

# PARKHILL MEDICAL

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

Office Building For Lease



## PROPERTY HIGHLIGHTS

- Complete remodel coming soon, including all new common areas and updates to all suites
- 500 - 3,750 RSF medical/general office spaces
- Prior dental suite available
- Monument signage offered
- Ample parking
- Well situated at 12 Mile & Orchard Lake Roads (near I-696)
- Numerous restaurants in the immediate area



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## OFFERING SUMMARY

Zoning:	OS-1, Office Service District
Building Size:	10,496 SF
Parking:	+/- 50

## AVAILABLE SPACES    SIZE (RSF)    LEASE RATE:

Suite 100:	1,450 RSF	\$18.00 RSF, Gross + Electric
*Suite 102:	2,000 RSF	\$18.00 RSF, Gross + Electric
*Suite 103: (former dental)	1,750 RSF	\$18.00 RSF, Gross + Electric
*Can be combined	3,750 RSF	
**Suite 200:	600 RSF	\$800/Month, Gross + Electric
**Suite 210:	500 RSF	\$667/Month, Gross + Electric
**Suite 220:	1,025 RSF	\$16.00 RSF, Gross + Electric
**Can be combined	2,125 RSF	

## PROPERTY DESCRIPTION

Medical/general office spaces ranging from 500 to 3,750 RSF are currently available. Complete remodel coming soon, including all new common areas and updates to all suites. A previously utilized dental suite is currently vacant. Monument signage is being offered, and the property features ample parking. The location is strategically positioned on 12 Mile Road just west of Orchard Lake Road, in close proximity to I-696. The area boasts numerous restaurants as well.

## LOCATION DESCRIPTION

Located on the north side of 12 Mile Road, just west of Orchard Lake, in close proximity to I-696.

## SURROUNDING BUSINESSES

Happy's Pizza, Craft Brew City, Starbucks, Jet's, Scramblers, Wendy's, Subway, Arby's, Jax Kar Wash, Verizon, Comfort Inn, Fairfield Inn & Suites, and many more.

## TRAFFIC (VEHICLES PER DAY)

W. 12 Mile Road	28,986
(2WAY/ADT/CoStar 2022)	



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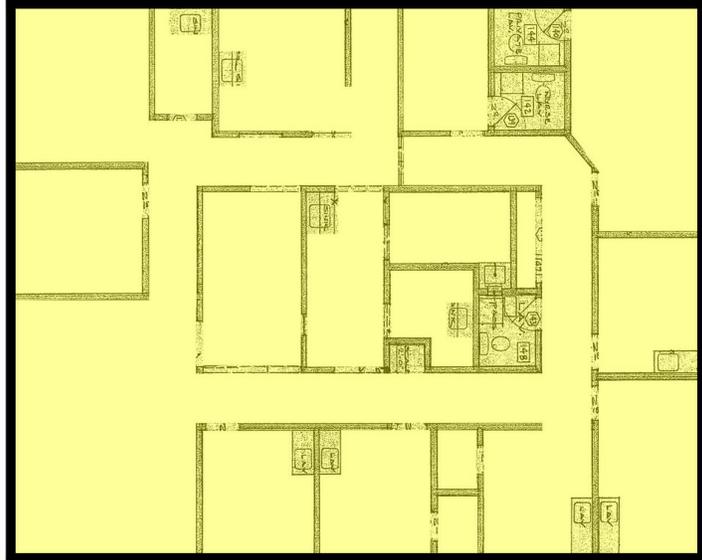
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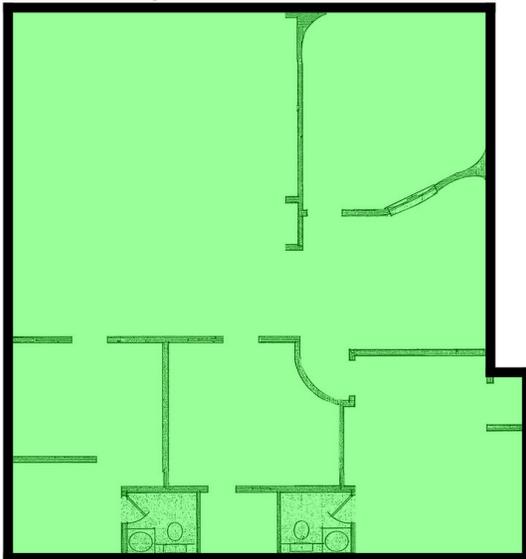
## First Floor

### Suite 102: 2,000 RSF

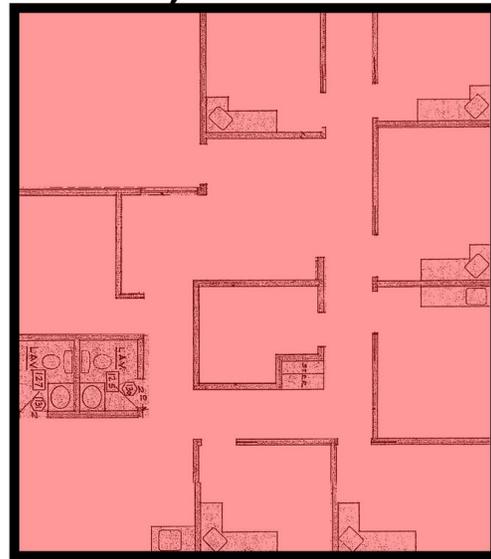
Suites 102 & 103  
can be combined to  
3,750 RSF



### Suite 100: 1,450 RSF



### Suite 103: 1,750 RSF



12 MILE ROAD



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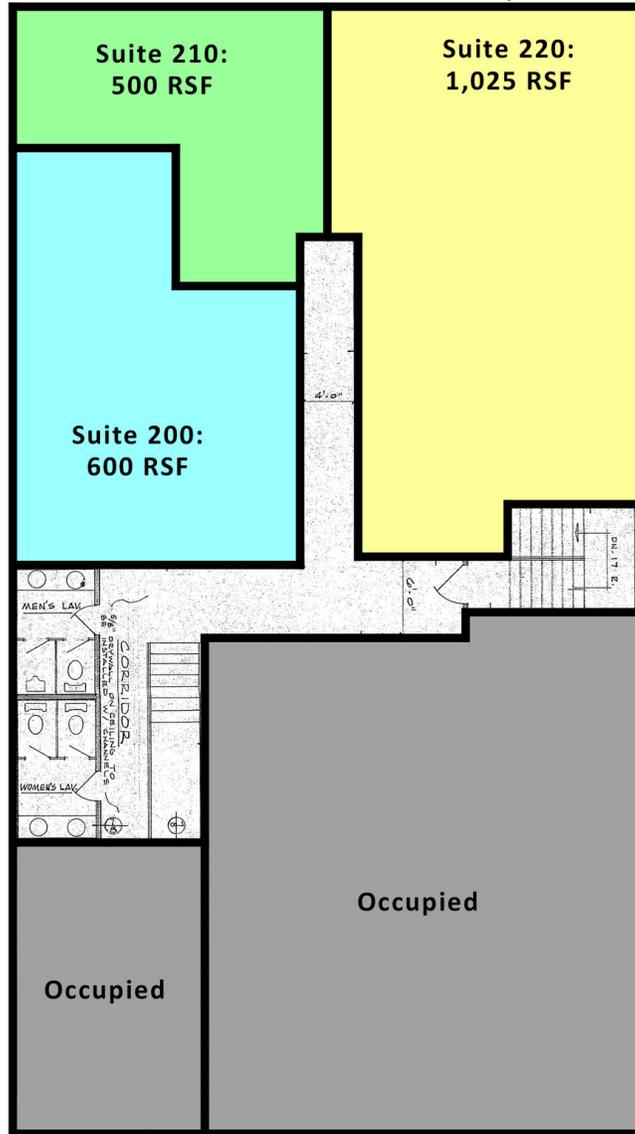
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## Second Floor

Suite can be combined  
to 2,125 RSF



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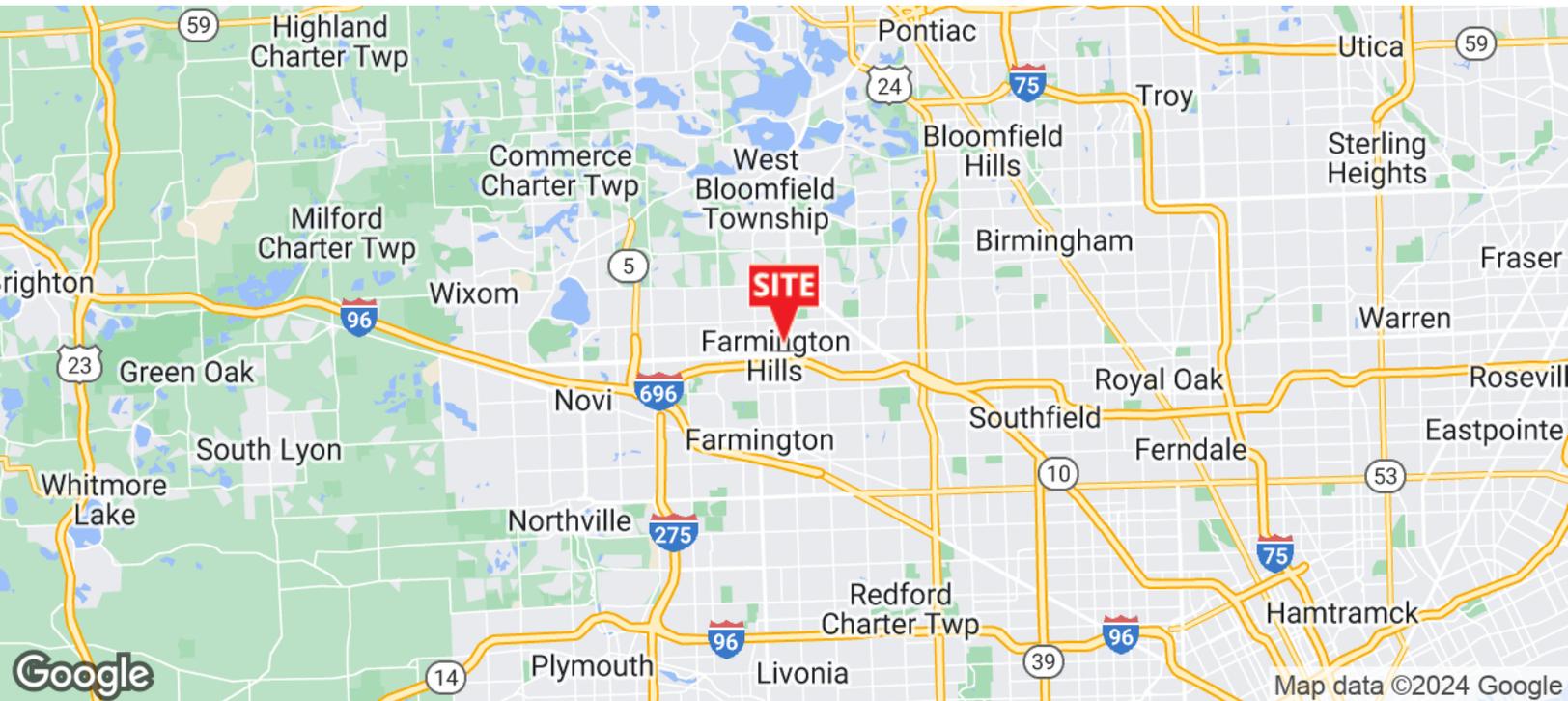
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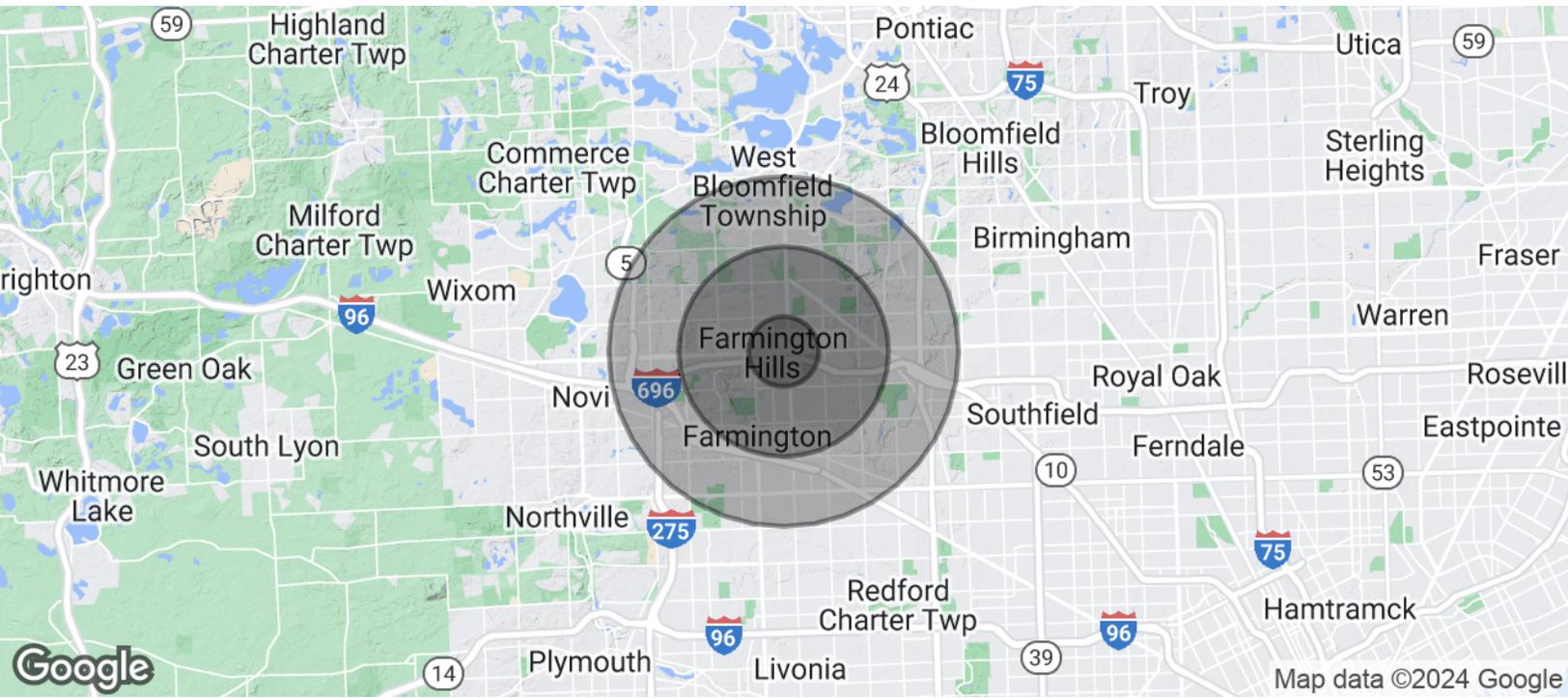
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,816	63,033	191,161
Average age	42.2	44.1	42.0
Average age (Male)	43.1	43.7	40.9
Average age (Female)	40.6	44.5	43.0

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 2020 ACS - US Census



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