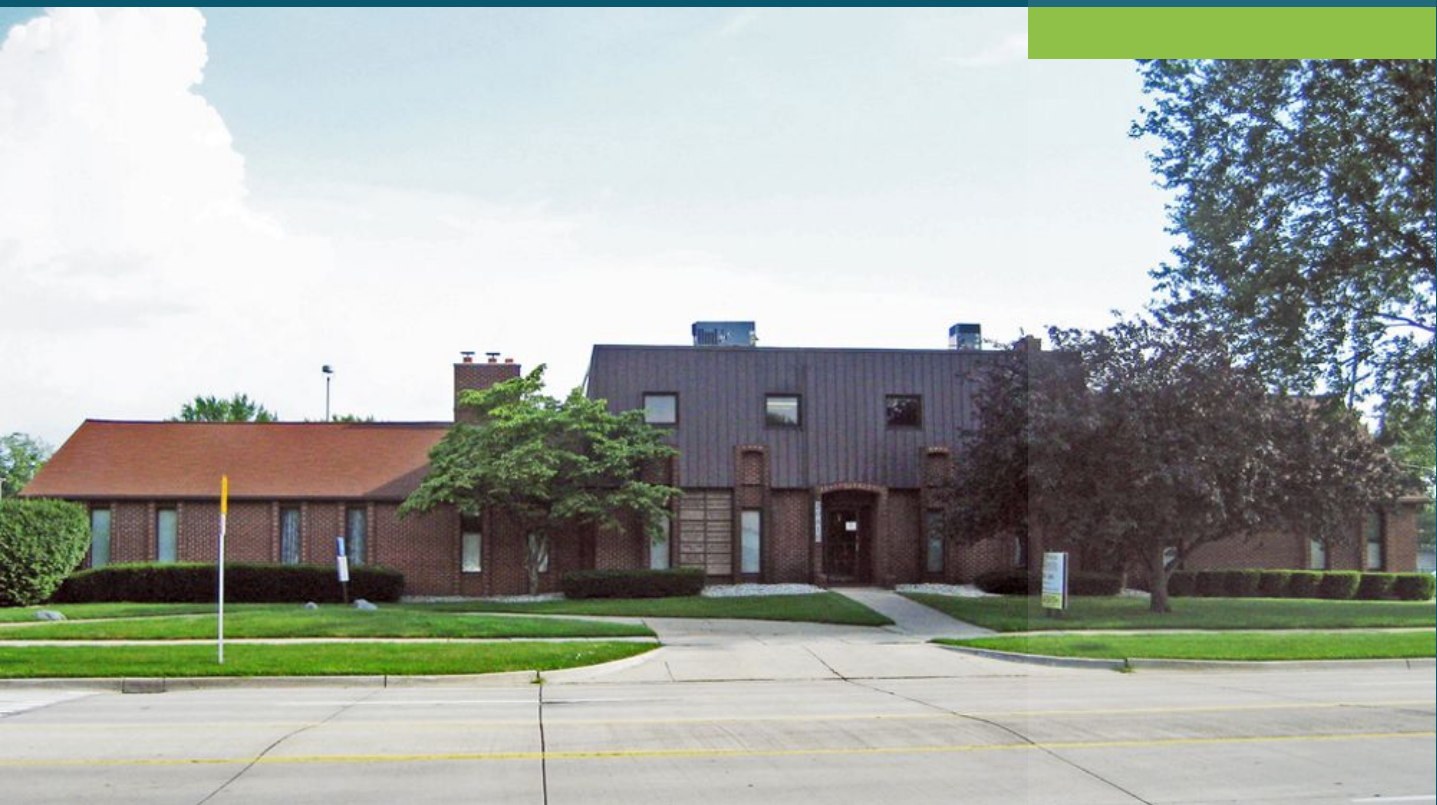


OFFICE PROPERTY FOR LEASE

Aggressively Priced Executive Suites

20816 ELEVEN MILE ROAD
SAINT CLAIR SHORES, MI 48081



425 SF available

Aggressively complete gross monthly rate

Very well maintained office building

Seconds from I-696 and I-94 expressways

Ample parking



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OFFERING SUMMARY

Available SF:	425 SF
Building Size:	5,858 SF
Lease Rate:	\$650.00 per month (Gross)
Zoning:	Commercial
Year Built:	1955
Lot Size:	0.13 Acres
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	15,000

PROPERTY OVERVIEW

Rare executive suite opportunity in a two-story office building in St. Clair Shores. There are currently several move-in ready suites available on the first floor and a 425 SF suite available on the second floor. Aggressive complete gross monthly rent. Building signage available. Motivated Landlord!

LOCATION OVERVIEW

This building is located on a heavily traveled area in St Clair Shores and offers main road frontage on Eleven Mile Road. Located just east of Little Mack, it is just seconds from I-696 and I-94 expressways.

PROPERTY HIGHLIGHTS

- 425 SF available
- Aggressively complete gross monthly rate
- Very well-maintained office building
- Seconds from I-696 and I-94 expressways
- Ample parking

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20816 ELEVEN MILE ROAD, SAINT CLAIR SHORES, MI

// AVAILABLE SPACES

LEASE TYPE | Gross **TOTAL SPACE** | 425 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$650.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	425 SF	Gross	\$650 per month

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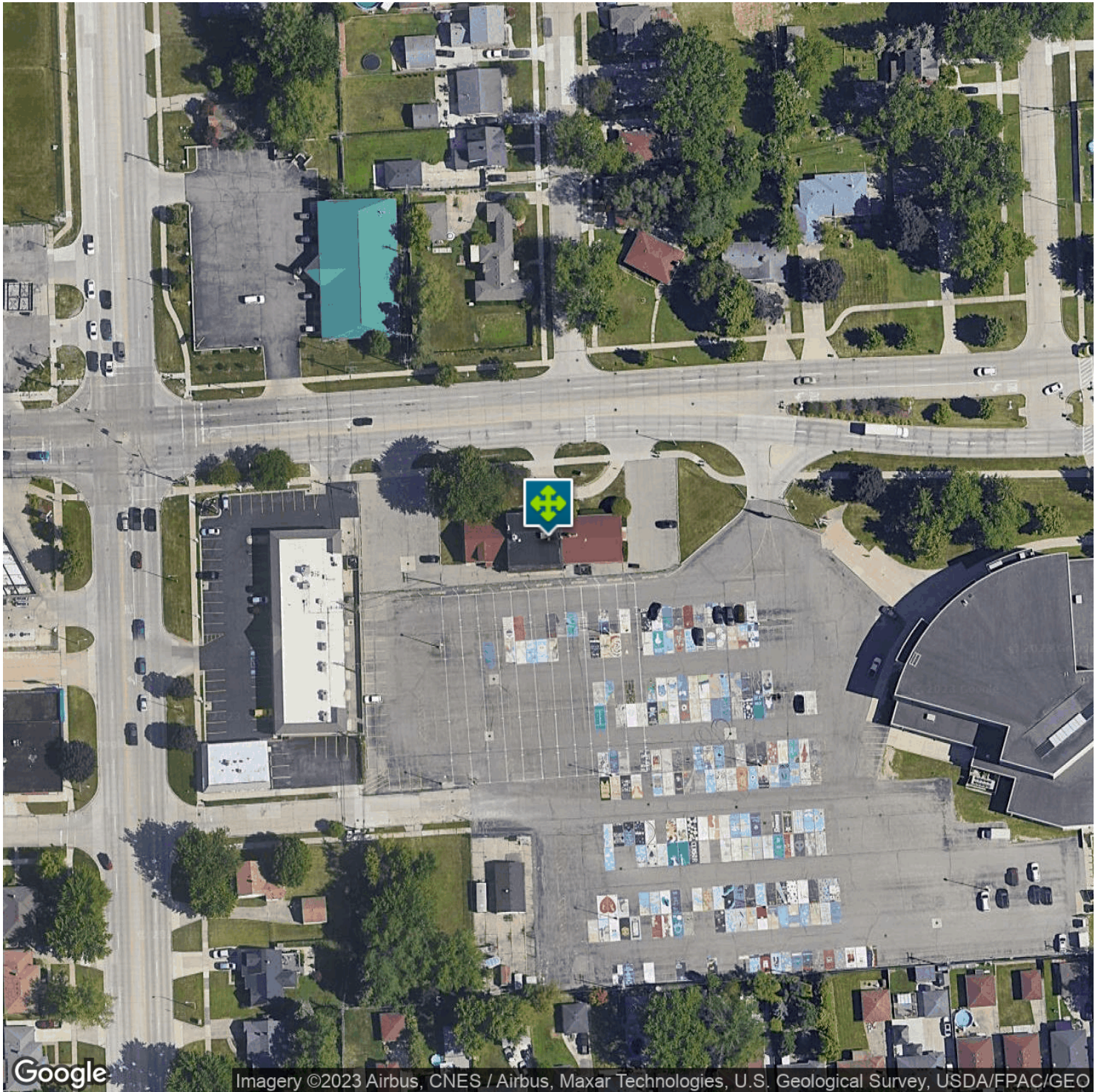
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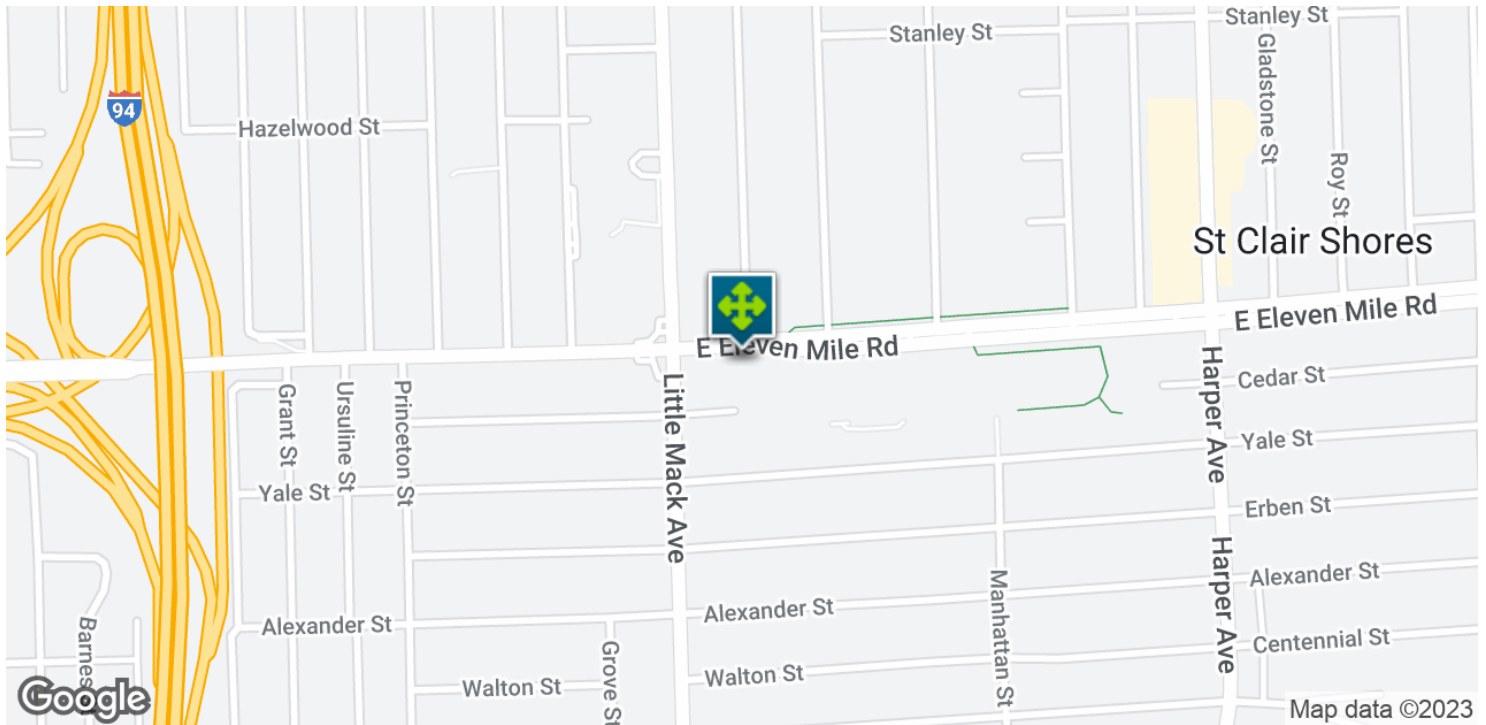
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// LOCATION MAPS



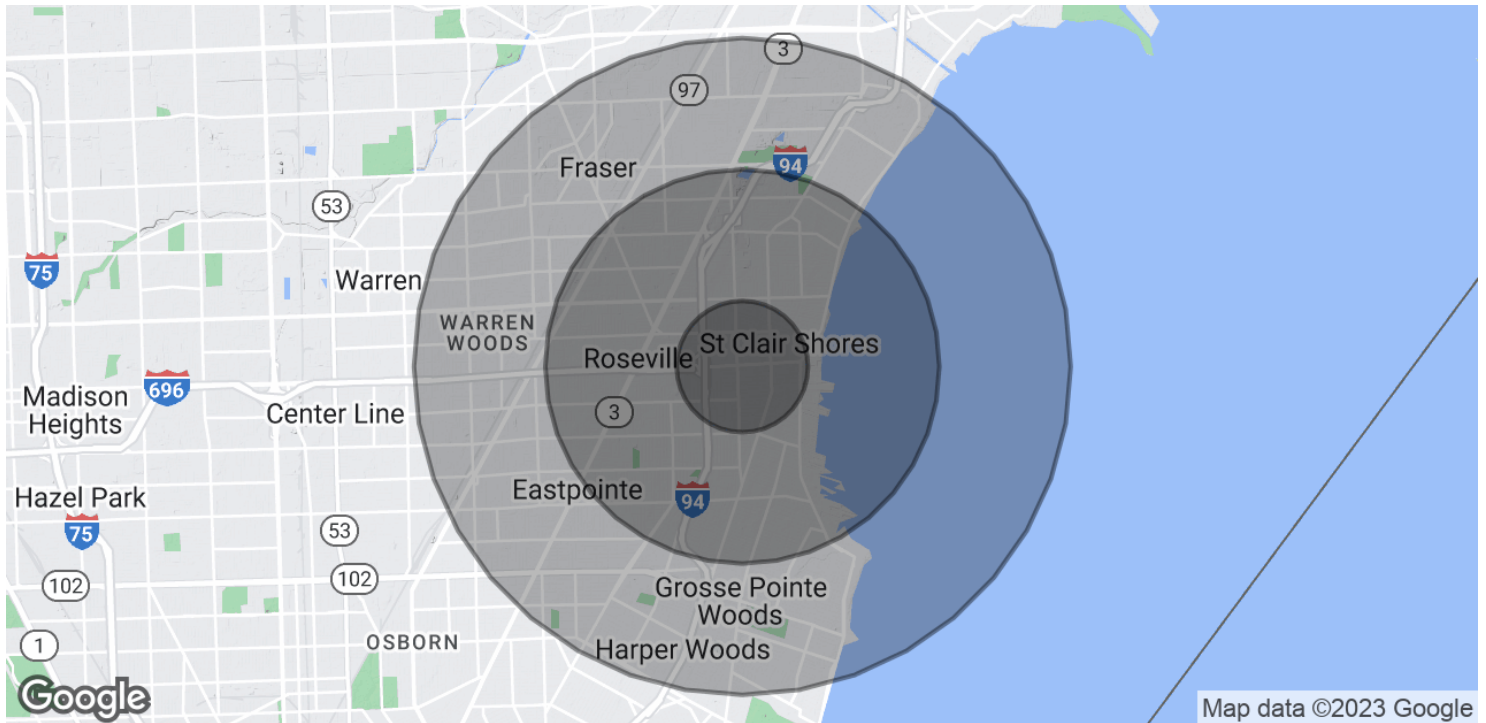
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	15,717	115,084	281,584
Average age	43.2	40.8	39.3
Average age (Male)	43.1	39.2	37.7
Average age (Female)	44.1	42.2	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,650	49,411	115,910
# of persons per HH	2.4	2.3	2.4
Average HH income	\$63,574	\$55,843	\$60,083
Average house value	\$146,405	\$131,480	\$144,281

* Demographic data derived from 2020 ACS - US Census

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