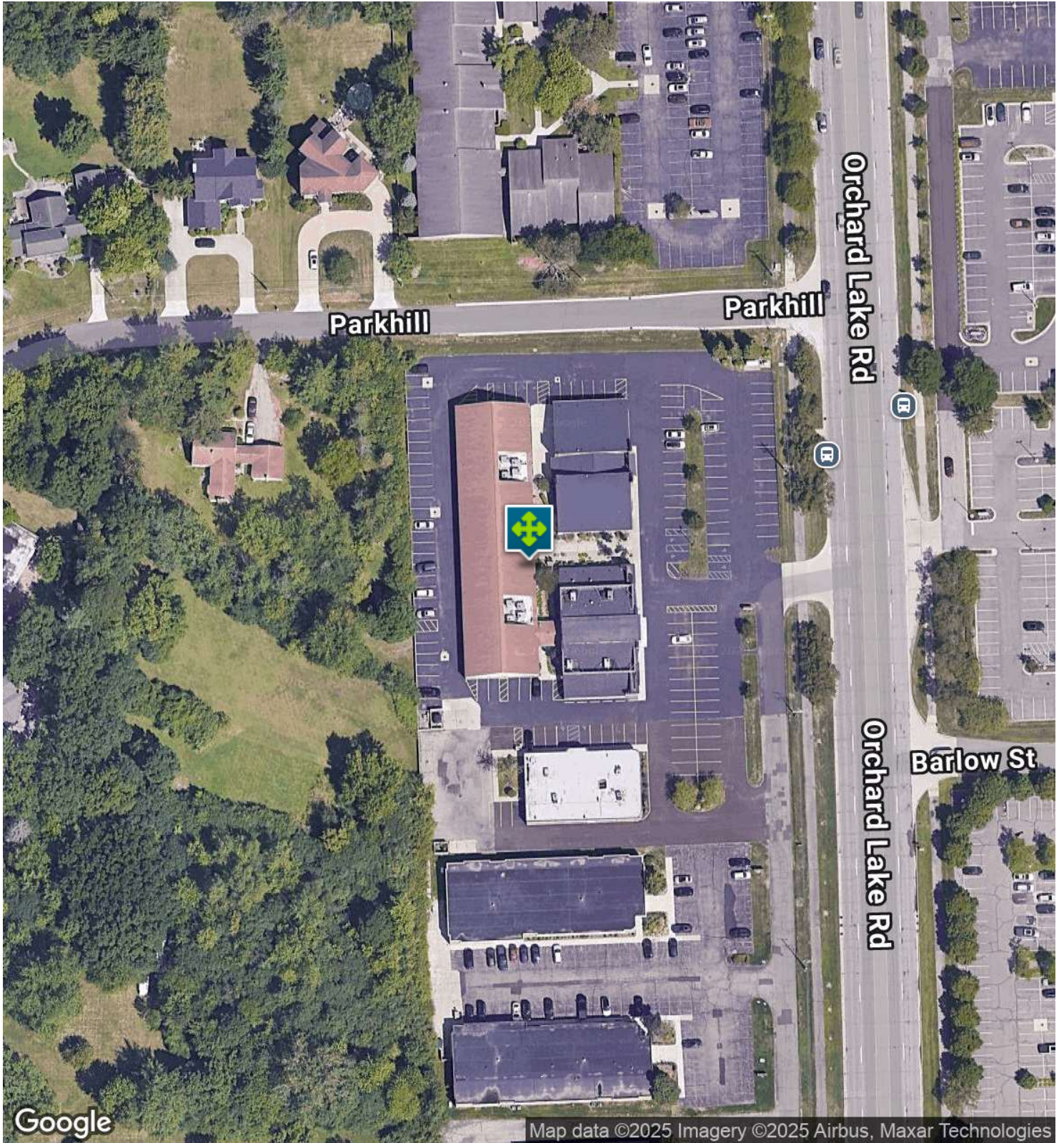
FARMINGTON HILLS TREATMENT CENTER
28511 Orchard Lake Road, Farmington Hills, MI 48334



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AERIAL MAP

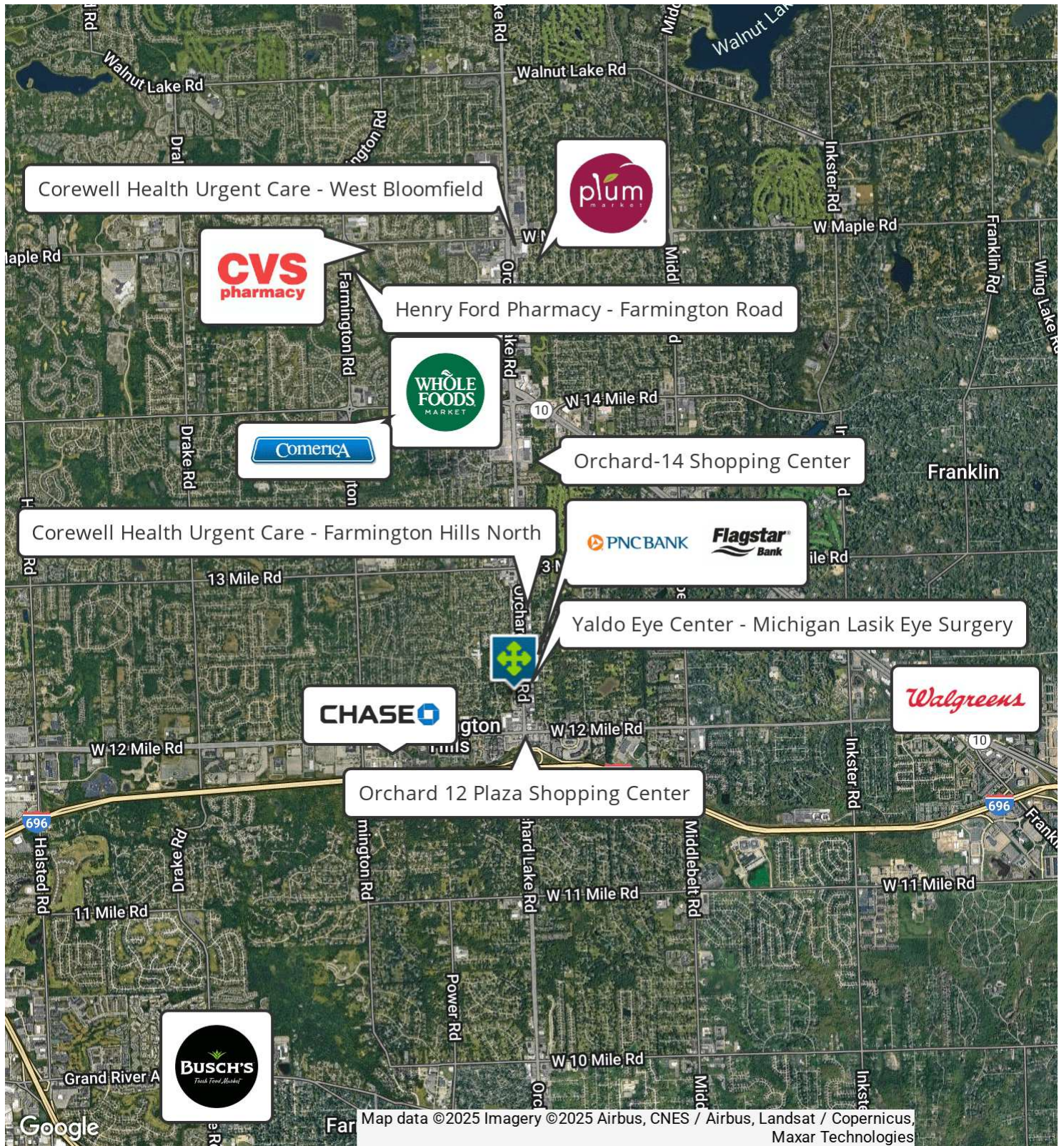


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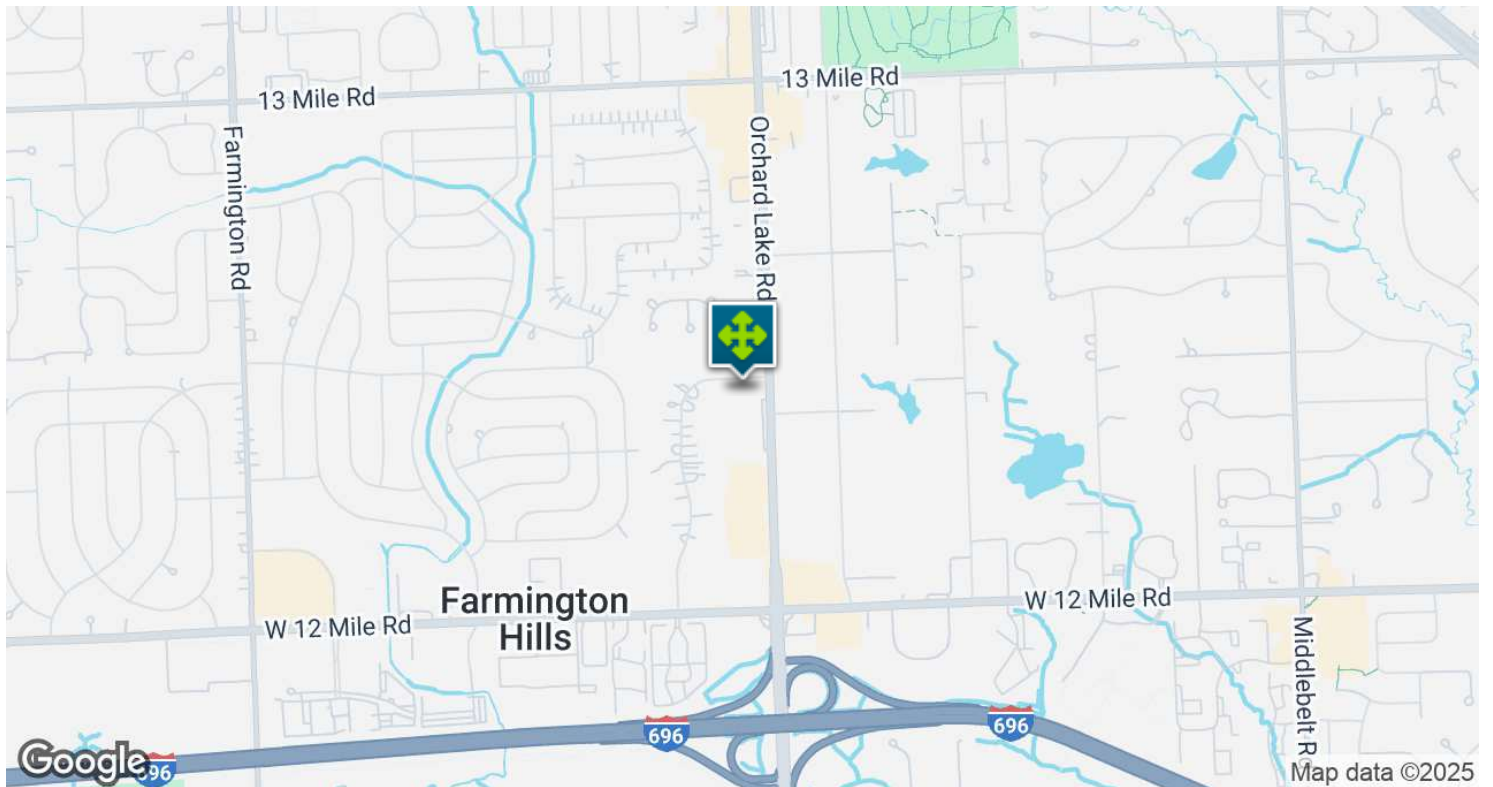
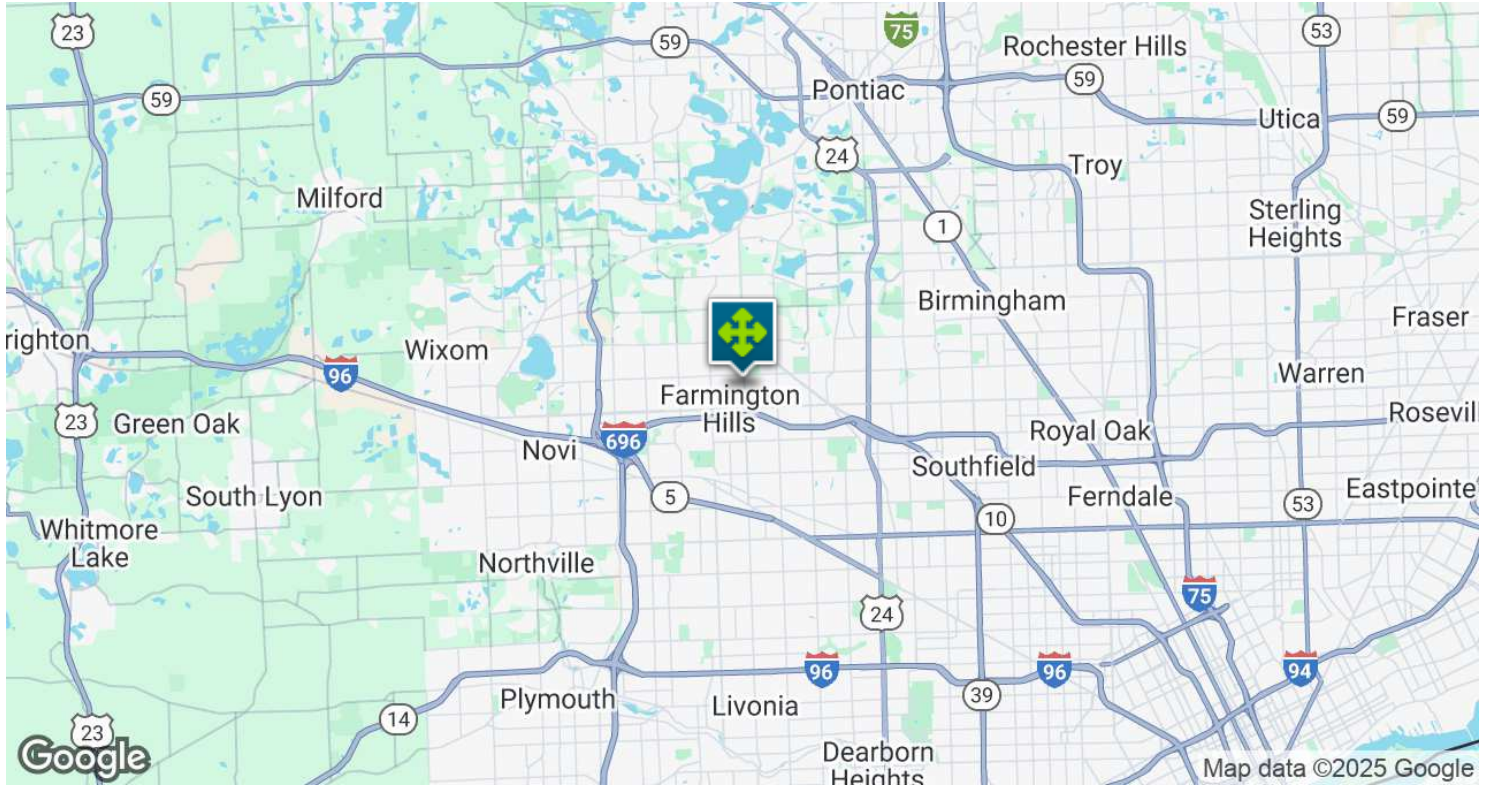
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RETAILER MAP

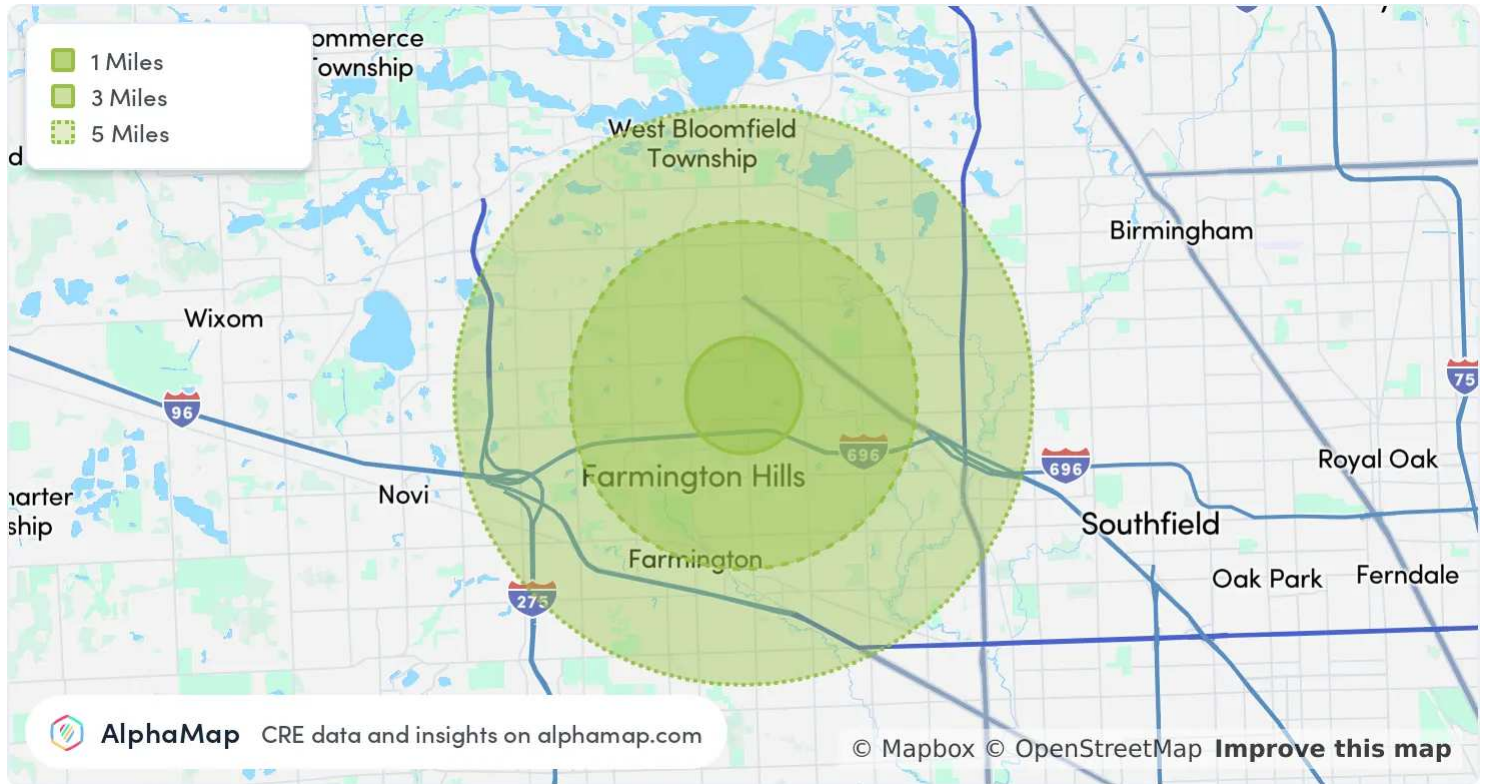


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LOCATION MAP



AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,443	66,204	181,373
Average Age	43	45	45
Average Age (Male)	41	43	43
Average Age (Female)	45	46	46
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,825	27,201	78,240
Persons per HH	2.2	2.4	2.3
Average HH Income	\$109,288	\$139,081	\$135,806
Average House Value	\$283,577	\$374,567	\$386,215
Per Capita Income	\$49,676	\$57,950	\$59,046

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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