

OFFICE PROPERTY FOR LEASE

250 - 2,200 SF Office & Medical Suites Available

42621 - 42633 GARFIELD ROAD
CLINTON TOWNSHIP, MI 48038



250 - 2,200 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 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	250 SF
Building Size:	12,000 SF
Lease Rate:	\$14.00 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 - 2,200 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.

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 - 2,200 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!

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// AVAILABLE SPACES

LEASE TYPE | Gross **TOTAL SPACE** | 250 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$750.00 per month

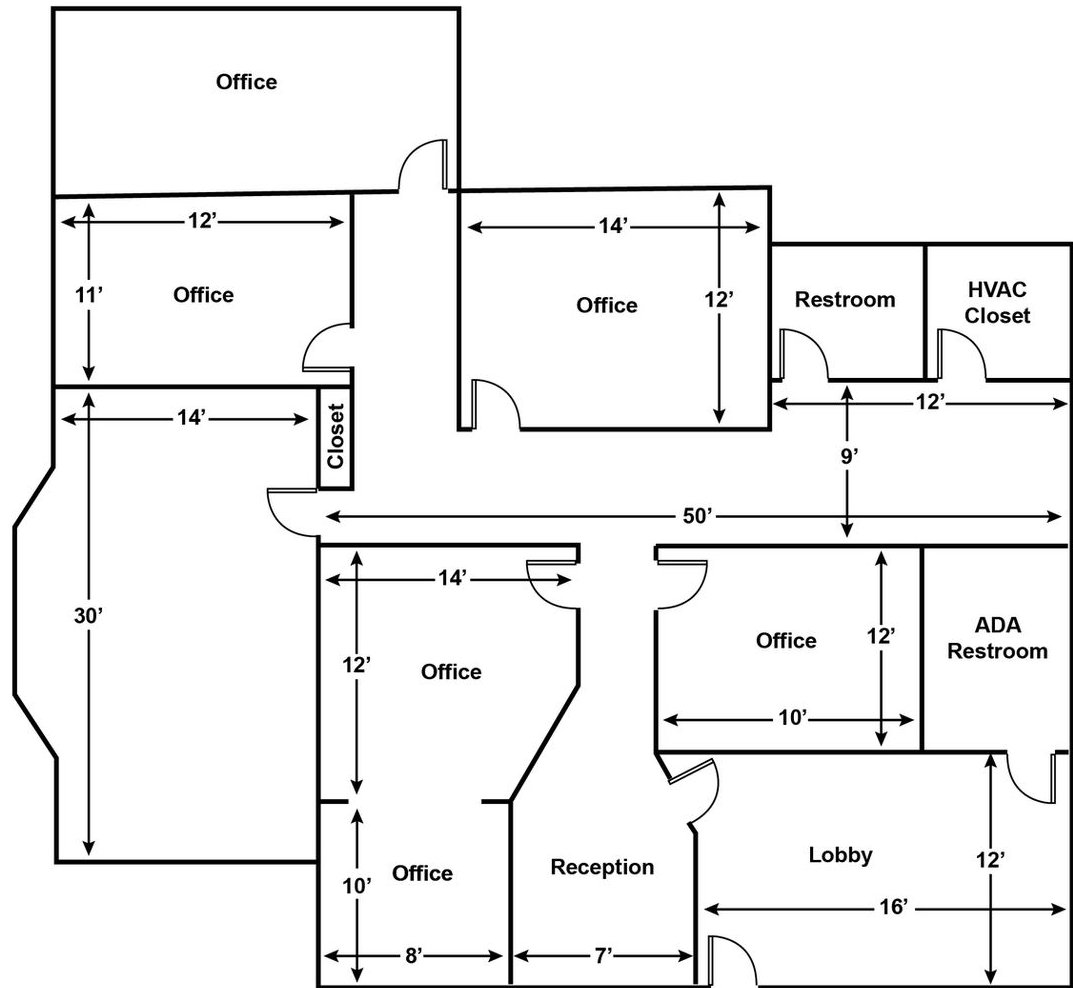


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42627 Garfield, Suite 216-D	Available	250 SF	Gross	\$750 per month

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SUITE 218 // FLOOR PLAN



Suite 214 | 2,200 SF

Measurements are approximate and are not to scale.



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

PHILLIP MYERS Senior Associate

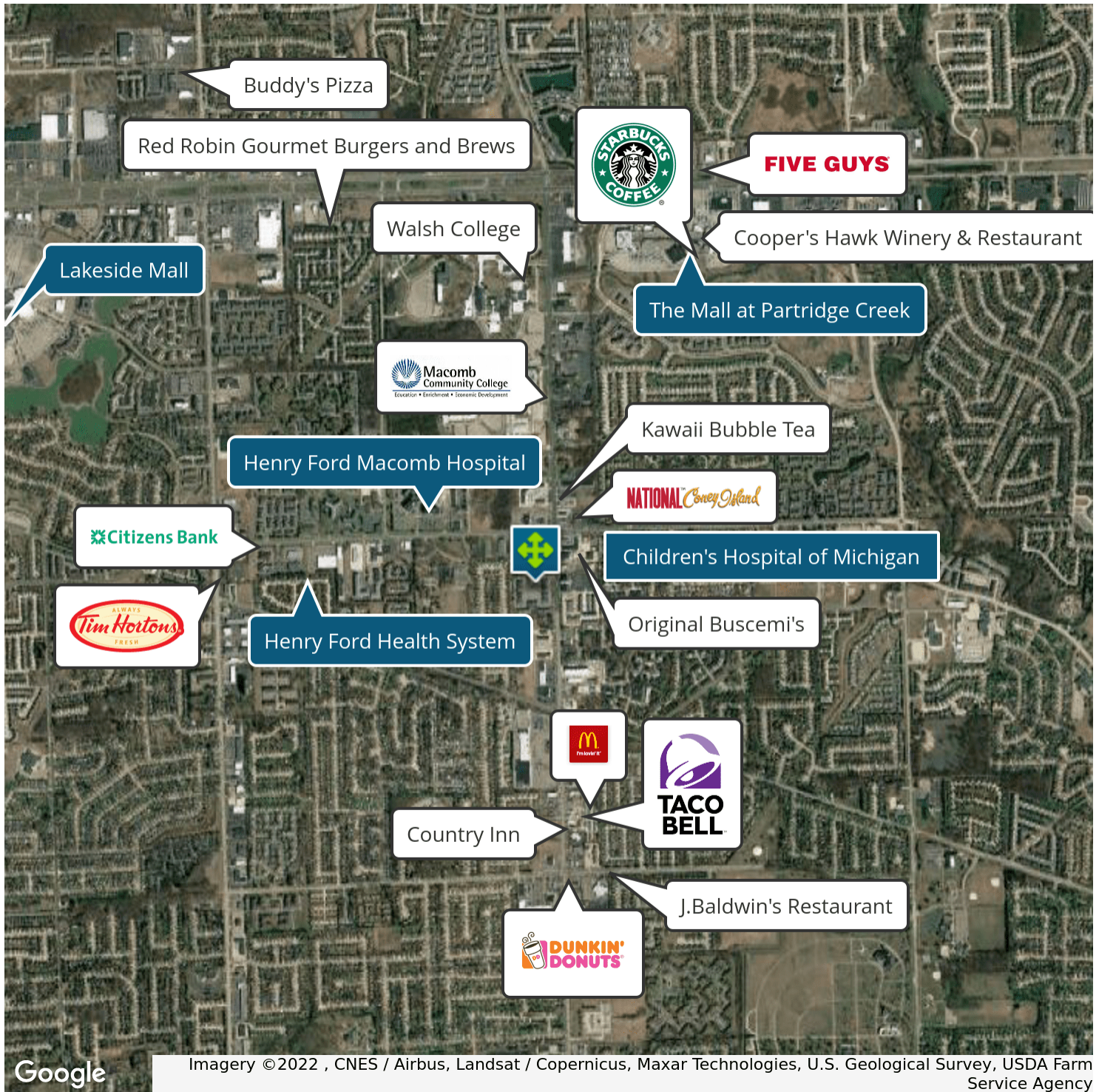
phil@pacommercial.com (P) 248.281.9904 (C) 586.242.4047

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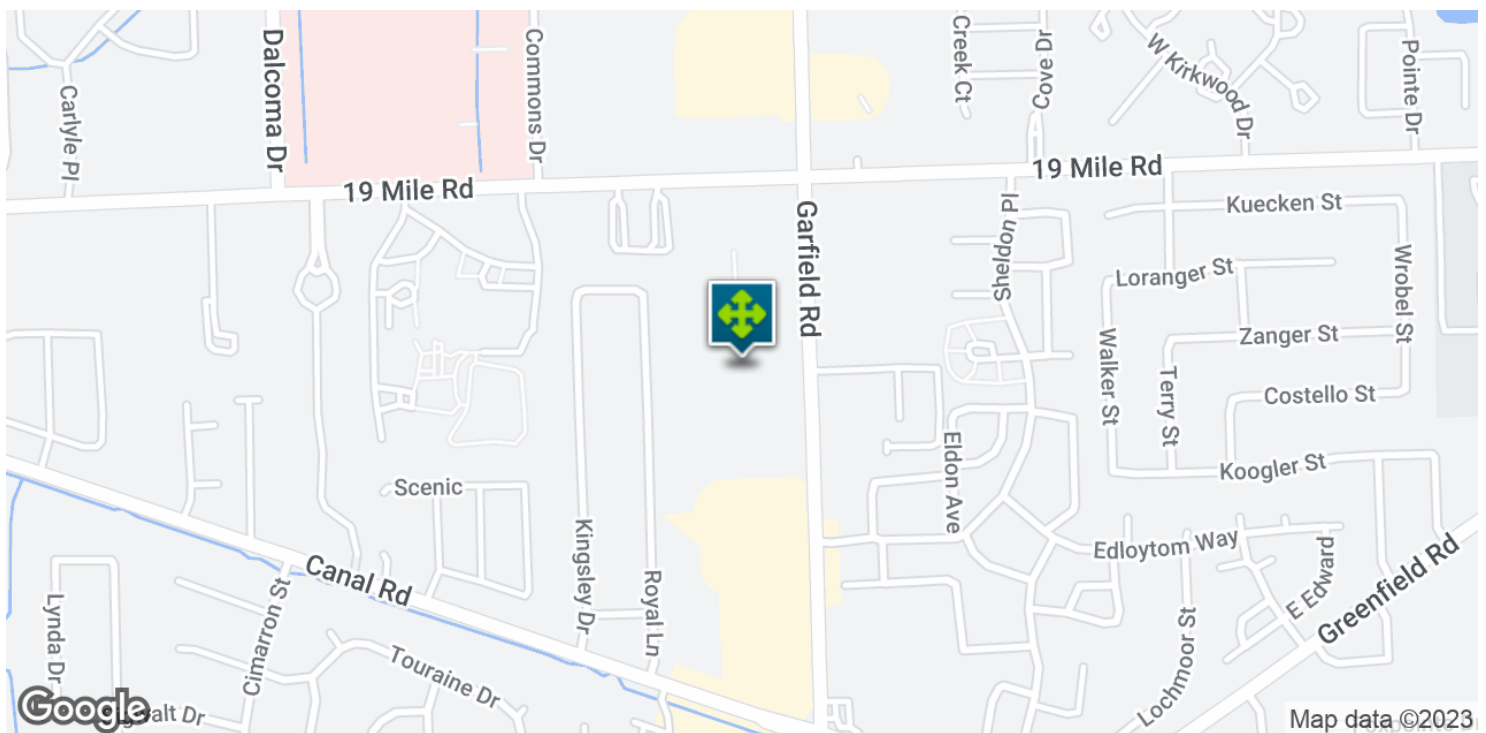
// RETAILER MAP



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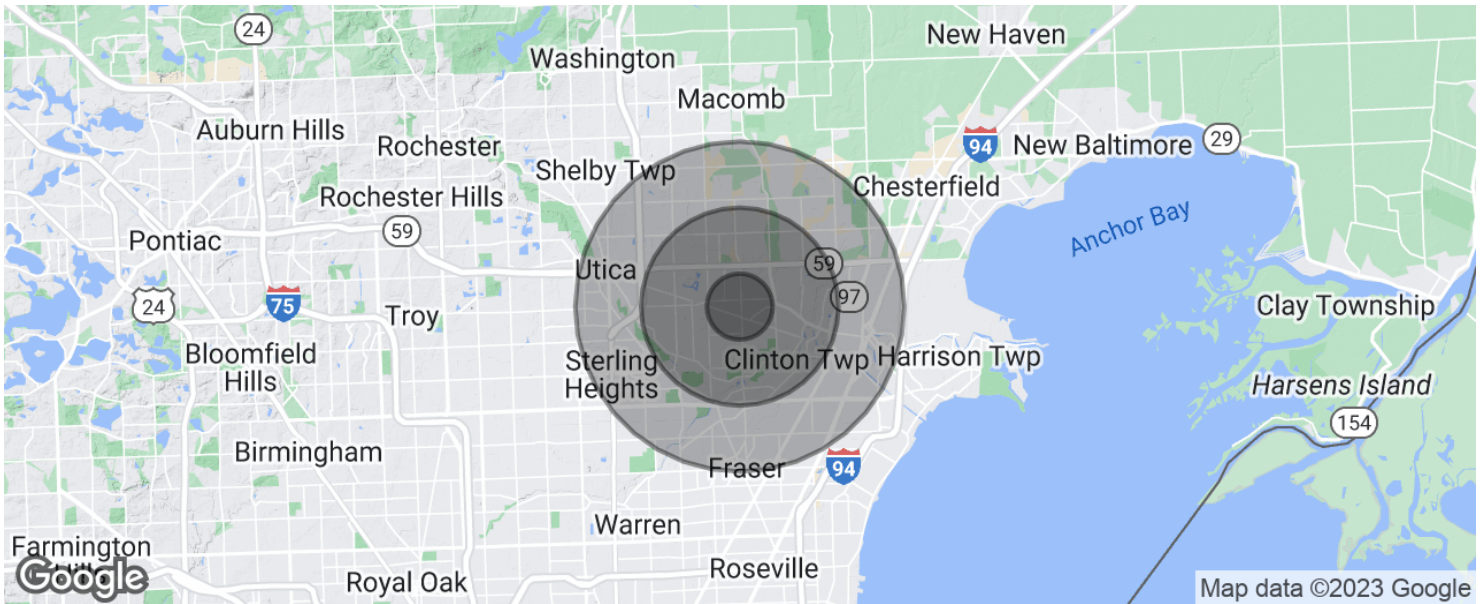
// LOCATION MAPS



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// 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



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