

**OFFICE PROPERTY // FOR LEASE**

## **NOW LEASING! FORSYTH BUILDING I & II IN ST CLAIR SHORES**

23409 - 23411 JEFFERSON AVE  
ST CLAIR SHORES, MI 48080



- 700 SF - 3,528 SF Suites Available
- Suites ready for immediate occupancy
- Well-maintained and professionally managed
- Easy access to Grosse Pointe communities
- Close to I-94 & I-696 Expressway, Restaurants & Amenities



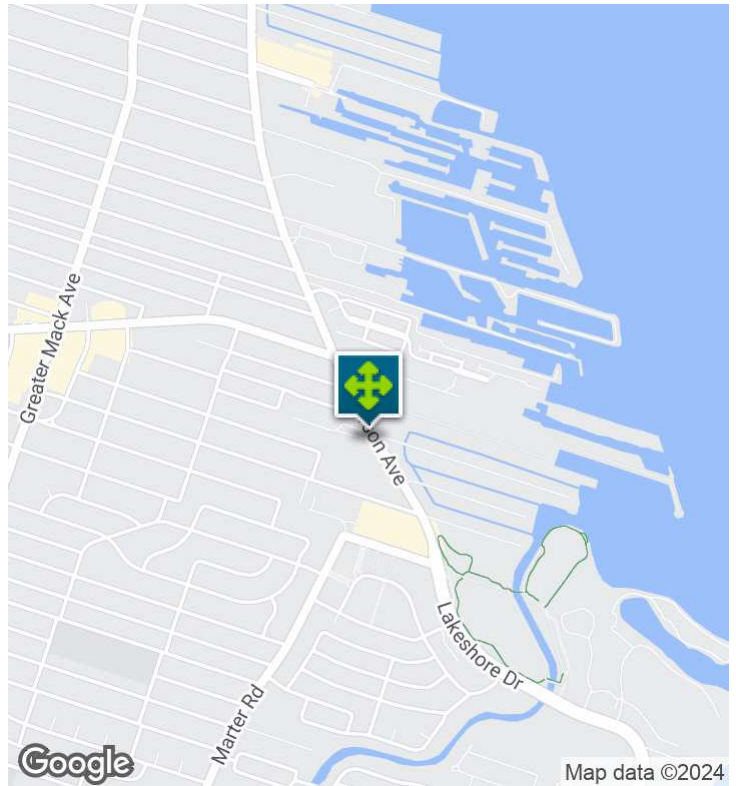
**P.A. COMMERCIAL**  
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## EXECUTIVE SUMMARY



Lease Rate	<b>\$19.00 SF/YR (GROSS &amp; UTILITIES)</b>
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### PROPERTY OVERVIEW

The Forsyth Building I & II Office Park in St Clair Shores offers multiple suite sizes and configurations in a quiet and well-maintained setting. Both buildings total 16,870 SF; Building I with 10,818 SF and Building II with 6,052 SF.

### OFFERING SUMMARY

Building Size:	16,870 SF
Available SF:	700 - 2,823 SF
Lot Size:	0.87 Acres
Year Built:	1994
Renovated:	2020
Zoning:	O-2
Market:	Detroit
Submarket:	Macomb East

### LOCATION OVERVIEW

Located on the west side of Jefferson Ave; just south of 9 Mile Rd.

### PROPERTY HIGHLIGHTS

- 700 SF - 3,528 SF Suites Available
- Suites ready for immediate occupancy
- Well-maintained and professionally managed
- Easy access to Grosse Pointe communities
- Close to I-94 & I-696 Expressway, Restaurants & Amenities



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# 23409 - 23411 JEFFERSON AVE, ST CLAIR SHORES, MI 48080 // FOR LEASE LEASE SPACES



## LEASE INFORMATION

Lease Type:	Gross & Utilities	Lease Term:	Negotiable
Total Space:	700 - 2,823 SF	Lease Rate:	\$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
23409 Jefferson Ave, Suite 104 - Building I	Available	700 SF	Gross & Utilities	\$19.00 SF/yr
23409 Jefferson Ave, Suite 112 - Building I	Available	2,823 SF	Gross & Utilities	\$19.00 SF/yr



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ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS - BUILDING I



Building I



Building I



Building I



Building I



Building I



Building I



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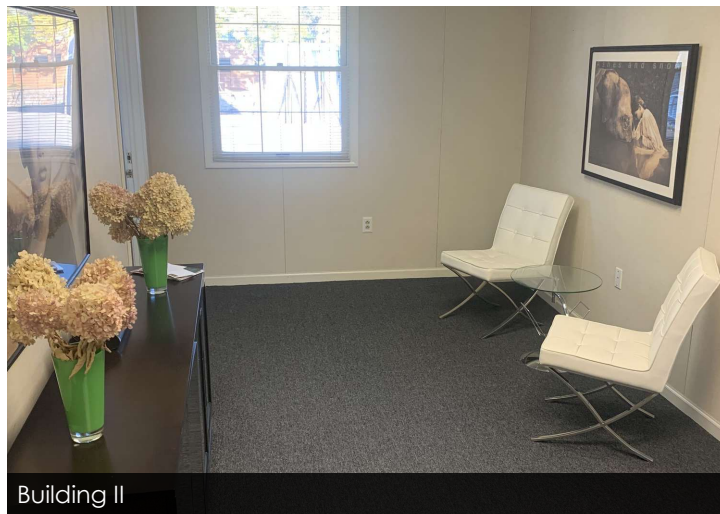


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## ADDITIONAL PHOTOS - BUILDING II



Building II



Building II



Building II



Building II



Building II

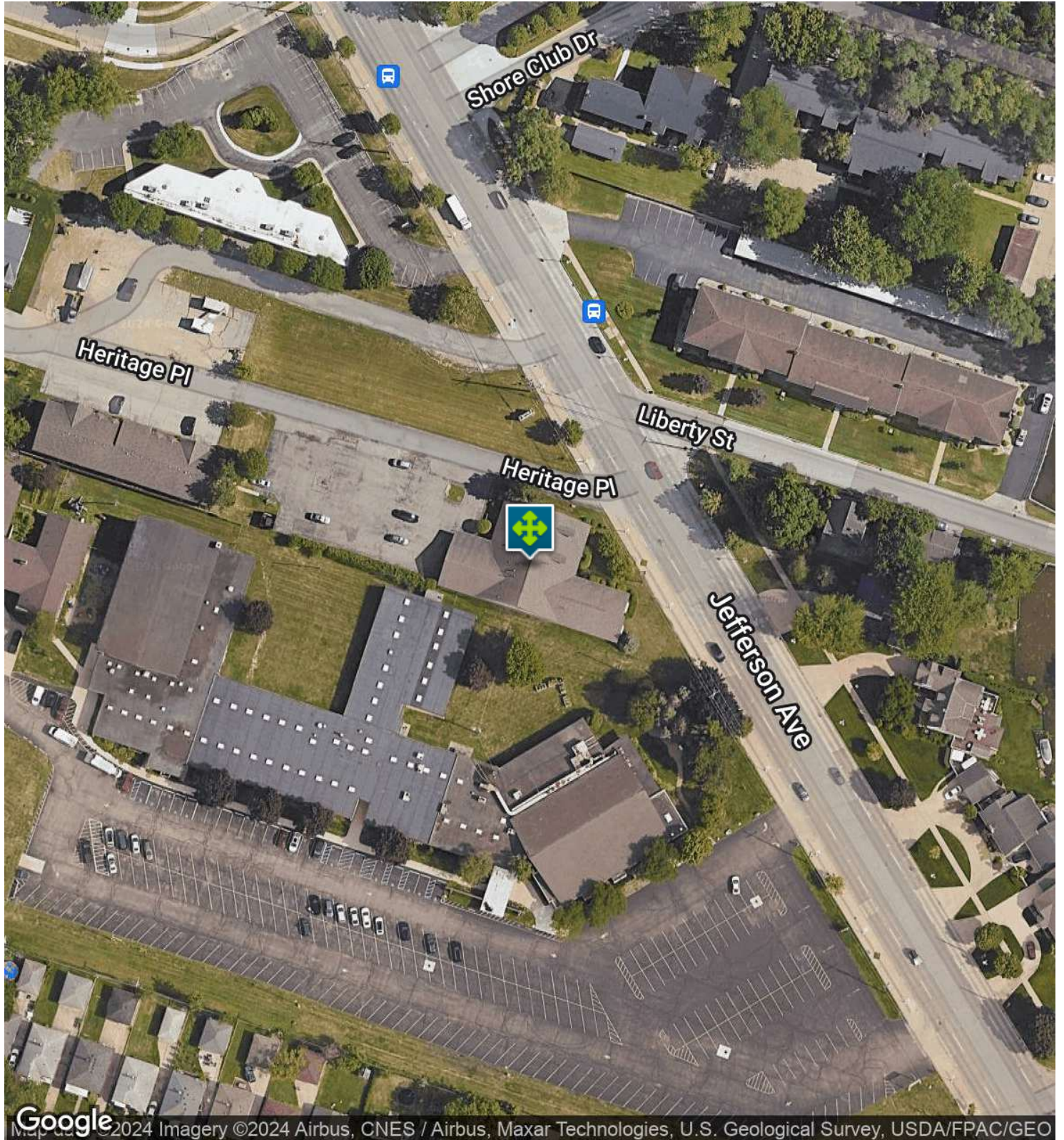


Building II



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## AERIAL MAP



Google Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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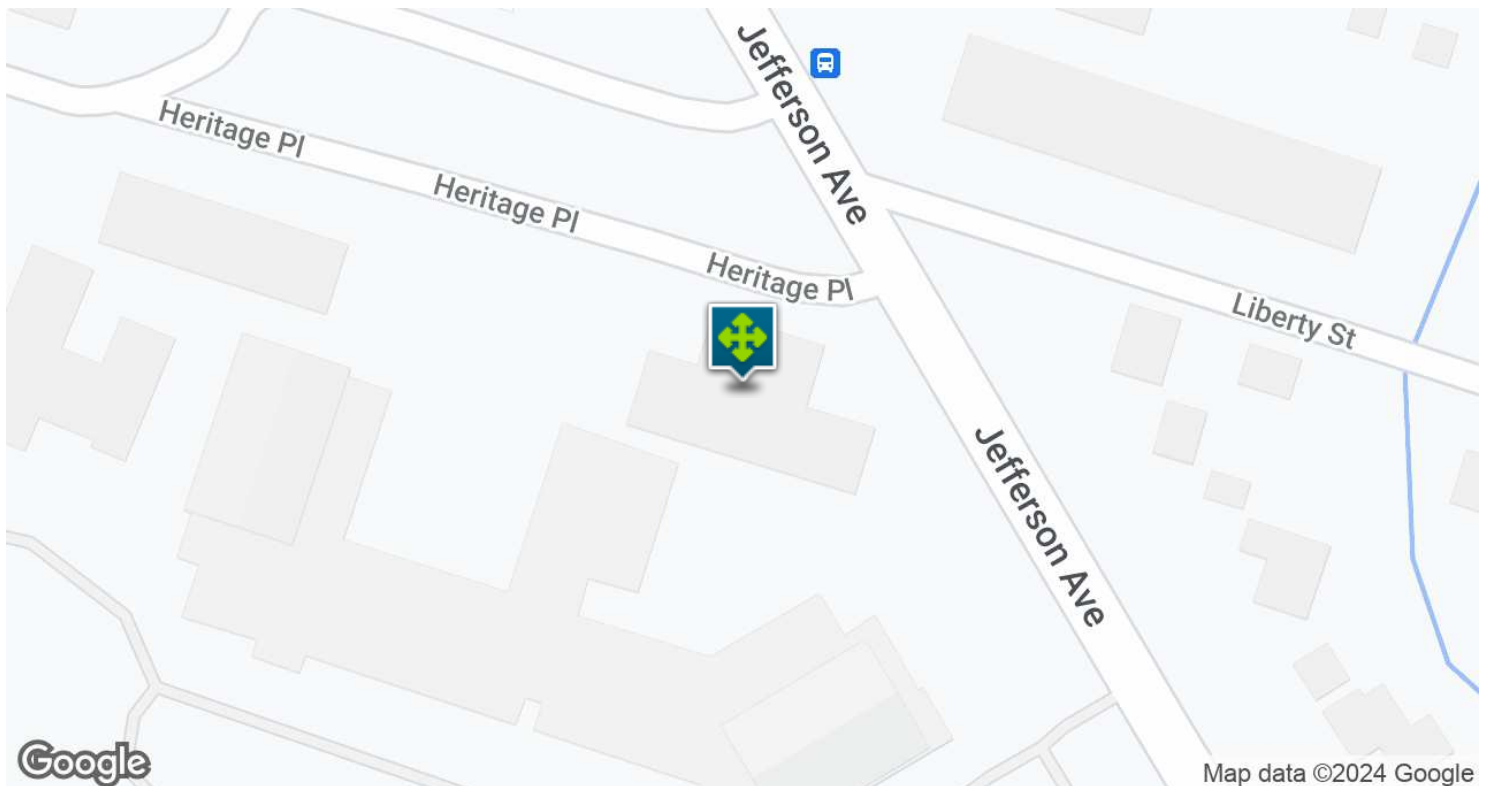
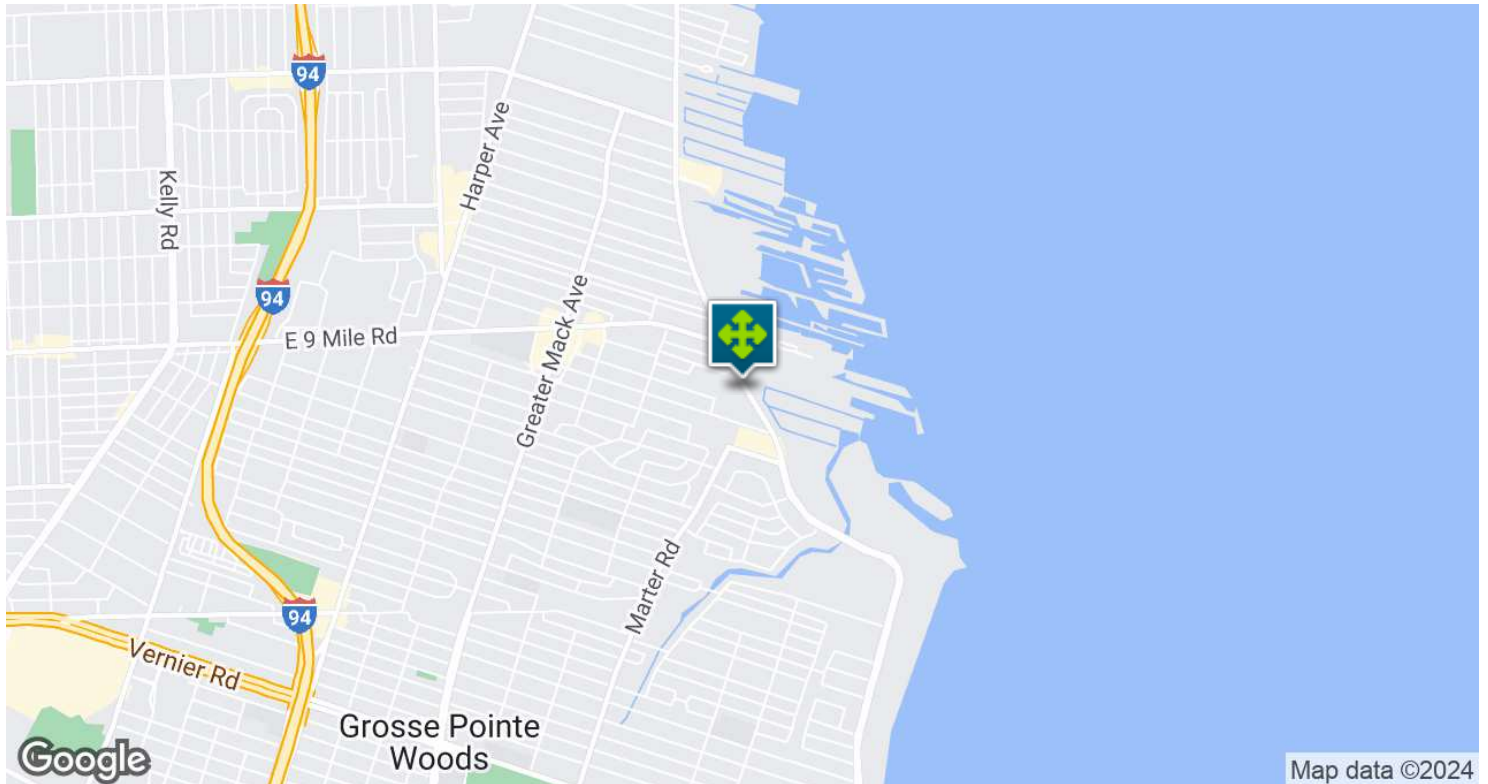
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## LOCATION MAP



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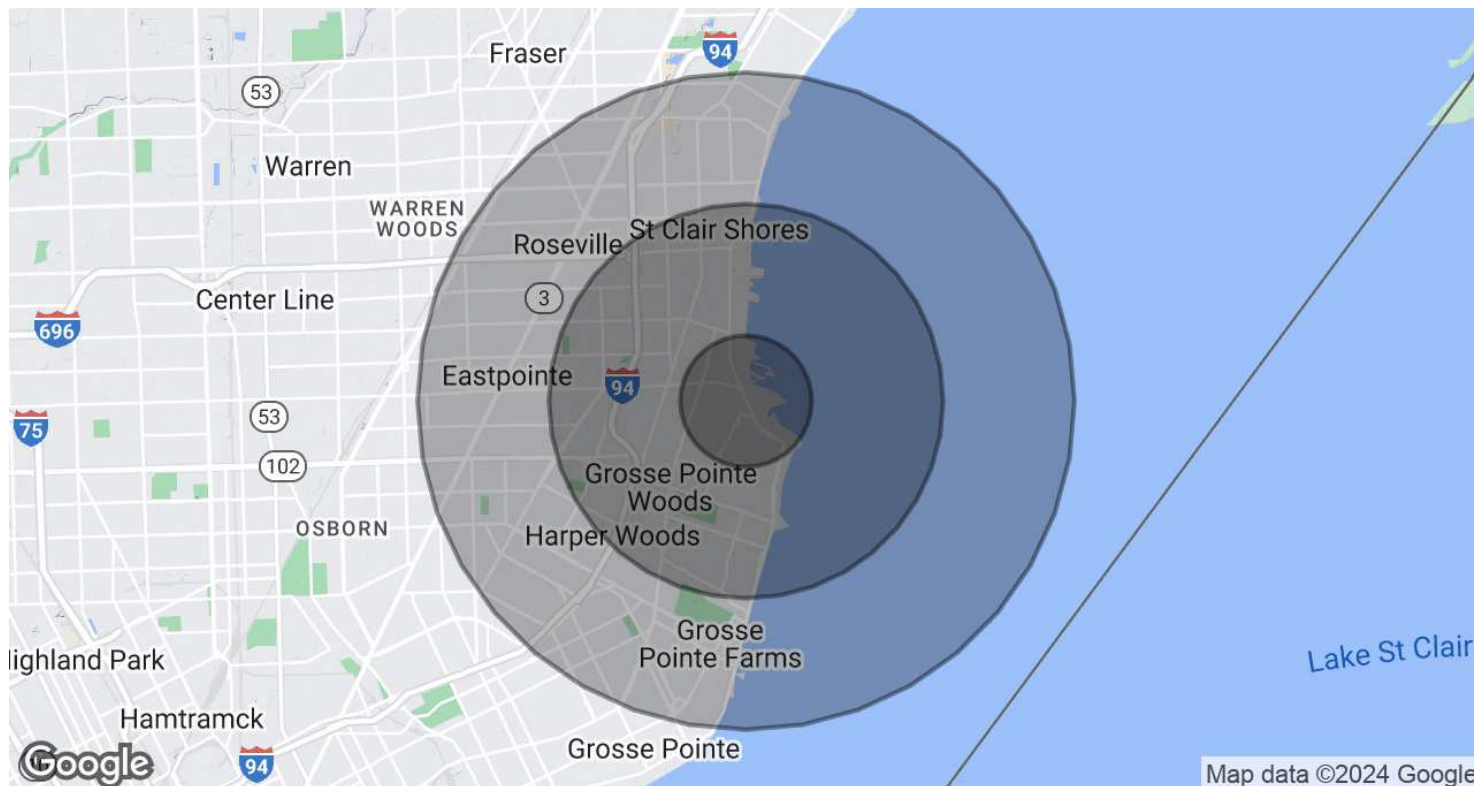
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,507	79,538	222,805
Average Age	47.3	43.3	39.3
Average Age (Male)	44.1	41.6	37.6
Average Age (Female)	51.4	45.9	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,224	35,756	100,058
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$73,186	\$82,920	\$68,958
Average House Value	\$161,196	\$168,141	\$130,988

\* Demographic data derived from 2020 ACS - US Census



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