

2 MEDICAL SPACES AVAILABLE



PILOT

PROPERTY GROUP

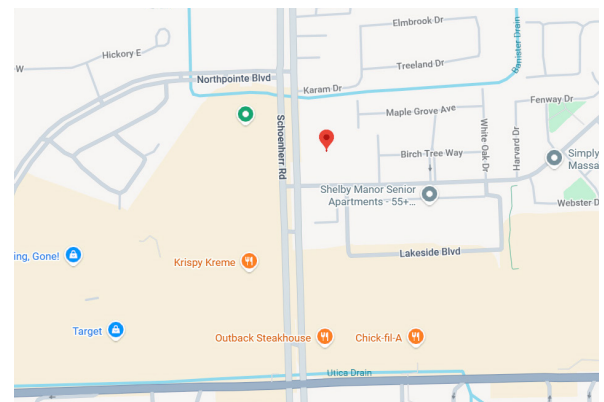
45628-45720 SCHOENHERR, SHELBY TOWNSHIP, MI 48315

UNIT OVERVIEW:

45660: 2,437 SF - Former physical therapy clinic. *Available for Sale or Lease.*

45680: 2,200 SF - Existing medical space with 6 exam rooms and 5 offices.
Available for Lease.

Property Type: Medical/Office
Cross Streets: East side of Schoenherr, North of Hall (M-59)
Total Square Footage: 28,641
Building Name: Shelby Crossing
Minimum Square Footage: 2,200
Maximum Square Footage: 2,437
Parcel Size: 3.47 Acres
Year Built: 1992
Zoning: O-1
Parking Spaces: 254
Lease Rate: \$19.95 psf
Lease Type: Gross
45660 Sale Price: \$375,000 (\$153.88/SF)



TRADE AREA DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
POPULATION	48,943	249,251	795,432
HOUSEHOLDS	20,797	99,054	320,244
INCOME	\$99,121	\$108,248	\$105,518
TRAFFIC COUNT ON SCHOENHERR: 40,000+ VPD			

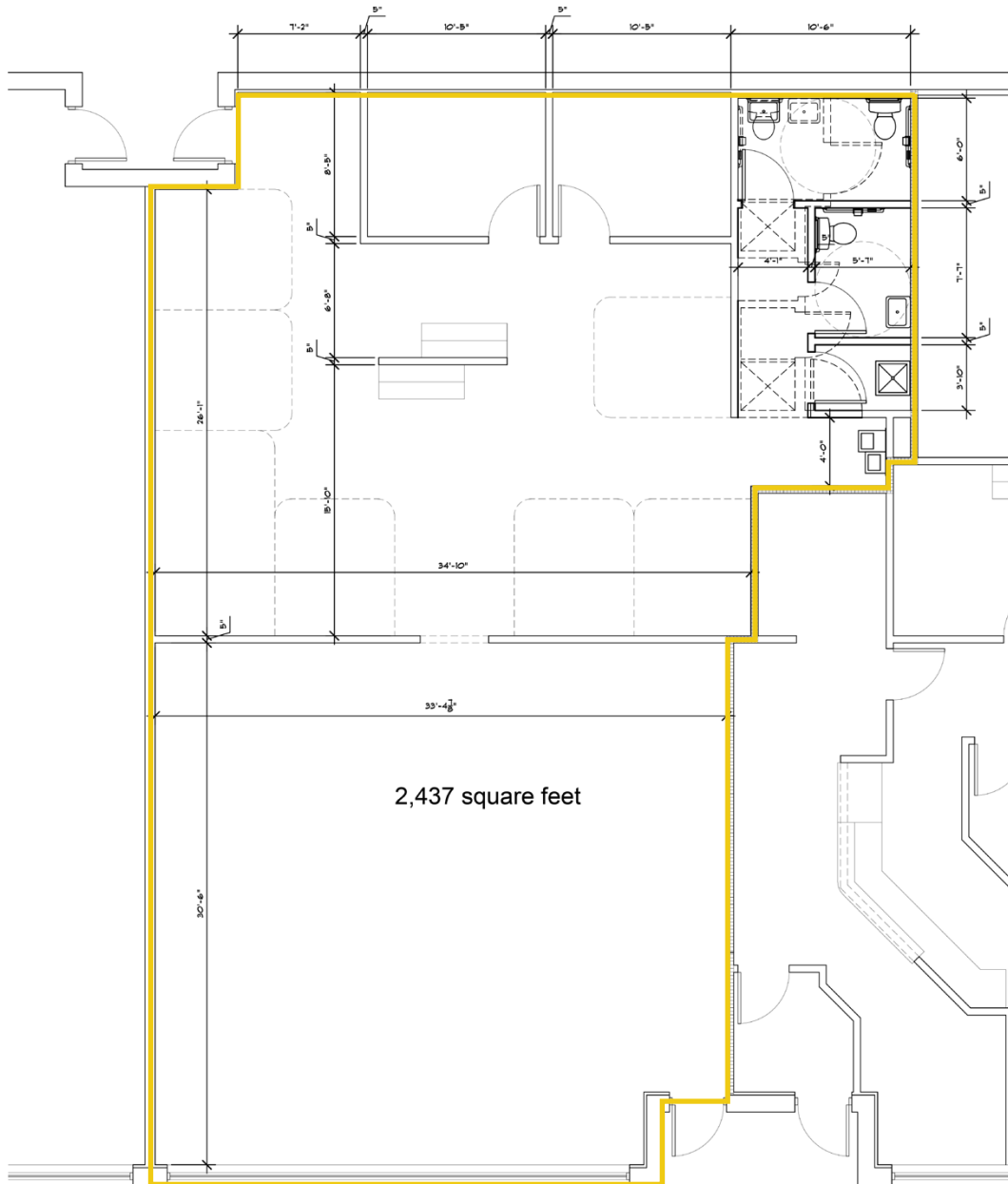
AGENT CONTACT INFO

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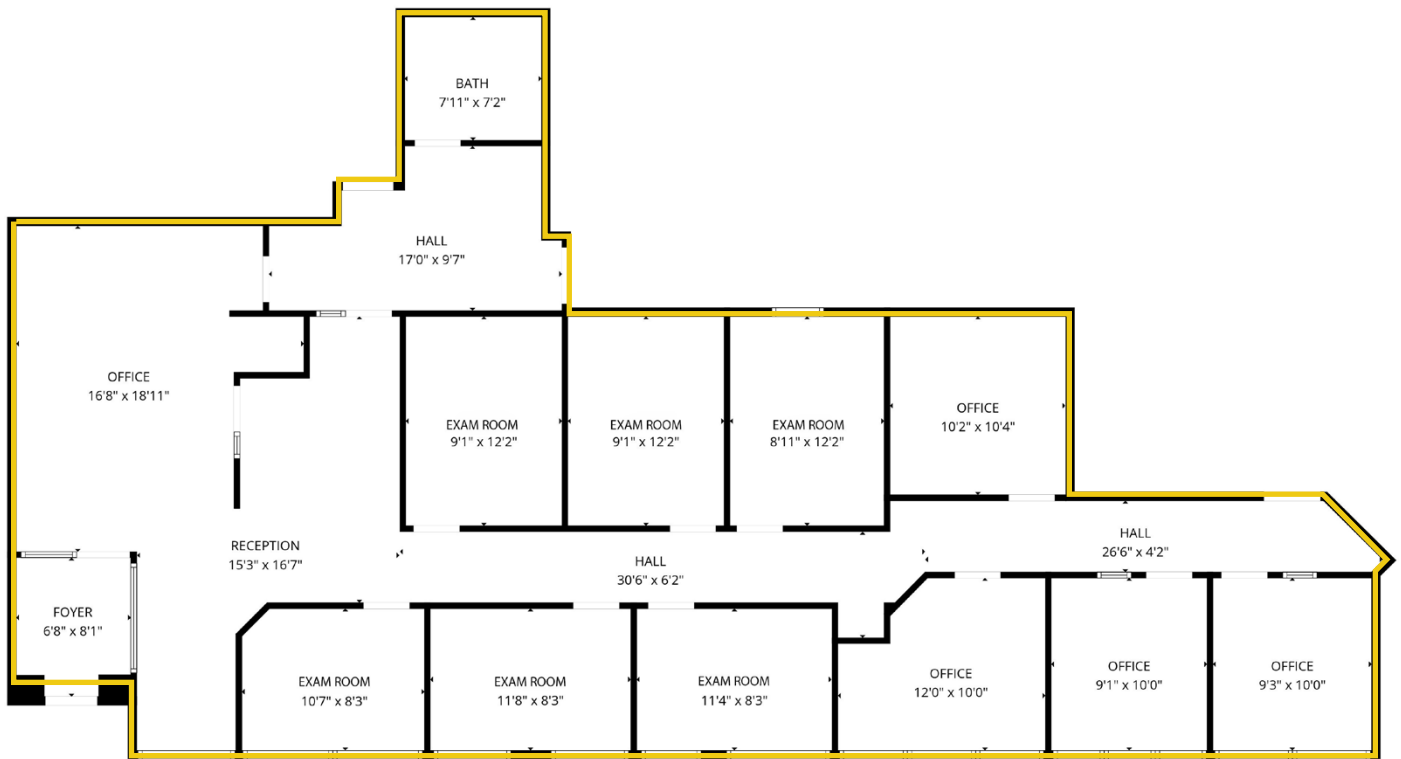
45660 FLOORPLAN



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45680 FLOORPLAN



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ADDITIONAL PHOTOS



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