

PARKHILL MEDICAL

31700 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48334

Office Building For Lease



PROPERTY HIGHLIGHTS

- 1,750 SF built-out dental office
- 1,100 SF general office
- Monument signage available
- Well situated at 12 Mile & Orchard Lake (near I-696)
- Many restaurants in the immediate area
- Ample parking
- Dental suite has 6 operatories
- General office space has a reception area, 3 offices, and a kitchen



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Building Size:	10,496 SF
Parking:	50+/-

AVAILABLE SPACES

SIZE (SF)

Suite 103 (dental suite)	1,750 SF
Lease Rate:	\$17.50 PSF, Gross + Utilities
Suite 201	1,100 SF
Lease Rate:	\$14.00 PSF, Gross + Electric

PROPERTY DESCRIPTION

Dental & office spaces available on busy 12 Mile Road. 10,496 office building with ample parking and easy ingress/egress. First floor 1,750 SF dental unit is fully built out. 1,100 SF general office on the second floor.

LOCATION DESCRIPTION

Located on the north side of 12 Mile Road, west of Orchard Lake. Quick access to I-696.

SURROUNDING BUSINESSES

Happy's Pizza, Craft Brew City, Starbucks, Jet's, Scramblers, Ruby Tuesday, Wendy's, Subway, Arby's, and more

TRAFFIC

Orchard Lake Road	29,500
(2WAY/ADT/CoStar 2018)	



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KJ COMMERCIAL
REAL ESTATE ADVISORS

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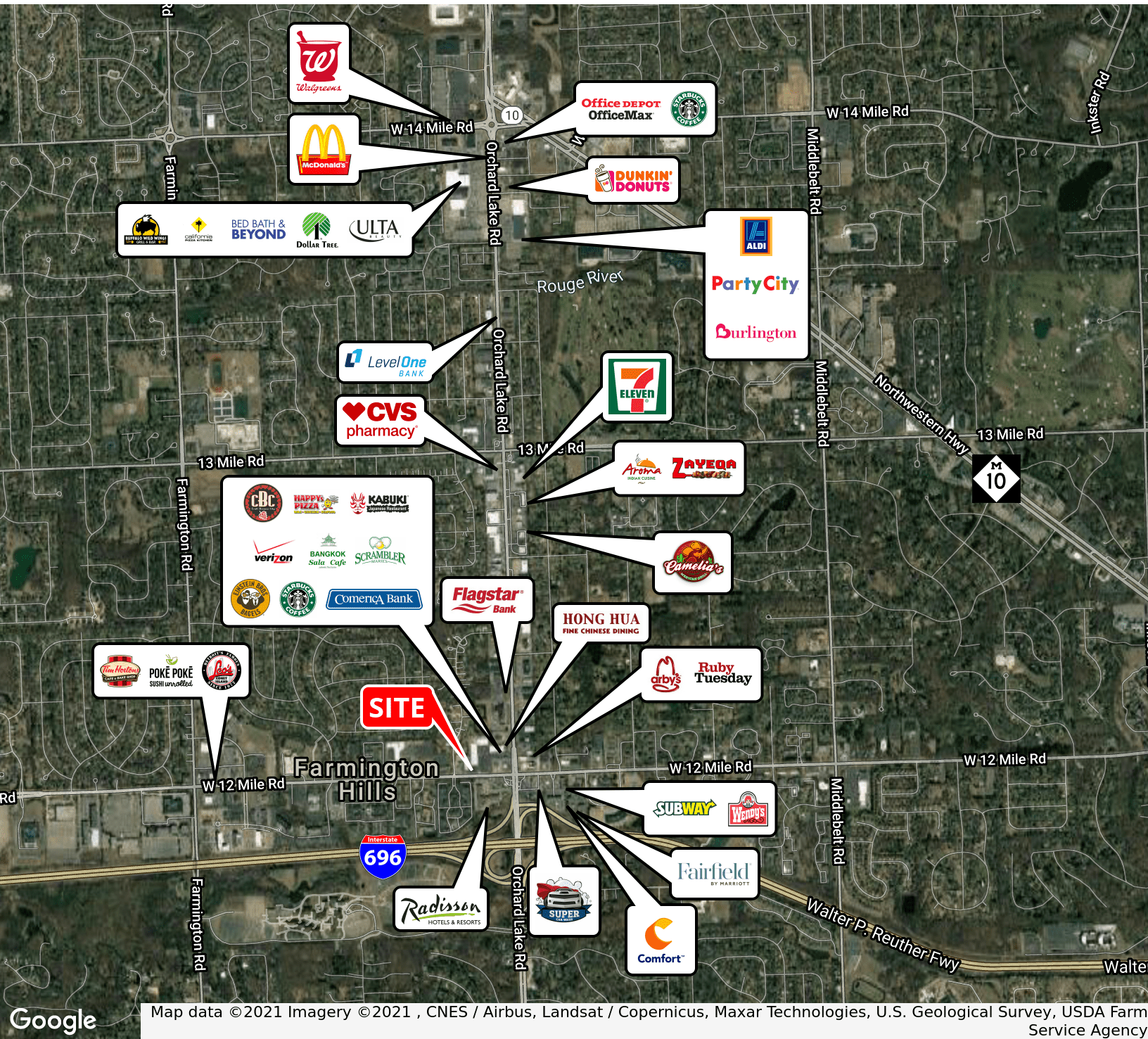
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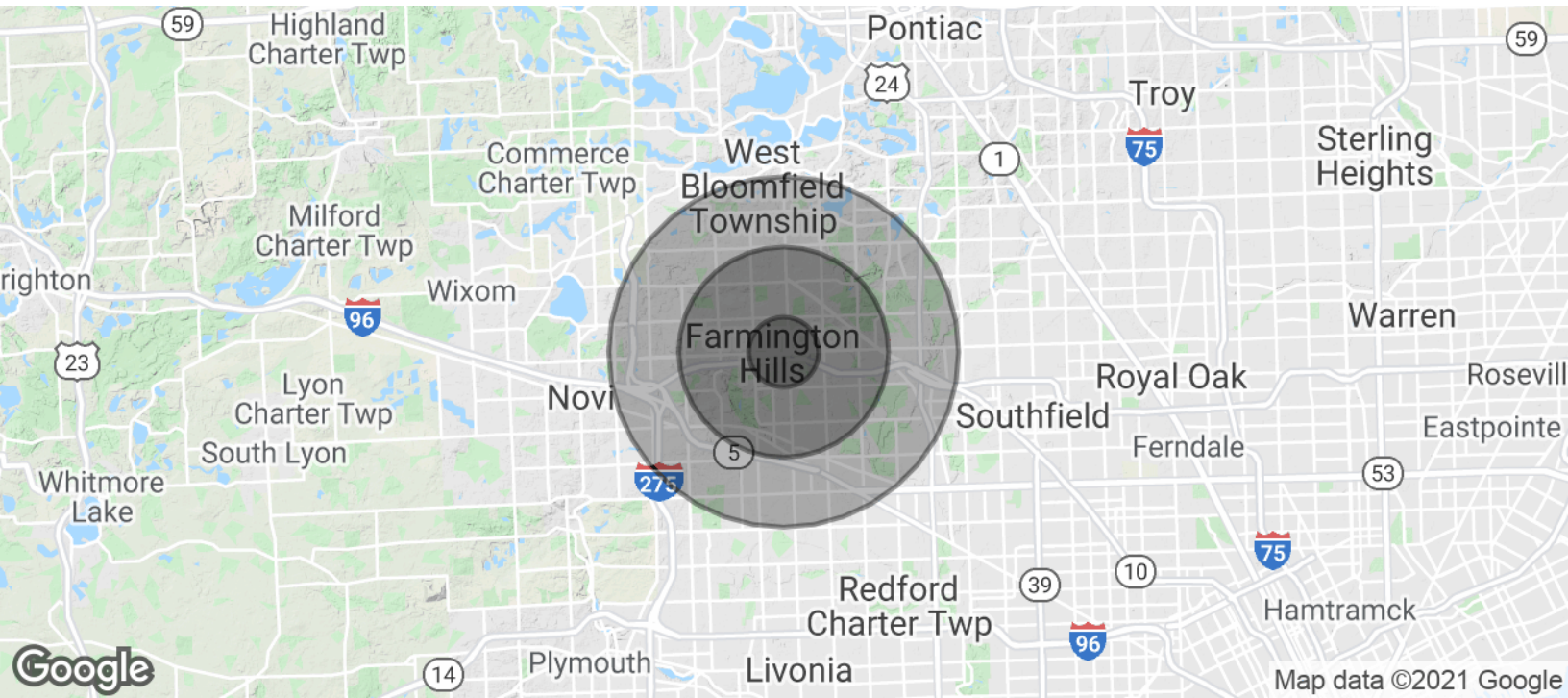
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,816	63,033	191,161
Average age	42.2	44.1	42.0
Average age (Male)	43.1	43.7	40.9
Average age (Female)	40.6	44.5	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,975	25,369	79,195
# of persons per HH	2.3	2.5	2.4
Average HH income	\$79,675	\$99,311	\$96,374
Average house value	\$245,818	\$278,630	\$287,445

* Demographic data derived from 2010 US Census



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