

Office Space For Lease • 711 RSF - 5,942 RSF 10 S Main Street • Mount Clemens, MI 48043



AGENT CONTACT INFO

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PILOT

PROPERTY GROUP

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All properties are subject to change, or withdraw without notice.



PROPERTY SUMMARY

TOWNE SQUARE 1

10 S MAIN STREET, MOUNT CLEMENS, MI 48043

- Central Business District.
- Walkable downtown.
- Within walking distance of County and Court buildings.
- Renovated in 2018.
- Professionally managed office building.

Property Type: Office Space
Cross Streets: Corner of Cass and Main
Total Square Footage: 47,595
Minimum Square Footage: 711
Maximum Square Footage: 5,942
Lot Size: 0.58 Acres
Year Built: 1980 - Renovated: 2018
Zoning: Central Business District
Stories: 4
Class: B
Lease Rate: \$16.95/SF
Lease Type: Gross
Utilities: \$1.65/SF



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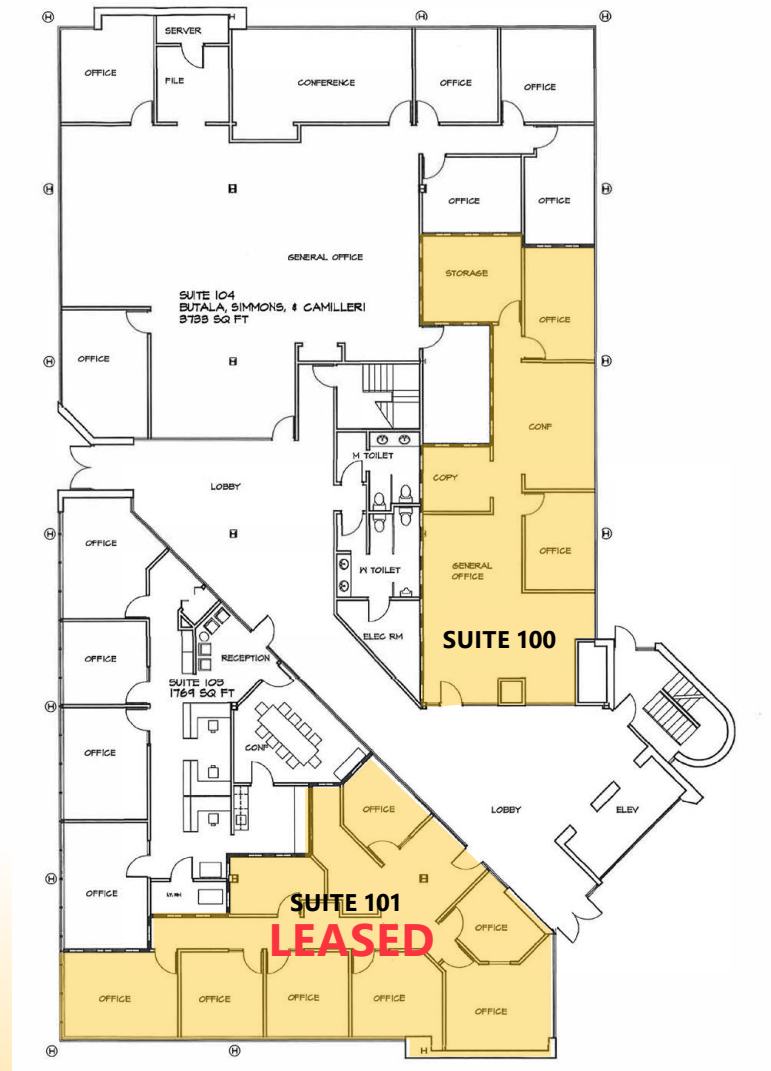
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FIRST FLOOR PLAN

SUITE 100: 1,398 RSF

SUITE 101: 1,734 RSF



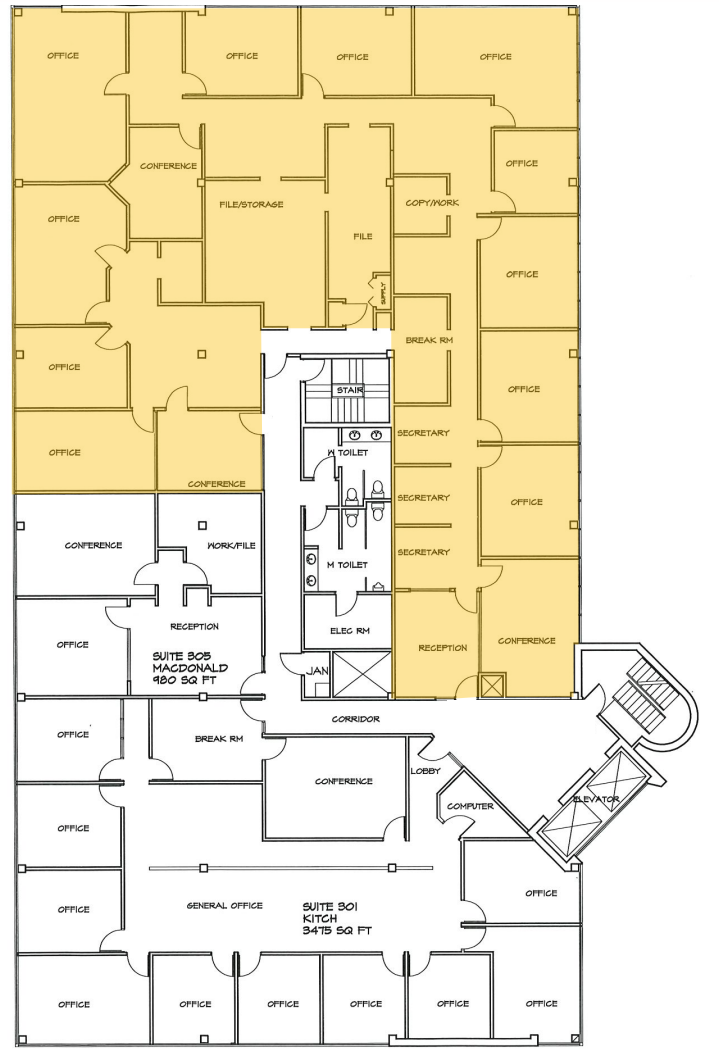
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THIRD FLOOR PLAN

SUITE 300: 5,942 RSF



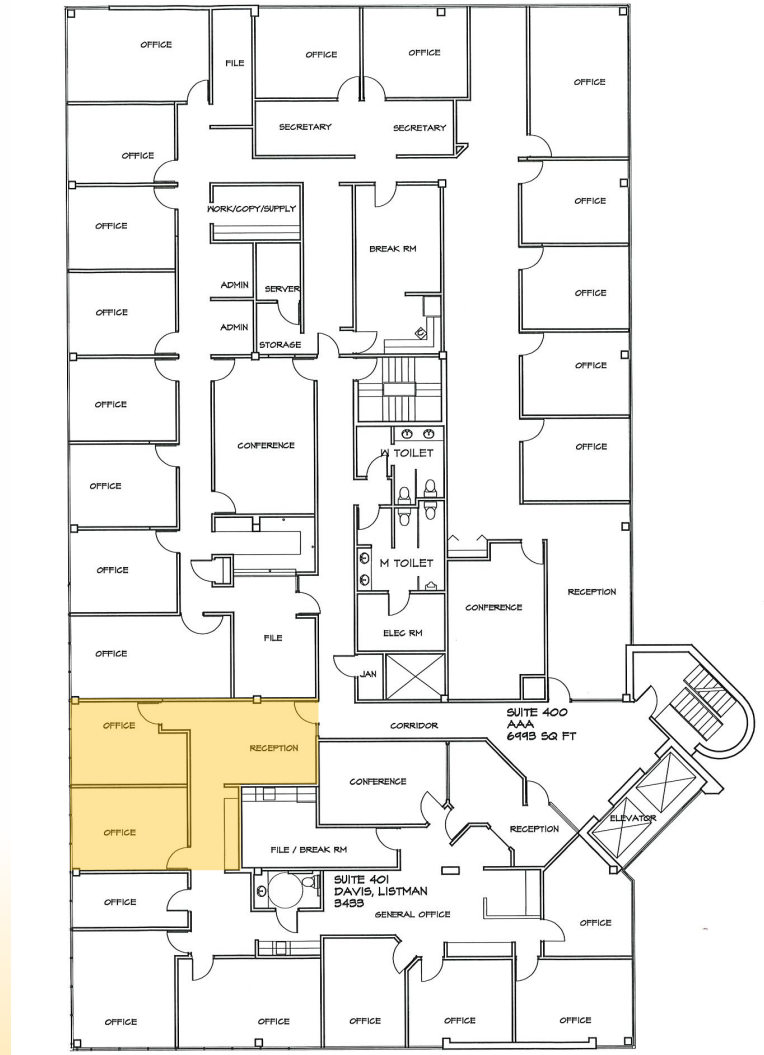
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FOURTH FLOOR PLAN

SUITE 403: 711 RSF



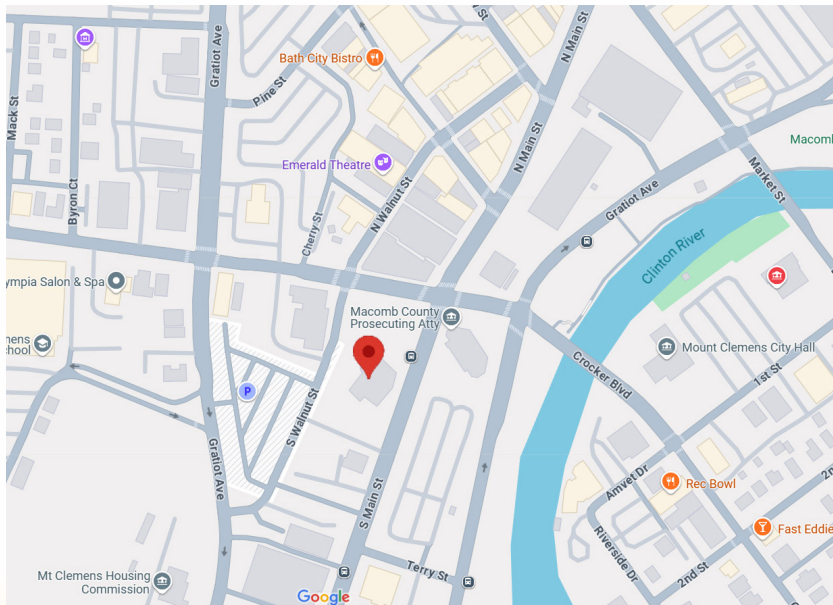
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AREA & DEMOGRAPHICS

DEMOGRAPHICS & TRAFFIC			
	2 MILE	5 MILES	10 MILES
2024 POPULATION	33,325	207,444	643,911
2024 HOUSEHOLDS	14,404	88,118	259,372
2024 AVERAGE INCOME	\$66,486	\$87,205	\$88,971
TRAFFIC COUNTS	23,300 VPD ON CASS AVENUE		



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