

# FOR SALE / BUILD-TO-SUIT FOR LEASE

## LIVINGSTON PROFESSIONAL CENTER



RH COMMERCIAL  
REALTY



## 2 PAD SITES FOR SALE / 3,375 SF - 17,392 SF FOR LEASE



### PROPERTY DETAILS

- Rapidly growing community
- Join Livingston Eye Care and Ecowize
- On-site property management
- Ideal location for insurance agency, accountant, or any medical/professional office
- Open to joint venture relationships
- Up to 8,989 SF on each Pad Site (up to 17,392 SF in total)
- Close proximity to Hamburg and Whitmore Lake with easy access to US-23, M-14, and I-96

For information, please contact:



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### AVAILABILITY BREAKDOWN

#### FOR SALE

##### PAD SITES #1 AND #2

**Available AC:** 0.17-0.34  
**Sale Price:** \$250,000/Pad Site  
**Property Type:** Medical/Professional Office  
**Zoning:** Village Center District  
**Parking:** Abundant (40+)



#### BUILD-TO-SUIT FOR LEASE

##### 3,375 SF UP TO 8,989 SF PER PAD (17,392 IN TOTAL)

**Available SF:** 3,375 SF - 17,392 (To Suit)  
**Property Type:** Medical/Professional Office  
**Lease Rate:** Contact Agents  
**Lease Type:** NNN  
**Zoning:** Village Center District

**Parking Spaces:** Abundant (40+)  
**Construction Type:** Brick / To Suit



#### TRAFFIC COUNTS

<b>M-36 / Professional Center Dr W:</b>	15,236
<b>M-36 / Hamburg Rd NW:</b>	8,738
<b>Hamburg Rd / Athlone Dr N:</b>	9,414
<b>M-36 / Hamburg Rd S</b>	9,226

#### DEMOGRAPHICS

<b>RADIUS</b>	<b>POPULATION</b>	<b>AVG HH INCOME</b>
<b>2 MILE</b>	7,797	\$115,540
<b>5 MILE</b>	43,334	\$118,891
<b>10 MILE</b>	151,941	\$126,654

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### CONCEPT SITE PLAN



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### PRICING INFORMATION

**Sale Price:** \$250K-\$500K

**Price / Pad:** \$250,000

**Lease Rate:** TBD

**Lease Type:** NNN

### PROPERTY DESCRIPTION

#### PAD SITES FOR SALE

**Available AC:** 0.17-0.34  
**Sale Price:** \$250,000/Pad Site  
**Property Type:** Medical/Professional Office  
**Zoning:** Village Center District  
**Parking:** Abundant (40+)

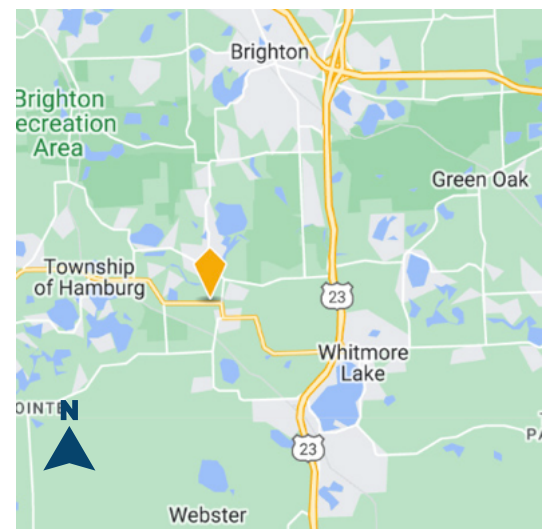
#### BUILD-TO-SUIT FOR LEASE

**Available SF:** 3,375 SF - 17,392 (To Suit)  
**Property Type:** Medical/Professional Office  
**Lease Rate:** Contact Agents  
**Lease Type:** NNN  
**Zoning:** Village Center District

#### SUMMARY

The Livingston Professional Center presents a rare opportunity for those looking for a medical/professional environment in the rapidly growing Township of Hamburg. Offering both space for lease and creative ownership opportunities, this is a perfect location for those wanting growth flexibility and scalability.

### ROAD MAP



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