

OFFICE PROPERTY // FOR LEASE

PRIVATE-ENTRY SUITES AVAILABLE AT WILLOW WOOD PROFESSIONAL VILLAGE

31550 - 31596 SCHOOLCRAFT RD

LIVONIA, MI 48150



- 1,718 SF dental/medical office
- 1,185 general office suite
- 2,733 dental office
- Individual entrance with suite signage
- Ample parking
- Beautiful wooded medical park w/ abundant landscaping
- Great freeway access
- Nets are \$4.90 p/SF



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26555 Evergreen Road, Suite 1500
Southfield, MI 48076

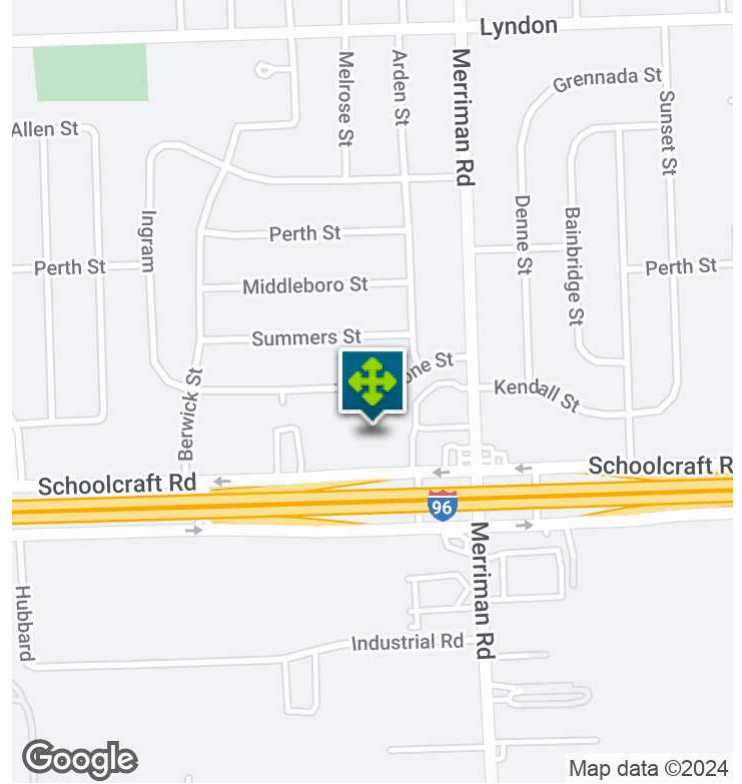
248.358.0100

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EXECUTIVE SUMMARY



Lease Rate	\$17.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	10,000 SF
Available SF:	1,185 - 2,733 SF
Lot Size:	2.21 Acres
Number of Units:	3
Year Built:	1985
Zoning:	Office
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	7,451

PROPERTY OVERVIEW

Two suites are now available at Willow Wood Professional Village. This is a 6-building professional park in a quiet wooded setting with great collaboration of medical and professional services. The complex is professionally managed and maintained with flexible buildout options. Each suite has a private entry and plenty of parking. Neighboring tenants include dentists, tax specialists, lawyers, psychologists, and chiropractors.

The 1,718 SF dental/medical suite features a large waiting room, a receptionist's office, multiple exam rooms, a lab, a break room, a private office, and two restrooms. The 1,815 SF office suite features three private offices, an office/conference room, a kitchen/lounge, a private restroom, and storage space. The 2,733 SF dental suite features a large waiting room, a receptionist's office, multiple exam rooms, a lab, a break room, a private office, and three restrooms.

LOCATION OVERVIEW

Excellent location on Schoolcraft Road just minutes from I-96 and I-275 Expressways.



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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Willow Wood Professional Village
Street Address	31550 - 31596 Schoolcraft Rd
City, State, Zip	Livonia, MI 48150
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	Schoolcraft & Merriman
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96

BUILDING INFORMATION

Building Size	10,000 SF
Building Class	B
Occupancy %	46.18%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	10,001 SF
Year Built	1985
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	2.21 Acres
APN #	46-088-99-0010-005
Corner Property	No
Traffic Count	7,451
Traffic Count Street	Schoolcraft Rd
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	2.9
Number of Parking Spaces	30

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number of Elevators	0
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes



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ADDITIONAL PHOTOS



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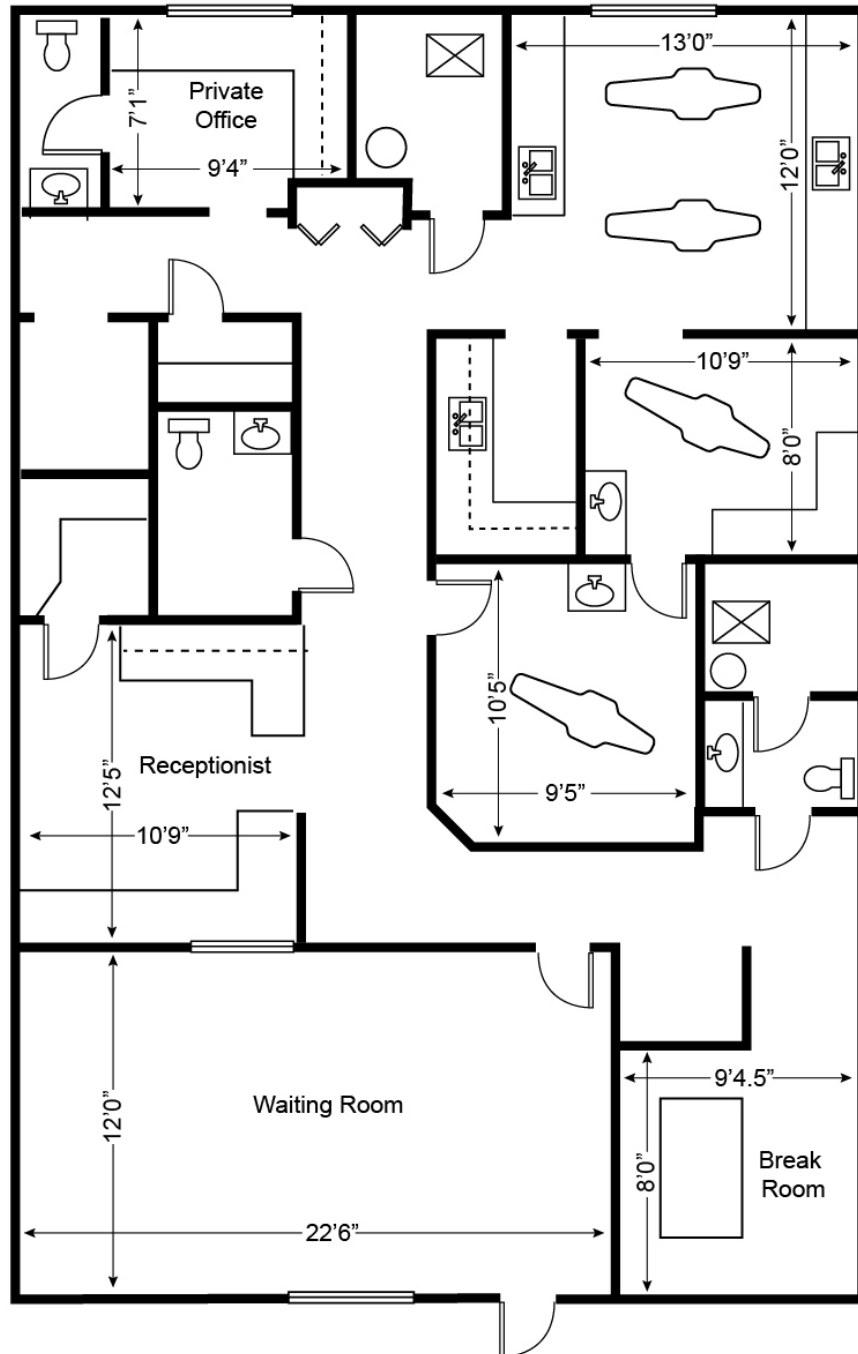
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FLOOR PLANS



Suite 31560 | 1,718 SF



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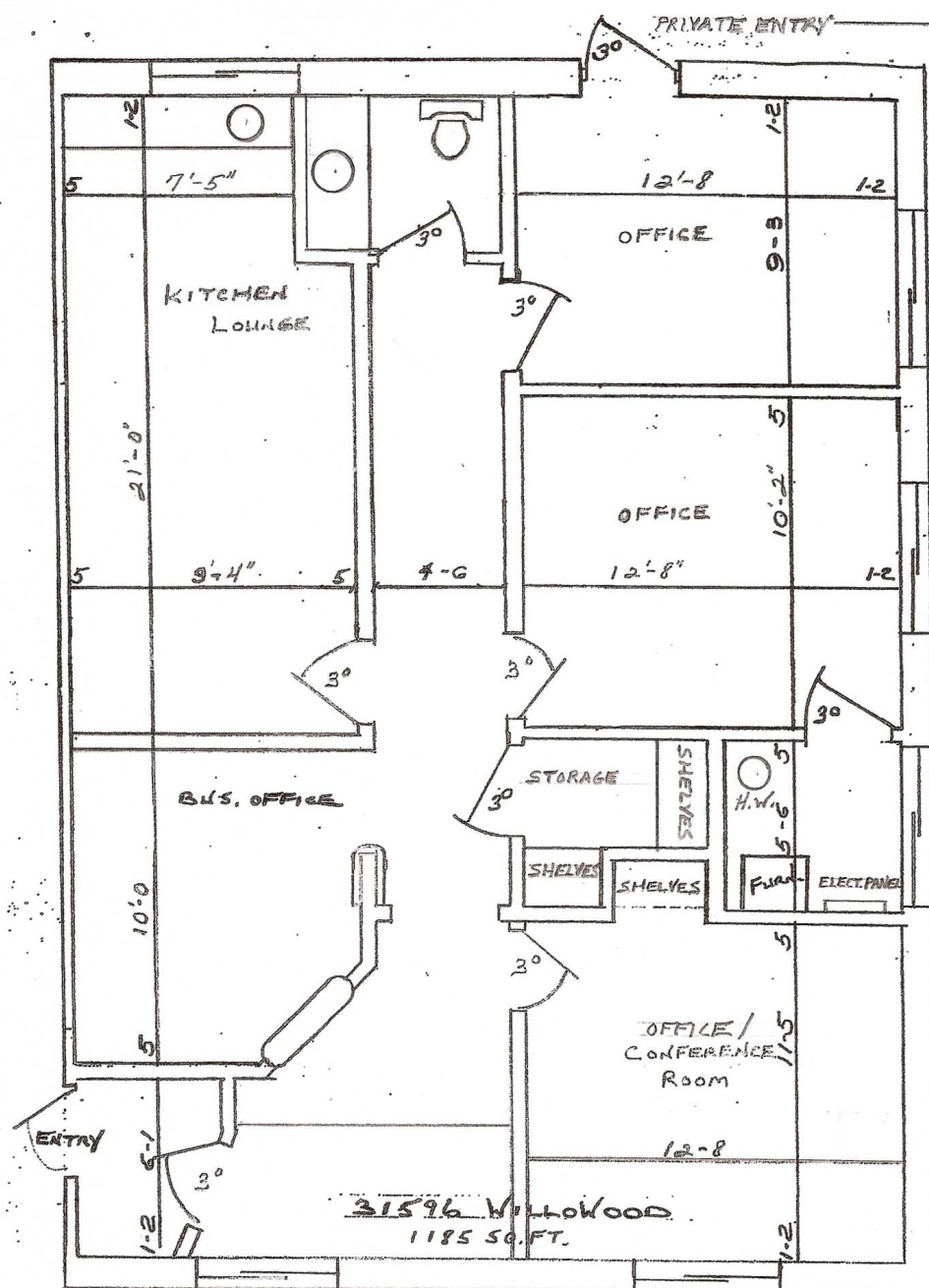
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FLOOR PLANS



Suite 31596 | 1,185 SF



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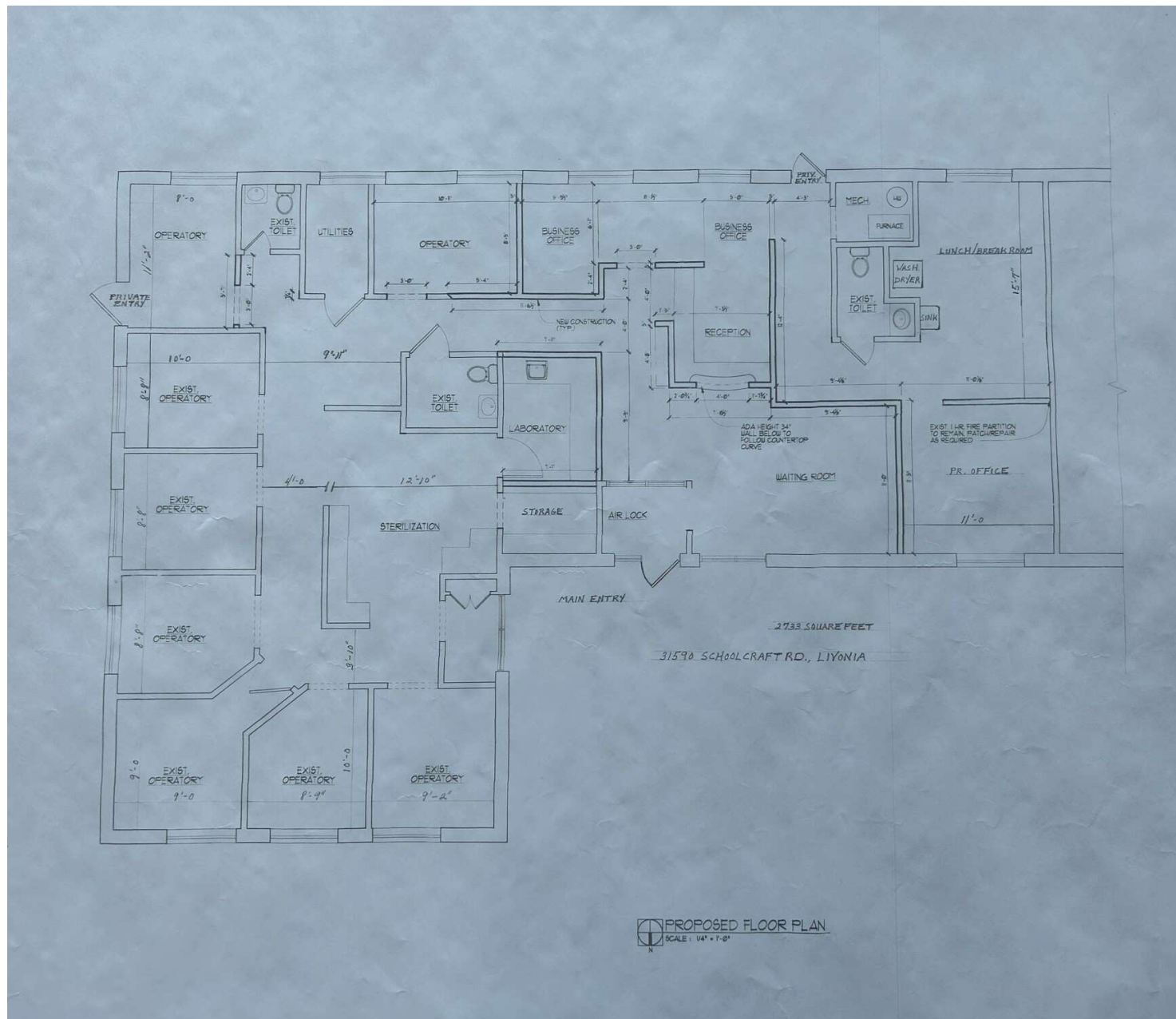
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FLOOR PLANS



Suite 31560 | 2,733 SF



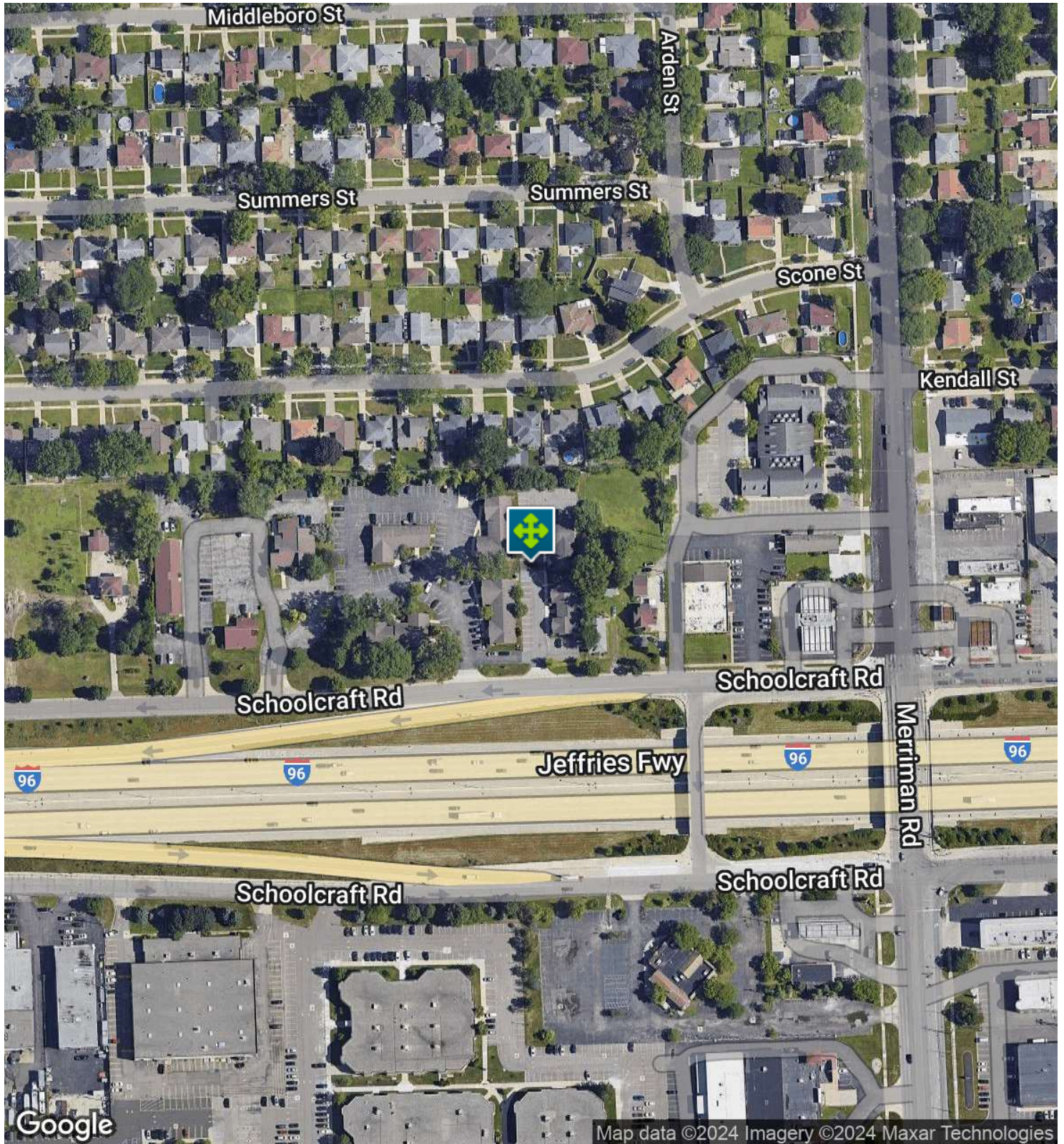
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AERIAL MAP



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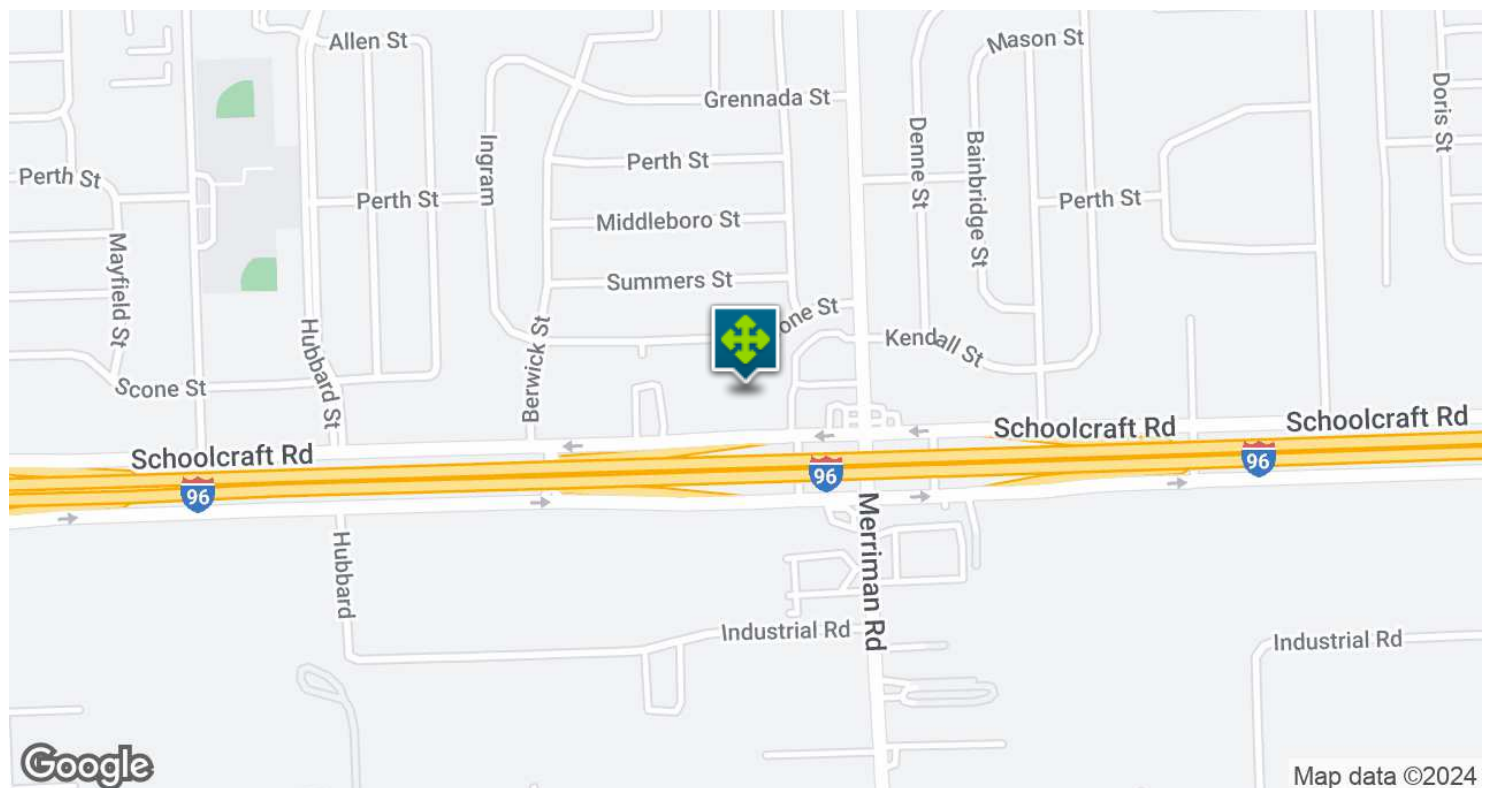
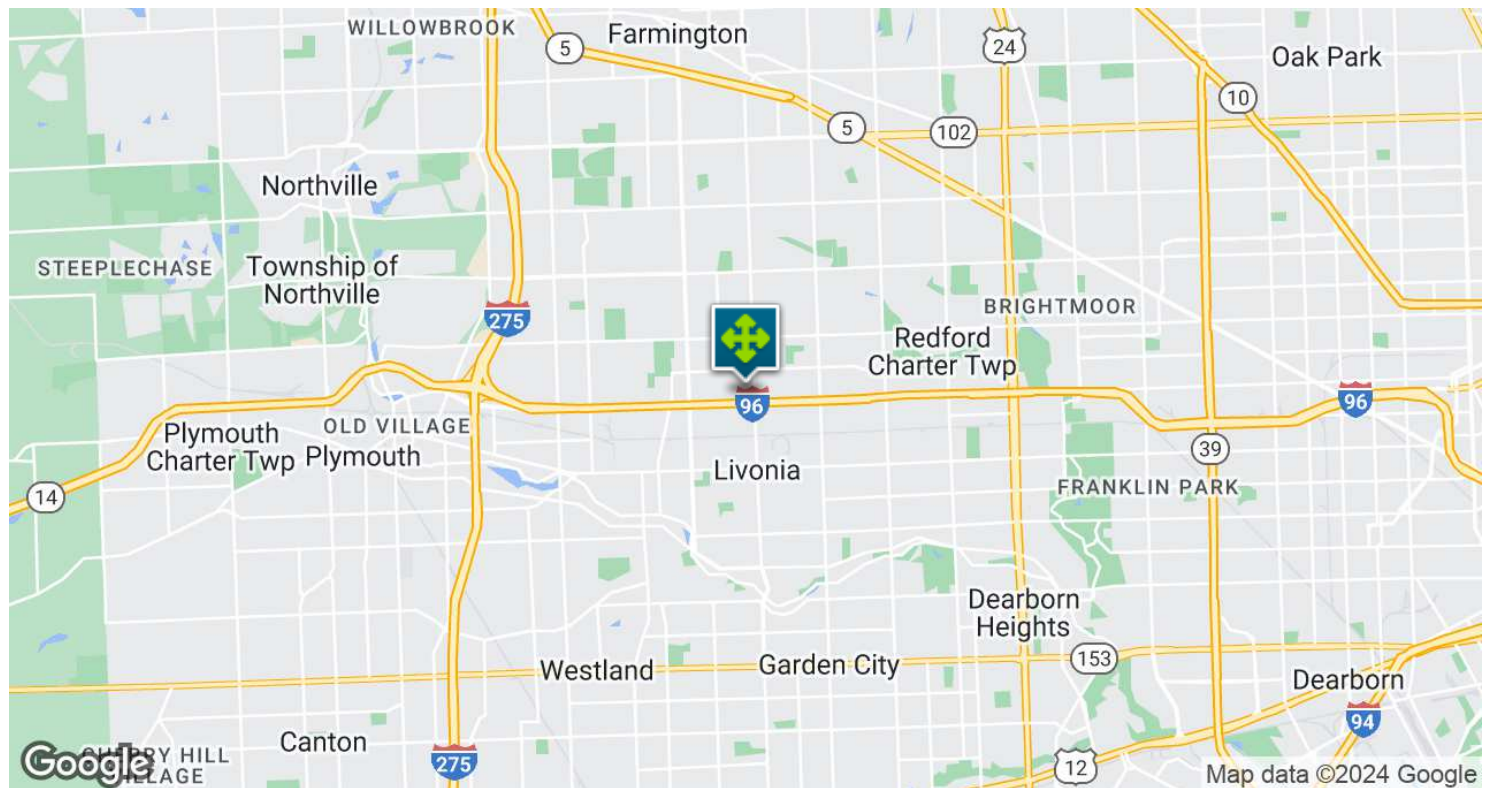
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LOCATION MAP



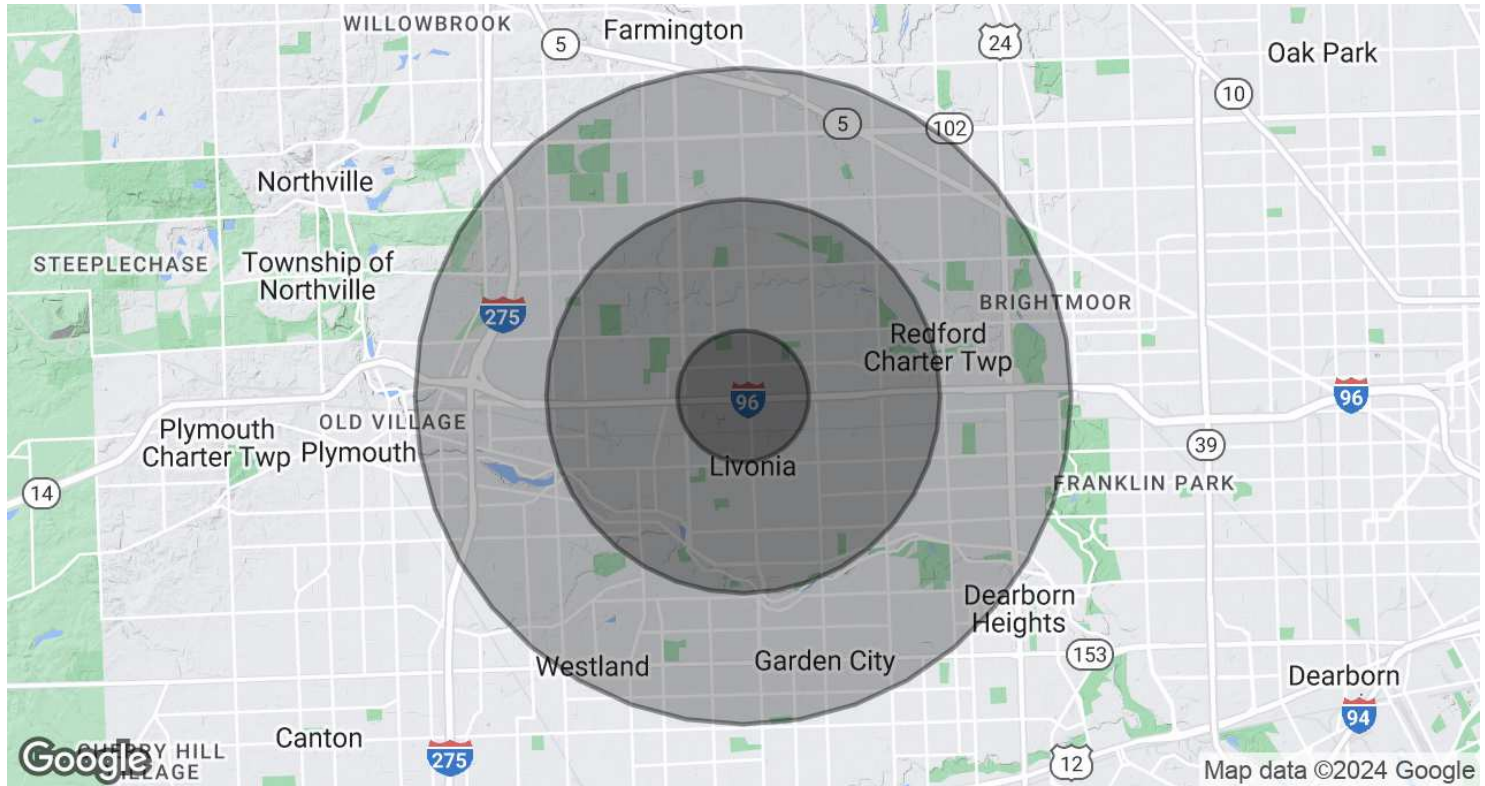
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,257	83,797	267,696
Average Age	41.7	41.8	40.9
Average Age (Male)	38.2	39.5	39.1
Average Age (Female)	44.9	43.7	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	31,731	106,504
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$73,365	\$74,261	\$67,862
Average House Value	\$184,948	\$176,416	\$164,097

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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