

1,000 - 5,000 SF PRIME MIXED-USE COMMERCIAL



FOR LEASE



Join Future National Childcare Center

31655 Southfield Rd, Beverly Hills, Michigan 48025

Property Highlights

- Prime Space | Beverly Hills/Birmingham
- Medical - Office - Retail
- 5,000 SF | Flexible Layouts
- 2 Levels
- 57 Surface Parking
- 1.51 Acres
- Signage: Wall and Monument Available
- Zoning: B-Business District, Village Overlay District
- Parcel ID: 24-02-427-006

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,000 - 5,000 SF
Lot Size:	1.51 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,721	42,739	106,338
Total Population	11,800	101,792	247,188
Average HH Income	\$106,449	\$111,223	\$99,391



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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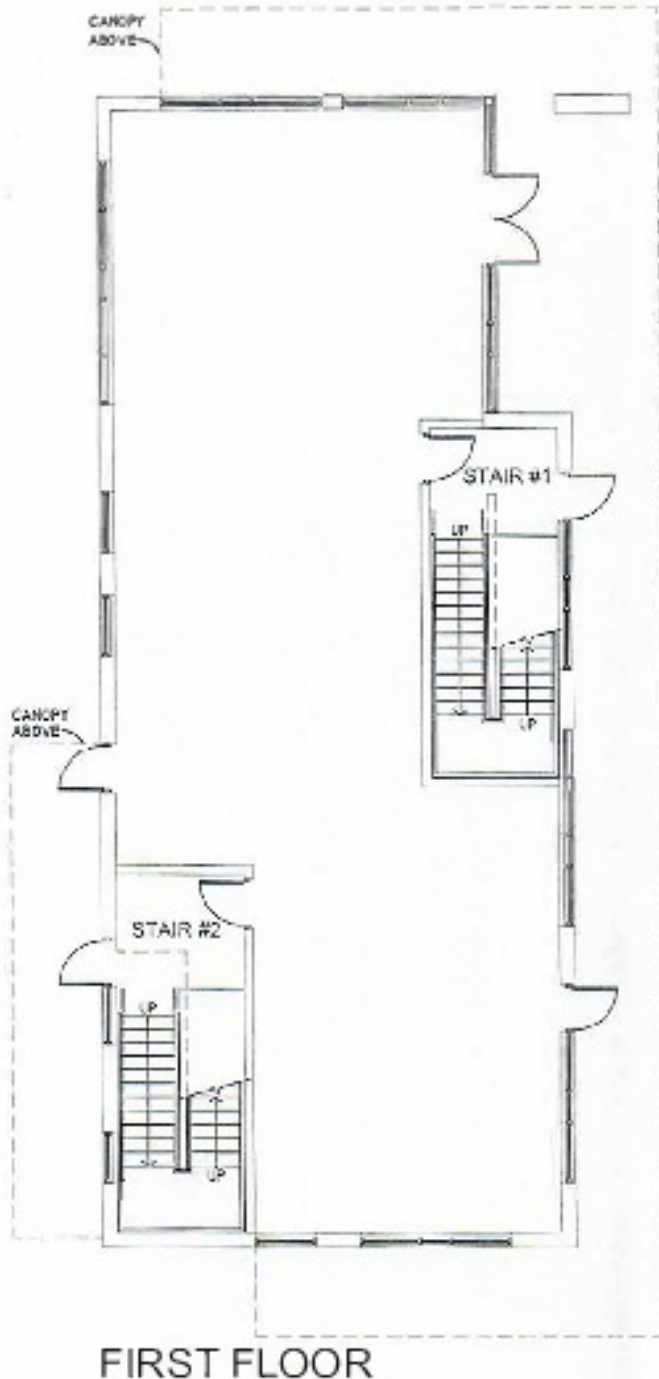
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**Single to Four
Tenant Flexibility**

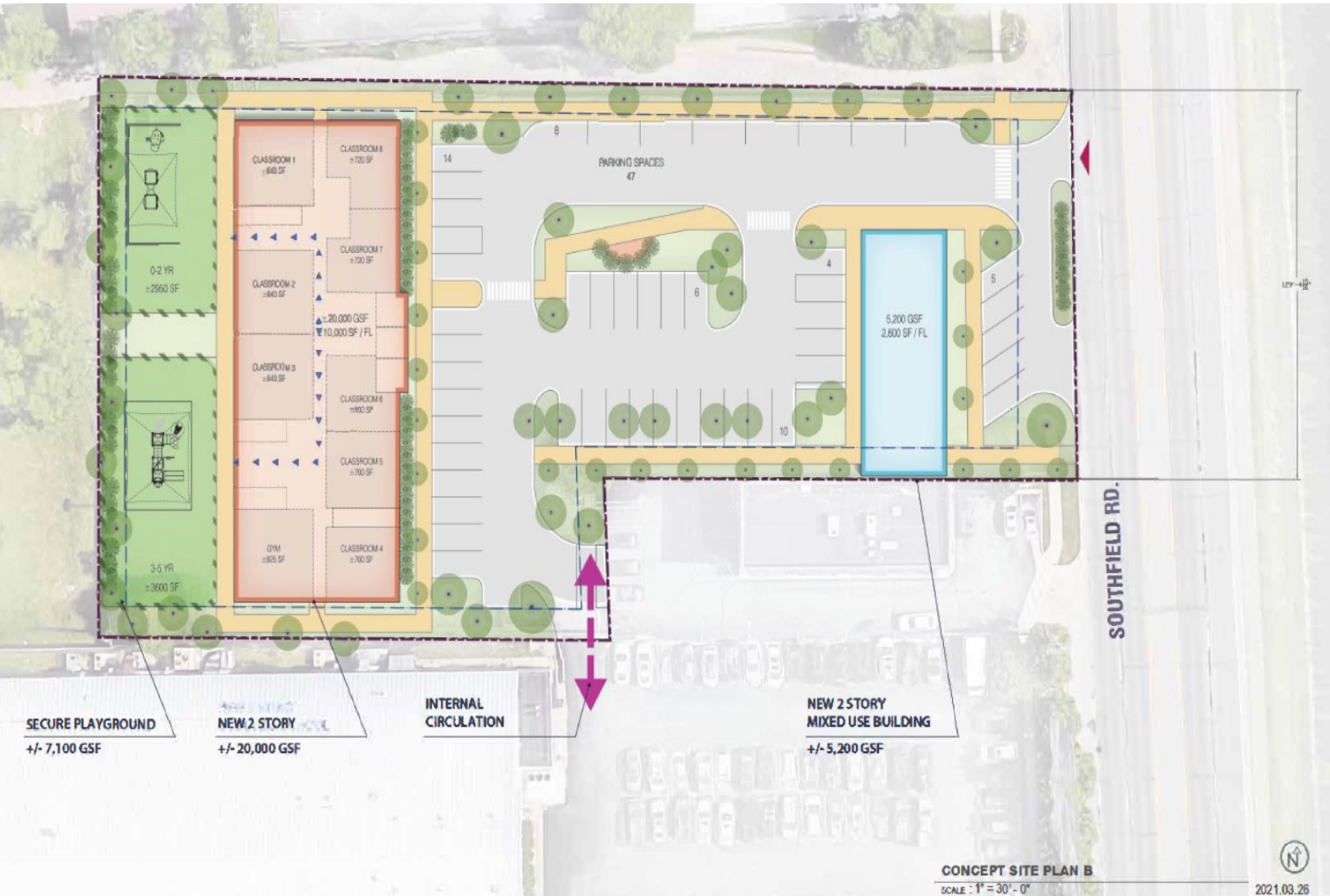
4,884 SF RENTABLE AREA



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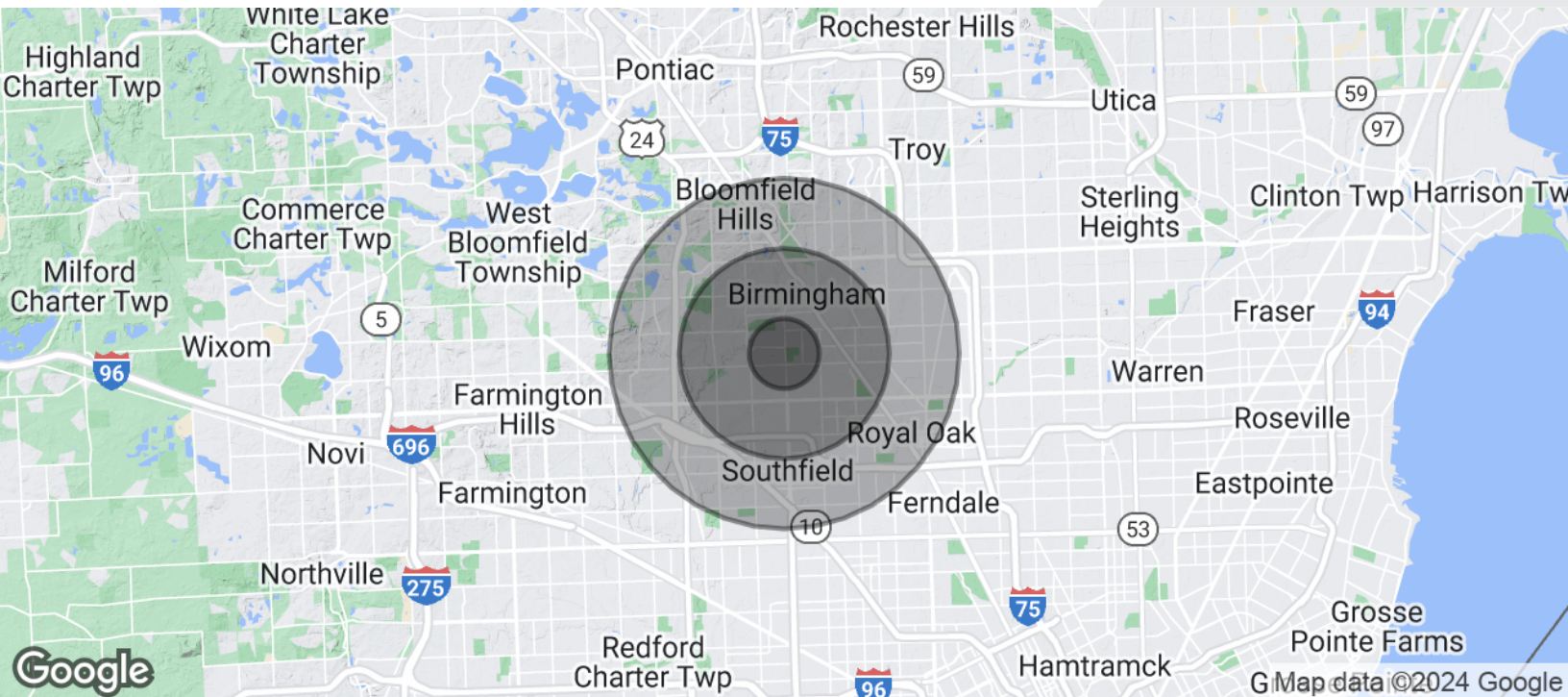
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,800	101,792	247,188
Average Age	42.0	42.5	42.5
Average Age (Male)	40.8	41.0	40.7
Average Age (Female)	42.7	43.6	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,721	42,739	106,338
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$106,449	\$111,223	\$99,391
Average House Value	\$402,863	\$334,658	\$311,180

* Demographic data derived from 2020 ACS - US Census



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