

OFFICE PROPERTY FOR LEASE

2,600 SF Former Physical Therapy
Office Close to I-696 and I-75

29273 DEQUINDRE RD
MADISON HEIGHTS, MI 48071



Seconds from I-696 & I-75 Expressways
Close to St. John Ascension Oakland Hospital
Very well maintained building
Immediate occupancy
Main road pole and building signage available



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OFFERING SUMMARY

Available SF:	2,600 SF
Building Size:	3,990 SF
Lease Rate:	\$14.50 SF/yr (Modified Gross + Utilities)
Zoning:	B-1
Year Built:	1986
Lot Size:	0.36 Acres
Market:	Detroit
Submarket:	Royal Oak
Traffic Count:	33,100

PROPERTY OVERVIEW

Excellent opportunity for a medical or office user. Formerly a physical therapy/occupational therapy office. Consists of beautiful reception and waiting area. Large open area, five exam rooms, two offices, storage, and an x-ray room.

LOCATION OVERVIEW

The building is located just north of 12 Mile Rd on the west side of Dequindre Rd - one of the most heavily traveled intersections in the county. This is an excellent location surrounded by residential neighborhoods that is close to Target, Kroger, and Ascension Macomb-Oakland Hospital, with quick access to I-696 and I-75.

PROPERTY HIGHLIGHTS

- Seconds from I-696 & I-75 Expressways
- Close to St. John Ascension Oakland Hospital
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- Main road pole and building signage available

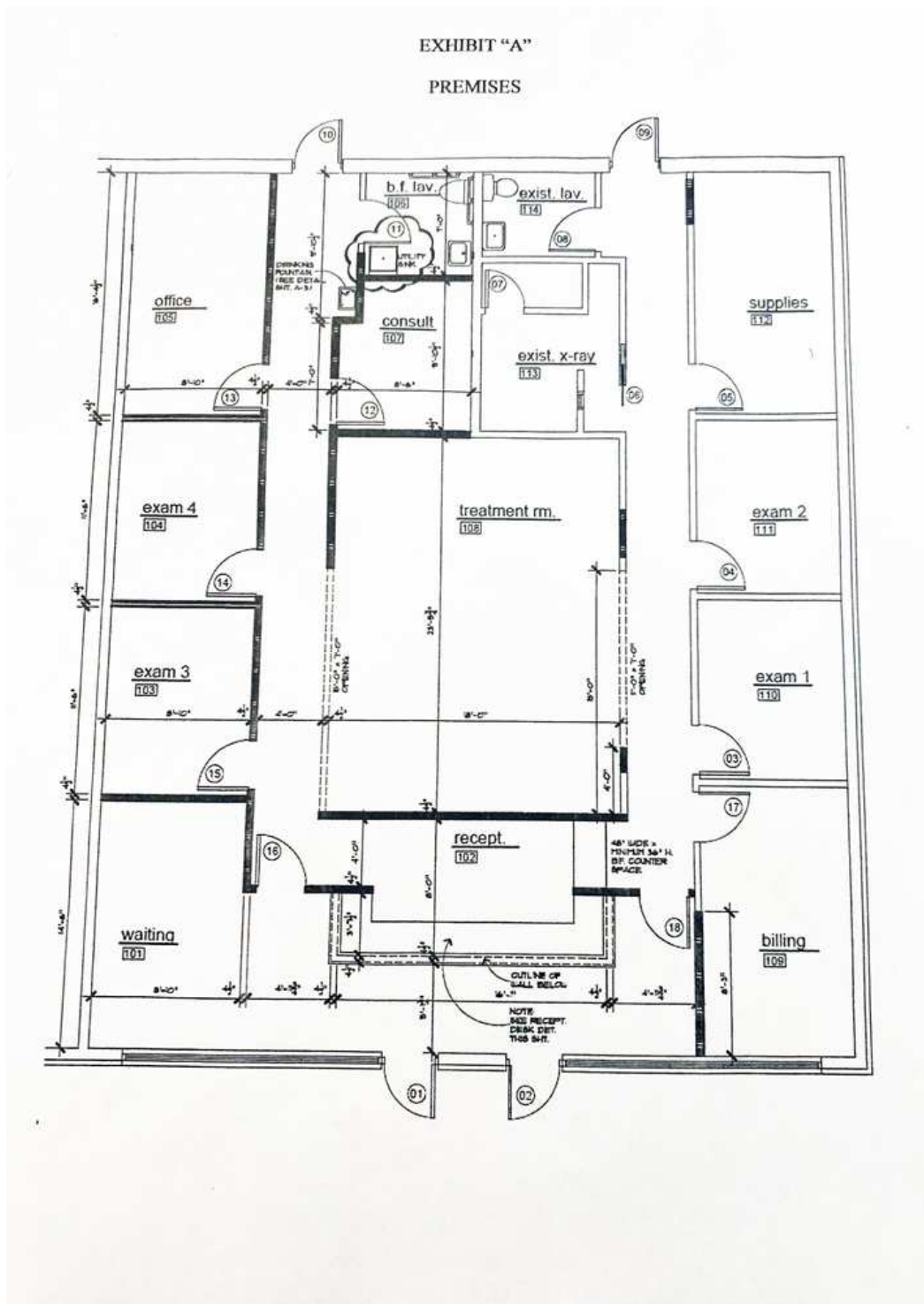
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// ADDITIONAL PHOTOS



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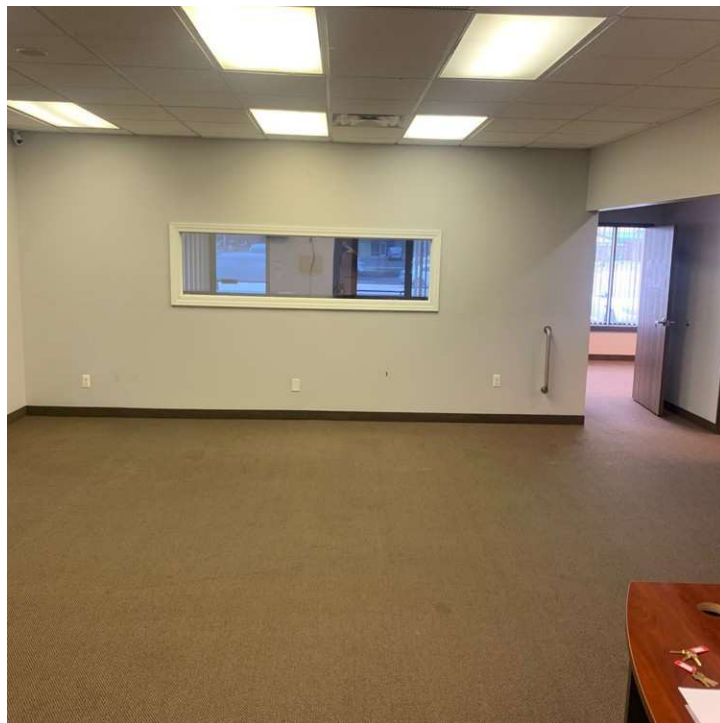
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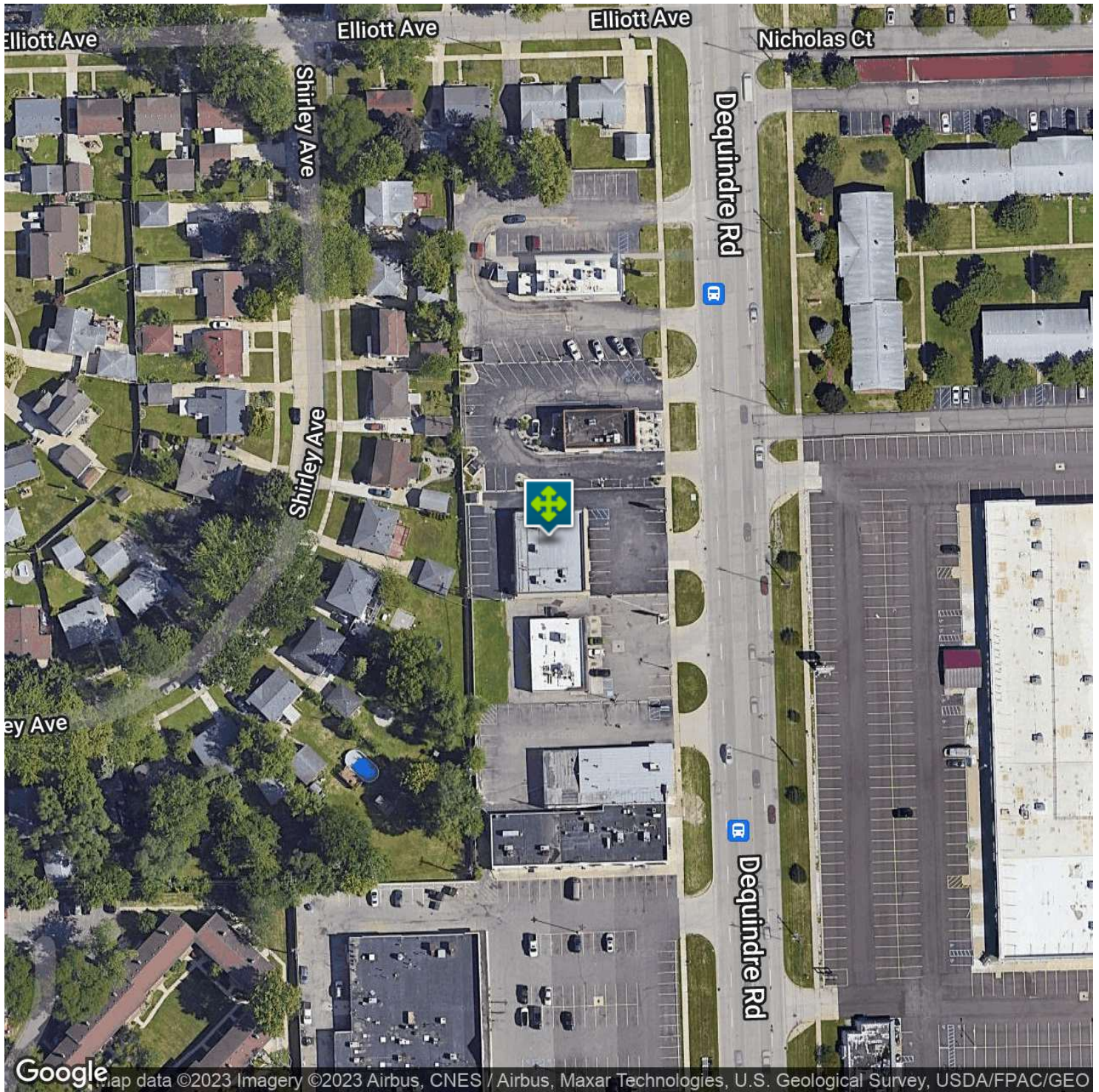
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// AERIAL MAP



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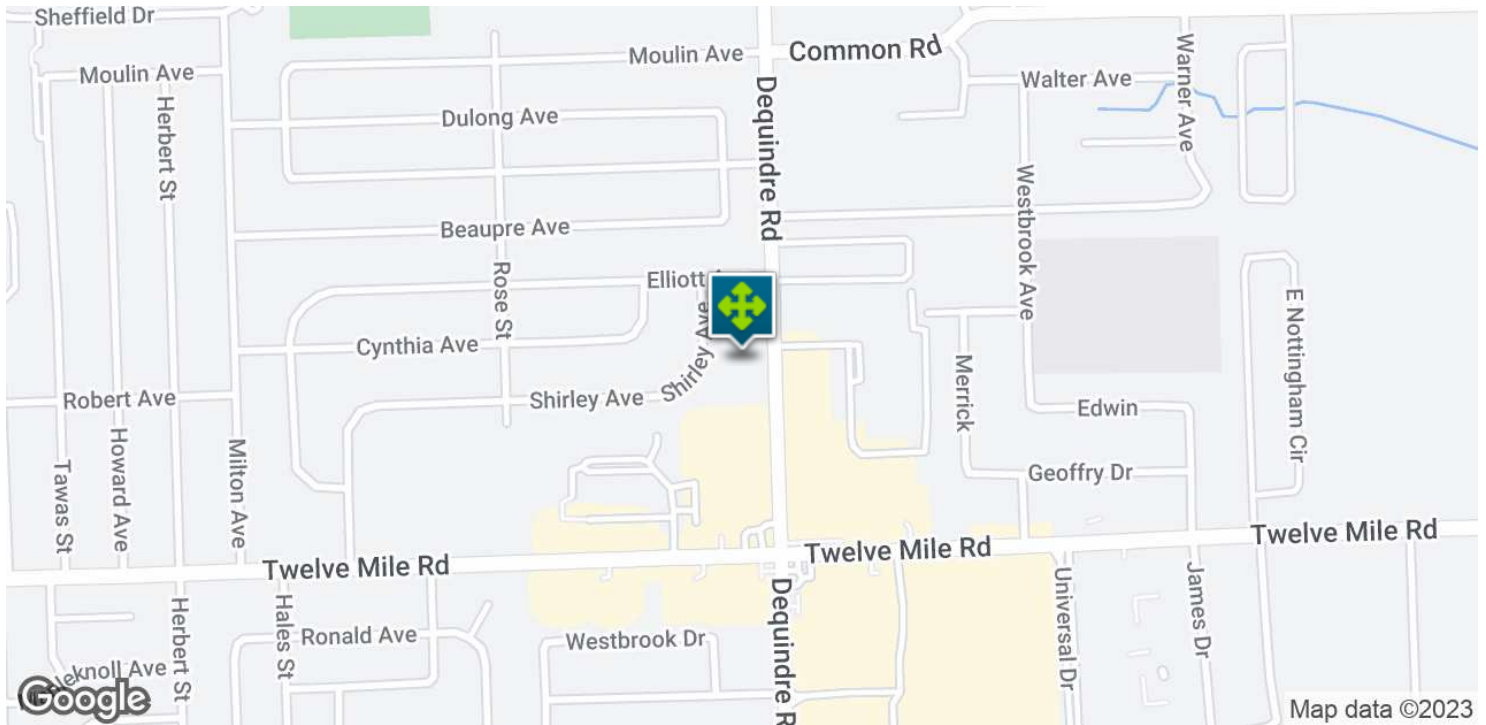
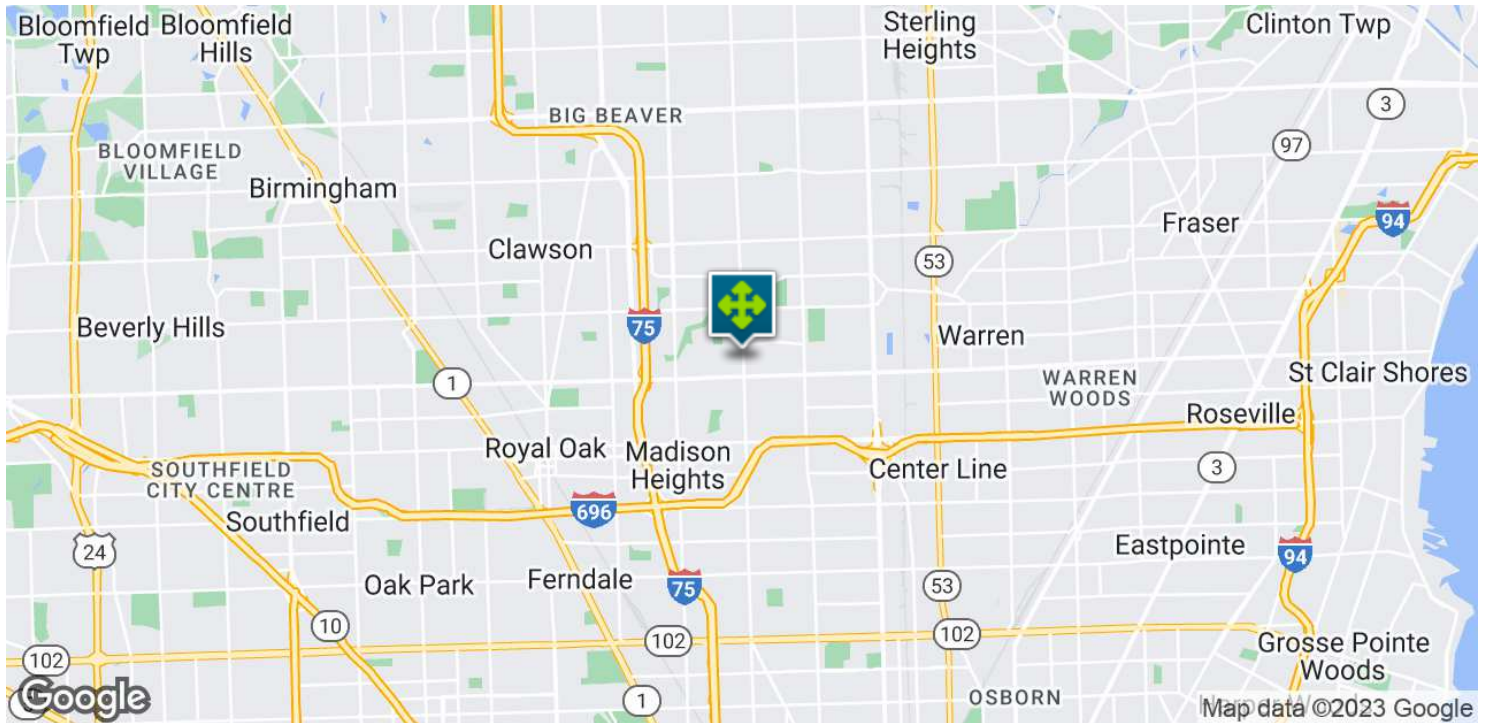
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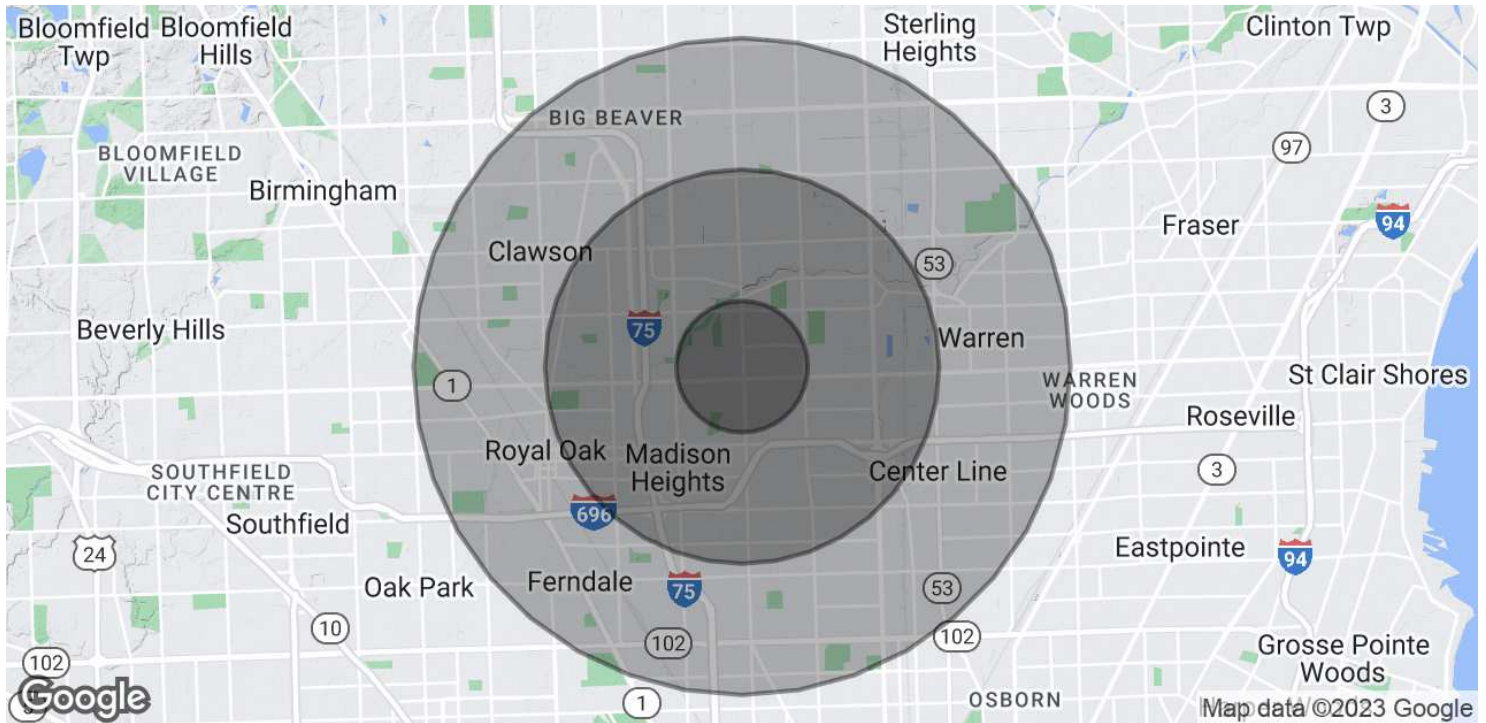
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	14,338	113,955	321,539
Average Age	41.2	39.9	38.6
Average Age (Male)	40.3	38.3	37.2
Average Age (Female)	42.9	42.1	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,831	47,719	134,408
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$58,531	\$56,686	\$59,194
Average House Value	\$144,902	\$146,373	\$158,338

* Demographic data derived from 2020 ACS - US Census

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