

FOR LEASE > MEDICAL OFFICE

# ORCHARD VIEW MEDICAL COMPLEX

12150 30 MILE ROAD | WASHINGTON TOWNSHIP, MI



## CLASS A MEDICAL BUILDING

### > PROPERTY HIGHLIGHTS

- Up To 9,461 SF Available
- Ownership Will Finish Space to Suit
- Storage Space Also Available
- Immediately Off of M-53
- Join the Existing Strong Tenant Base of:
  - Henry Ford Radiology
  - Henry Ford Orthopedic Surgery
  - Henry Ford Physical Therapy
  - Village Health Urgent Care
  - Keystone Oral Surgery
  - Orchard View Pharmacy

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,942	23,122	64,695
HISTORICAL ANNUAL POPULATION GROWTH	5.0%	3.7%	3.1%
AVERAGE INCOME	\$109,841	\$99,953	\$103,553
PROJECTED (2016-2021) ANNUAL INCOME INCREASE	3.4%	3.6%	4.1%
HOUSEHOLDS	1,458	8,755	24,032
HISTORICAL ANNUAL HOUSEHOLD INCREASE	5.2%	3.4%	2.9%

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## > PROPERTY PHOTOS



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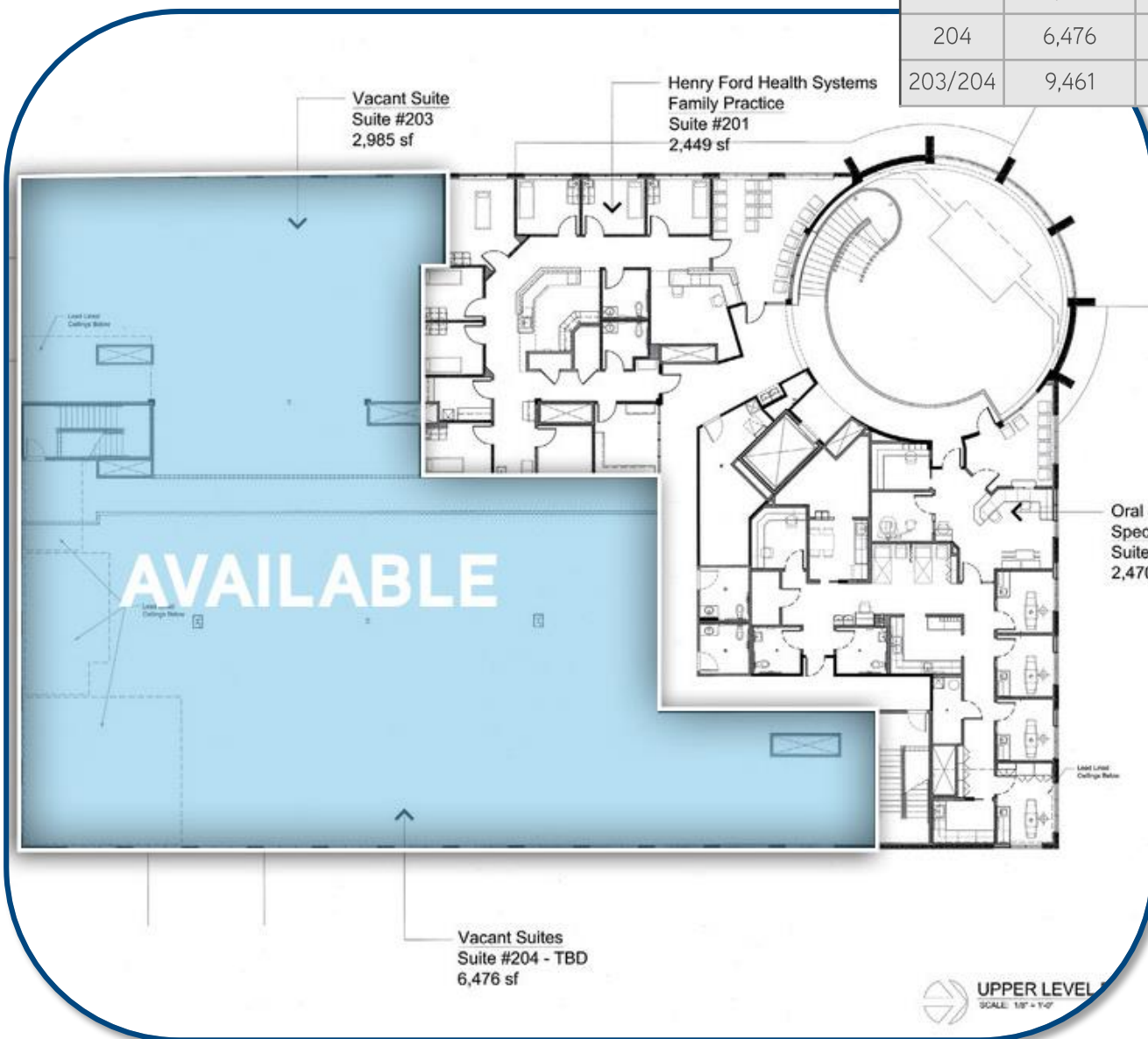
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## > SECOND FLOOR

SUITE	AVAILABLE SF	LEASE RATE (\$/SF)
203	2,985	\$19.50 NNN
204	6,476	\$19.50 NNN
203/204	9,461	\$19.50 NNN



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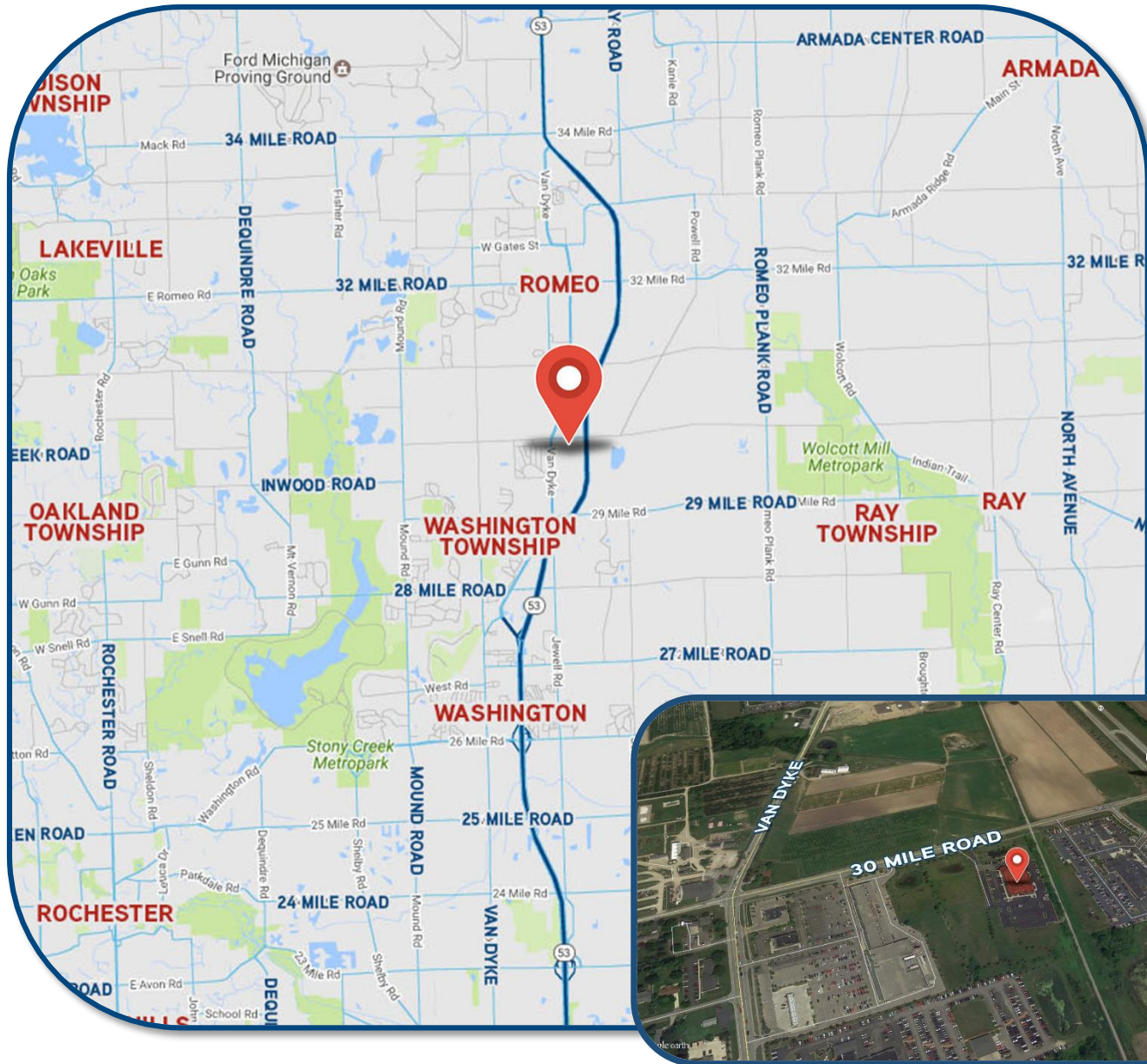
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## > LOCATION MAP



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## For Lease

## Orchard View Medical Complex

12150 30 Mile Road

Washington Township, MI 48095



Sale Price:		
Lease Rate :	\$19.50	NNN
Gross Sq Ft:	35,935	
Vacant Sq Ft:	9,461	
Min Available Sq Ft:	2,985	
Max Contiguous Sq Ft:	9,461	
% Occupied:	74%	
Date Built/Rehab:	2007	/
T I Allowance:	TBD	
Pass Thrus:	TBD	
Property Taxes/Year:	2.32	
Parking:	155 Spaces	

County: Macomb  
Crossroads: 1/4 Mile West of M-53

- Class A Medical Building
- Up to 9,461 Square Feet Available
- Excellent, High Growth Area
- Immediately Off of M-53
- Ownership Will Finish Space to Suit
- Storage Available
- Available Immediately

**For more information, contact:**



**Gary P. Grochowski, SIOR**

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## Justin Francek

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Site Status:	Existing
Acres:	5.57
Zoning:	GC - General Commercial
Sub-Type:	
Floors:	2
Basement:	Yes
Class:	A

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