

**OFFICE PROPERTY // FOR LEASE**

## **1,000 SF TURN-KEY OFFICE SPACE IN SHELBY TWP**

8155 ANNSBURY DRIVE

SHELBY TOWNSHIP, MI 48316



- Move-in-ready 1,000 SF office space
- Direct suite access
- Located right off of Van Dyke
- Onsite ownership/management



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

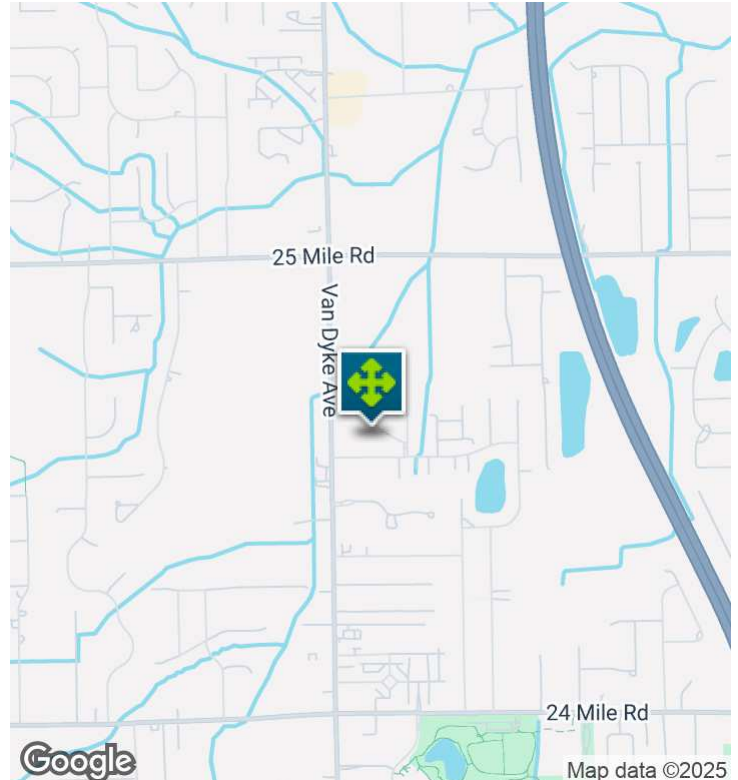
248.358.0100

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## EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$1,250.00 PER MONTH (GROSS + UTILITIES)</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	8,032 SF
<b>Available SF:</b>	1,000 SF
<b>Lot Size:</b>	0.8 Acres
<b>Year Built:</b>	2000
<b>Zoning:</b>	C1
<b>Submarket:</b>	Macomb West

### PROPERTY OVERVIEW

Freshly renovated and remodeled. Space is 1,000sf and currently configured with a nice reception/waiting area, three (3) private offices, kitchenette, storage closet and private ADA restroom.

### LOCATION OVERVIEW

This office is located on the east of Van Dyke Ave, just south of 25 Mile Road. Close to M-53

### PROPERTY HIGHLIGHTS

- Move-in-ready 1,000 SF office space
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ADDITIONAL PHOTOS



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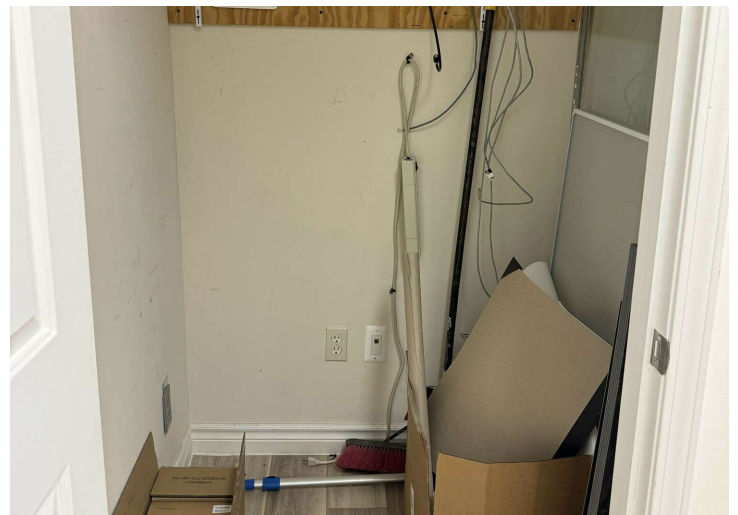
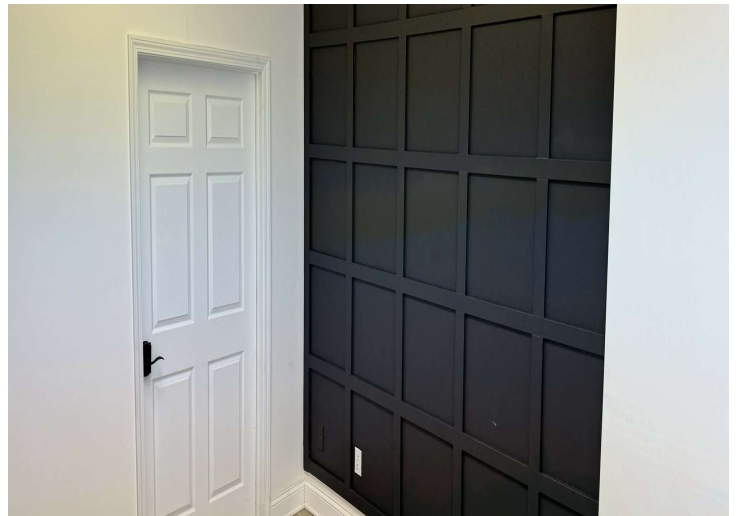
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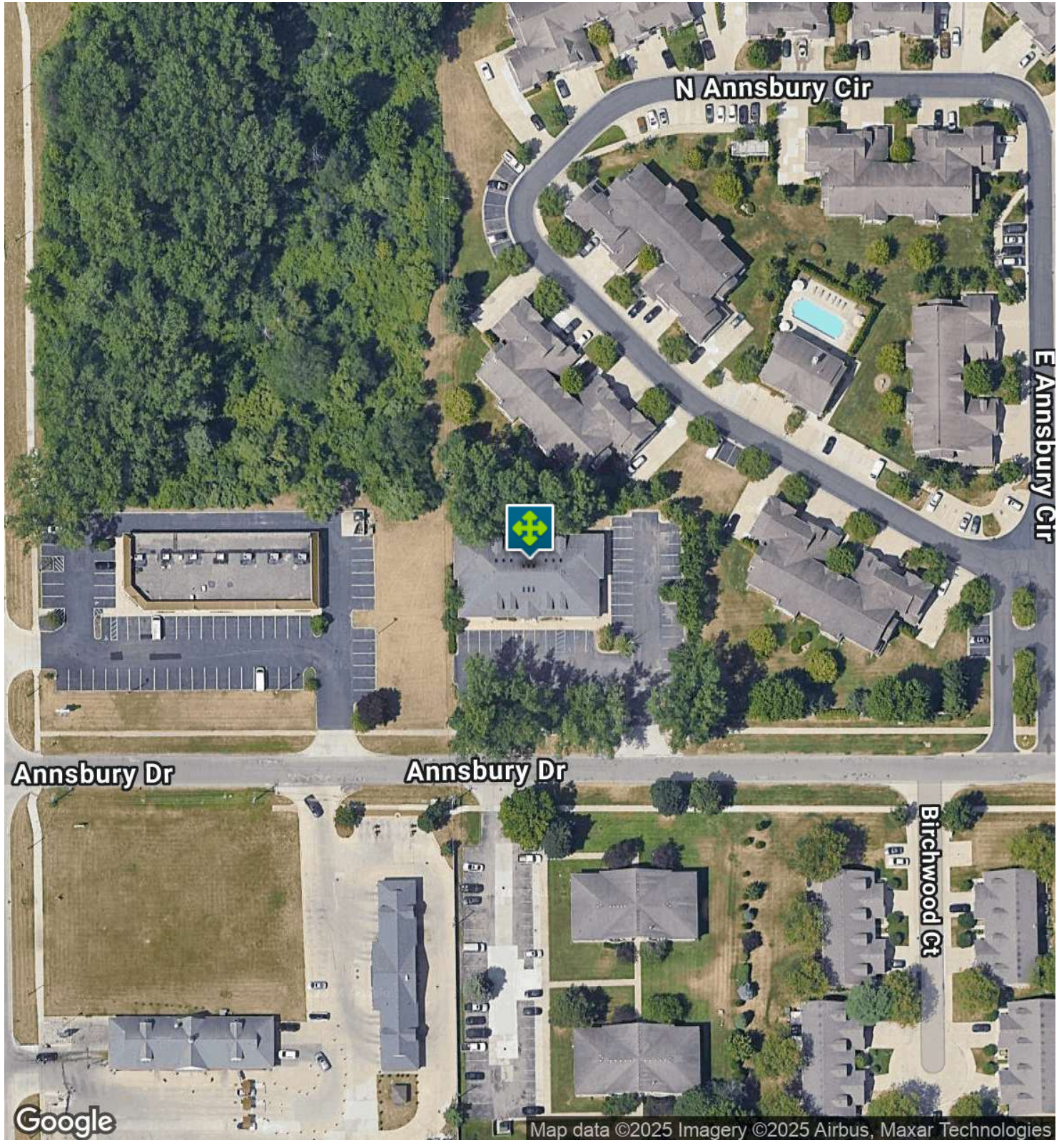
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## AERIAL MAP



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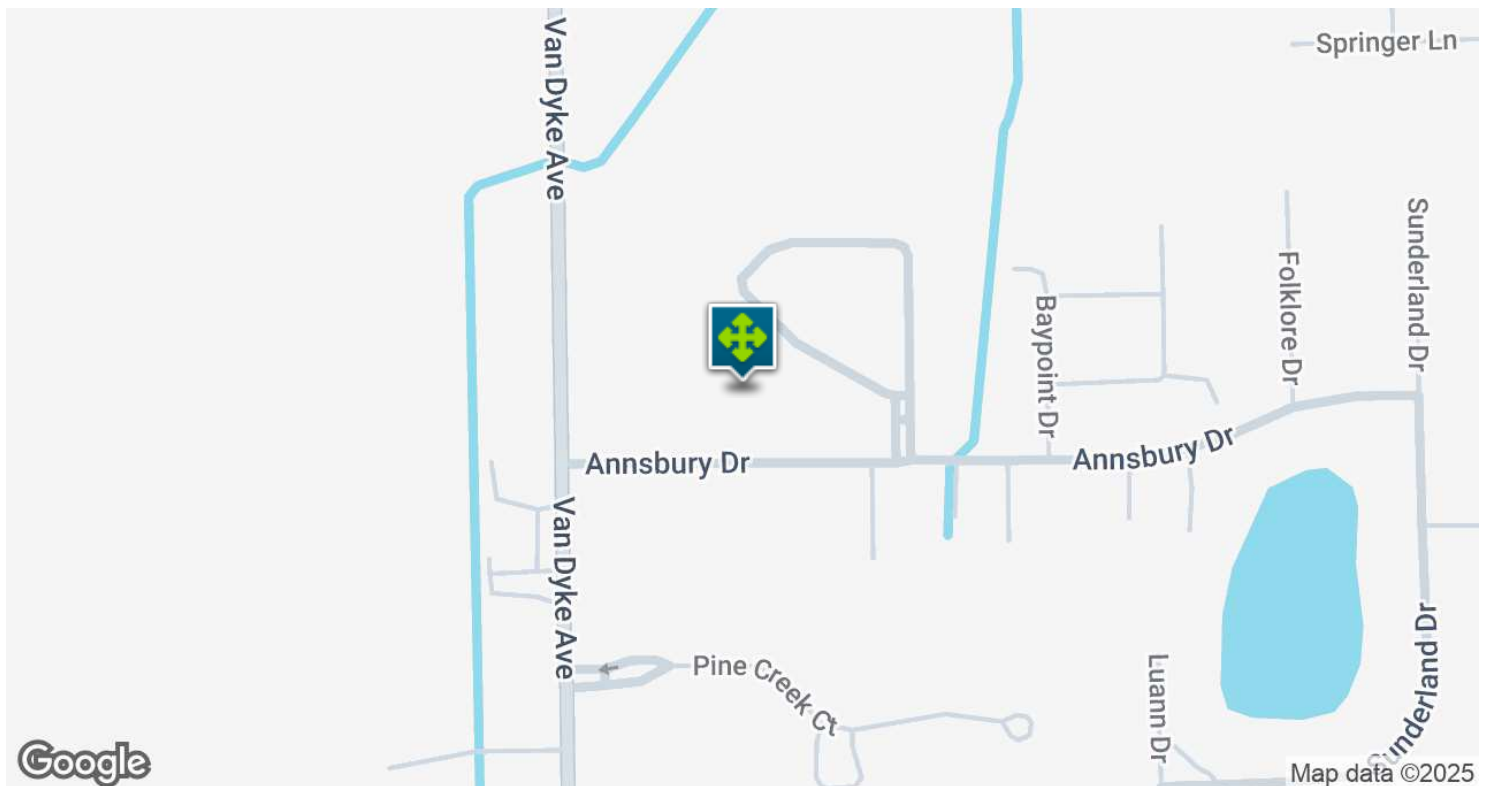
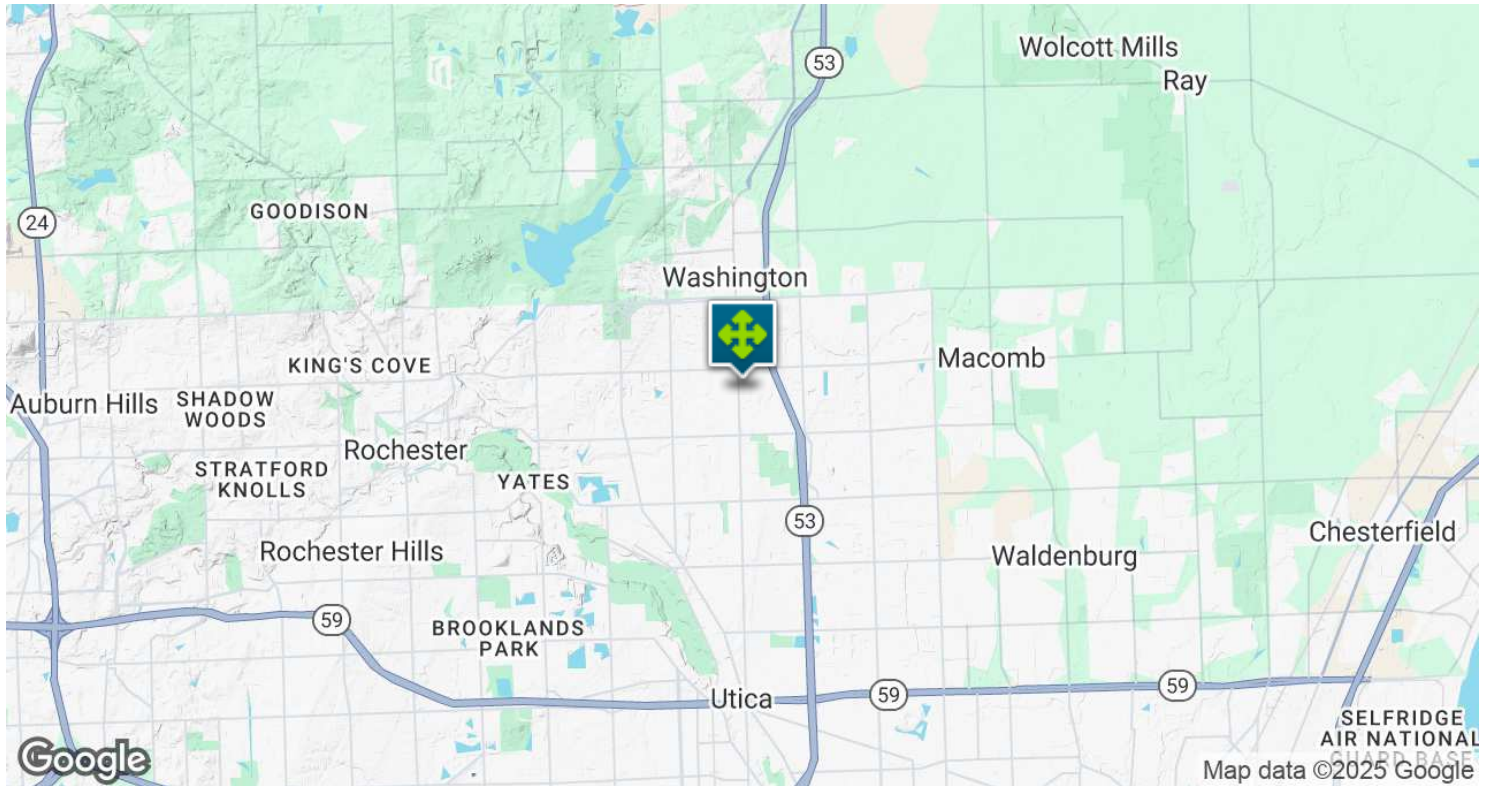
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## LOCATION MAP



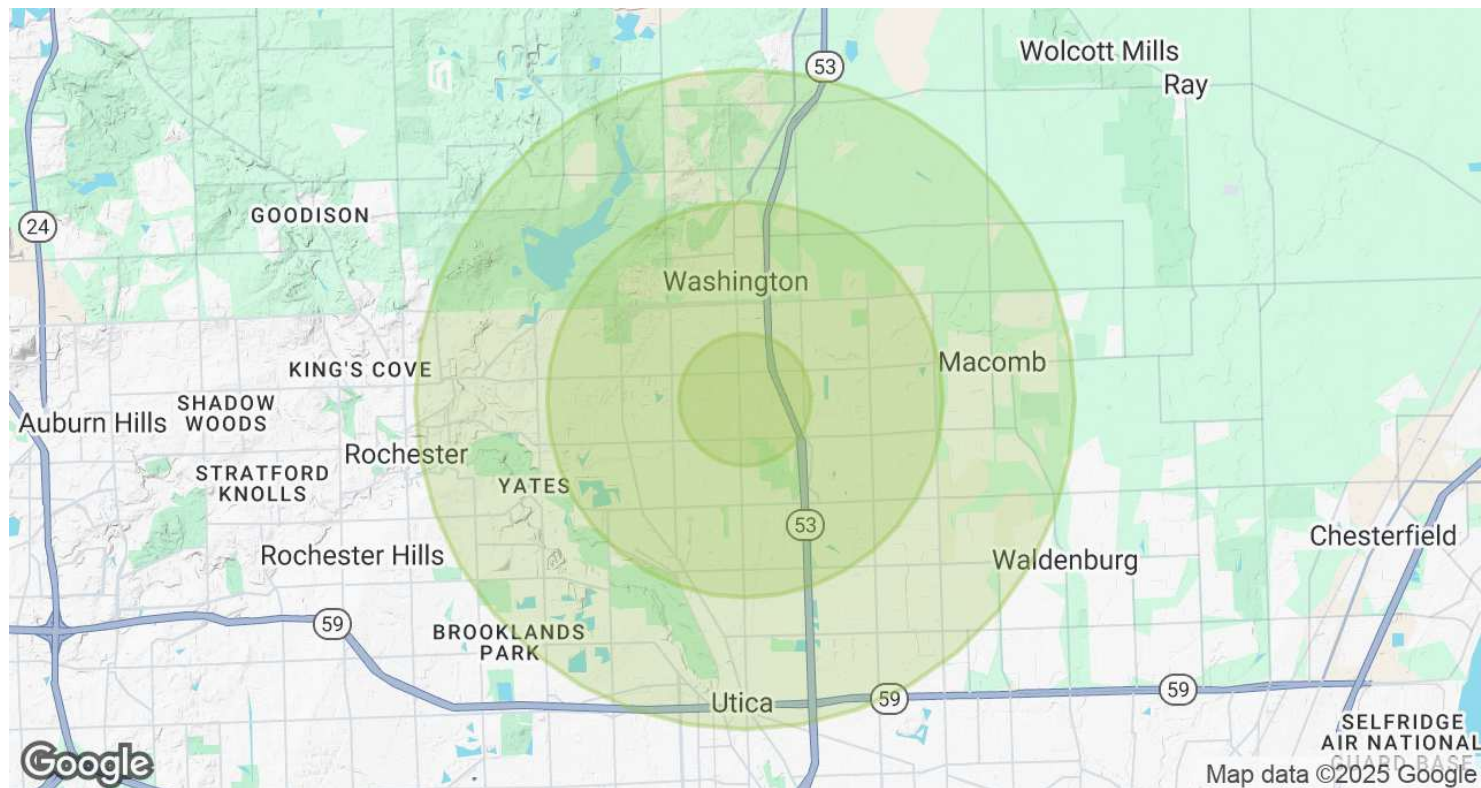
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,637	48,874	135,522
Average Age	38.7	40.0	39.6
Average Age (Male)	36.6	38.3	38.2
Average Age (Female)	39.0	41.3	41.1

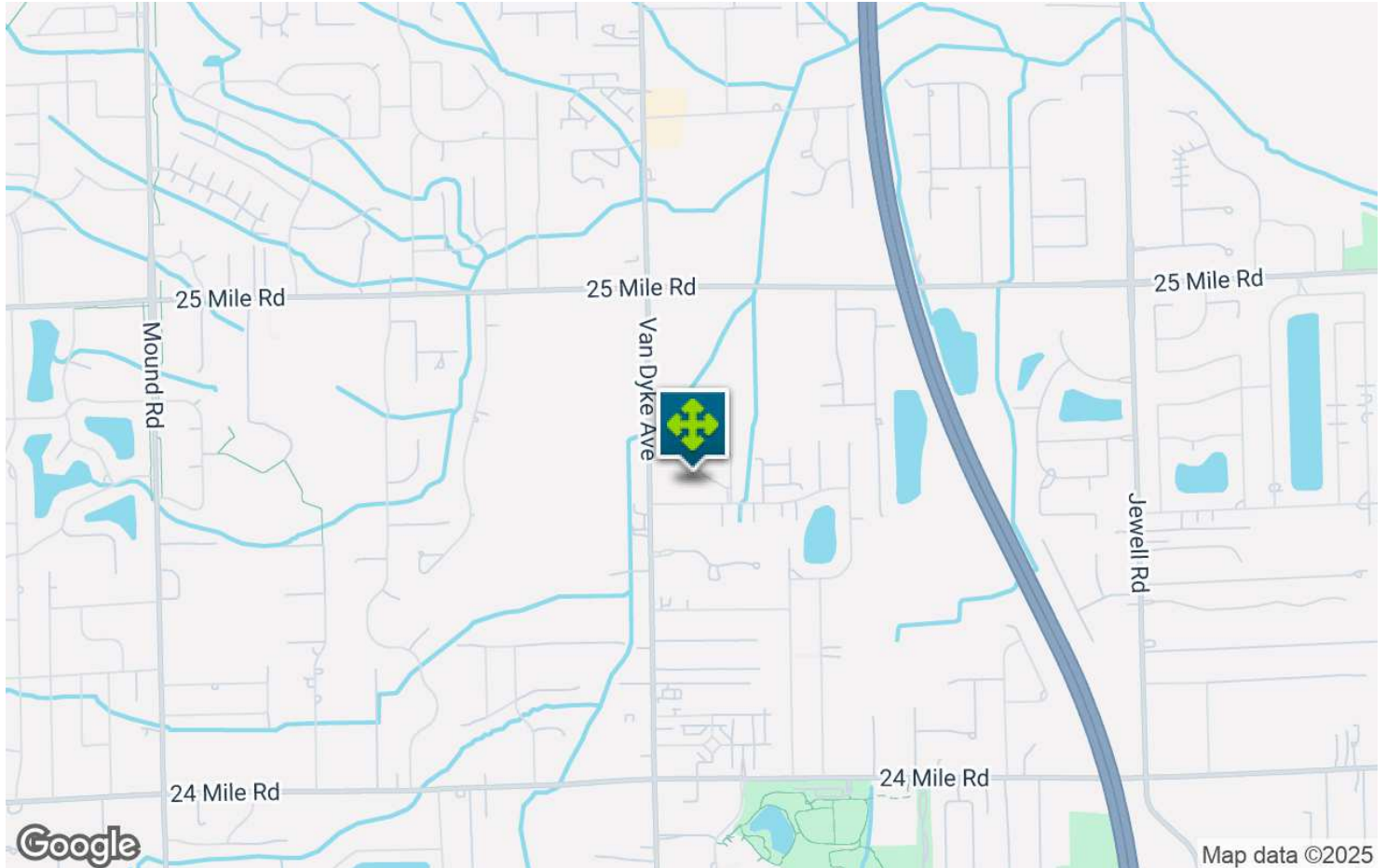
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,697	18,339	50,931
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$88,790	\$86,500	\$85,027
Average House Value	\$202,200	\$210,050	\$222,632

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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