

**Sale Price:**

\$1,886,700

Lease Rate:

\$12.00/SF -
\$17.50/SF

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**OFFICE SPACE FOR SALE & LEASE**

1195 Wilson Avenue Walker, MI

Property Highlights

- Building Total 12,578 SF Including 6,000 SF of Specialty Medical – Recently Renovated
- Exclusive Front Door Entry
- Prominent Location on the Corner of Wilson Avenue and Leonard Street
- 6/1,000 Parking Ratio
- Basement Storage
- Building and Monument Signage
- Public Transit Bus Stop 3051 Located Adjacent to the Property

Building Specifications

Financials

Sale Price: \$1,886,700

Sale Price Per SF: \$147.65/SF

Lease Rate: \$22.50/SF

Property Taxes (2024): \$39,290.85

Property Taxes Per SF: \$3.07/SF

SEV (2025): \$927,400

Taxable Value (2025): \$720,148

Property Details

Building SF: 12,778 SF

Year Built: 2009

Acreage: 2.75 Acres

Parcel Number: 41-13-19-126-005

Zoning: ORP

Municipality: City Of Walker

Highlights

- **Owner-Occupant Opportunity:** Ideal For a Medical Practice to Take Over a Recently Renovated 6,000 SF Specialty Medical Suite
- **Priced Below Replacement Cost** For Excellent Value
- **Prime Corner Location** Excellent Visibility at Wilson Ave NW and Leonard St NW
- **Generous Parking:** Large 63-Car Lot with Circular Patient Drop-Off and Covered Entry
- **Nearby Amenities:** Only 1 Mile North of Meijer and a Busy Retail Corridor (Starbucks, Panera, Etc.)

Suite	Space Available (SF)	Lease Rate (\$/SF)	Lease Type	Lease Term
100	3,058 SF	\$17.50/SF	NNN	60-120 Months
103	1,200 SF	\$17.50/SF	NNN	60-120 Months
200	6,000 SF	\$12.00/SF	NNN	60-120 Months

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First Floor - Interior Photos



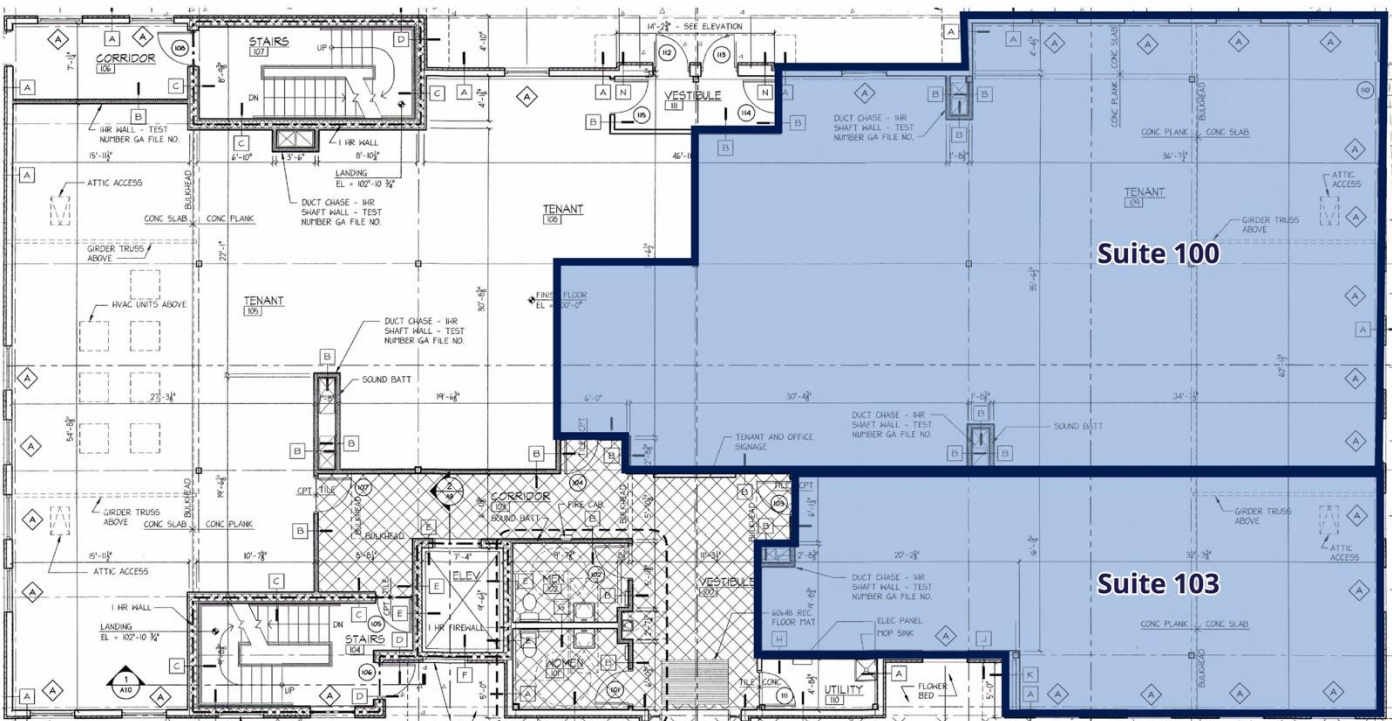
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Suite 200 - Interior Photos

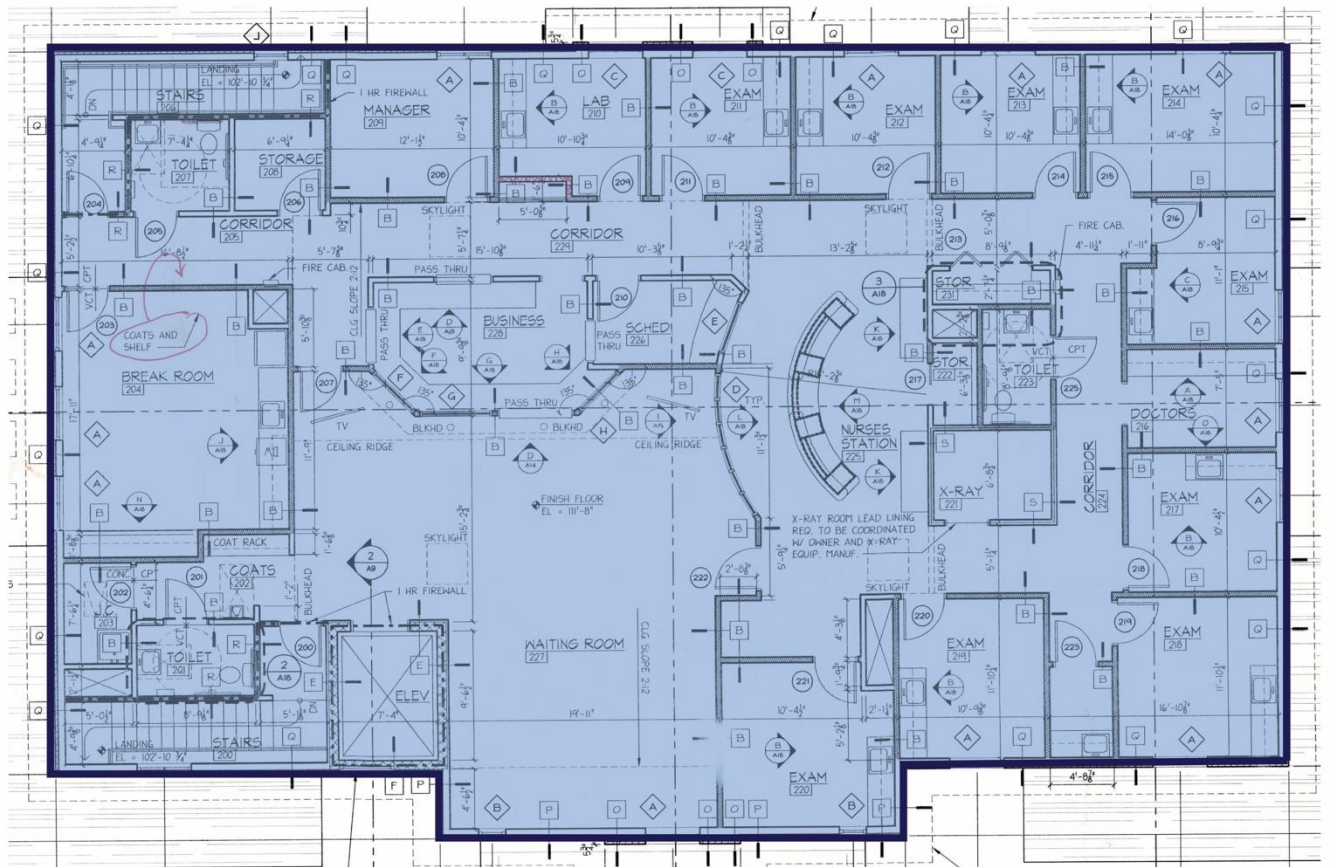


Floor Plan – First Floor



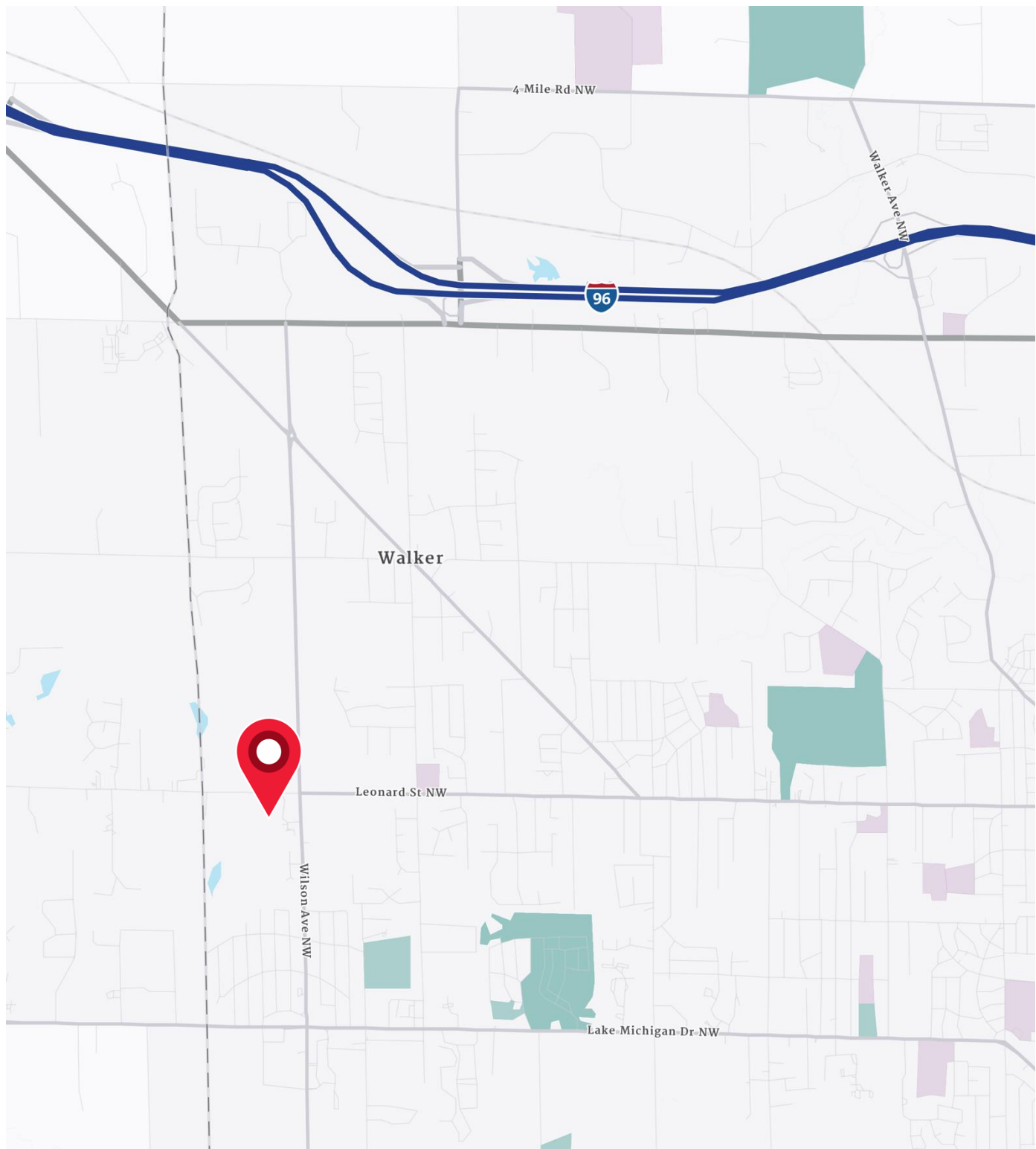
Suite 100 & 103 - Available
1,200 SF & 3,058 SF

Floor Plan – Second Floor

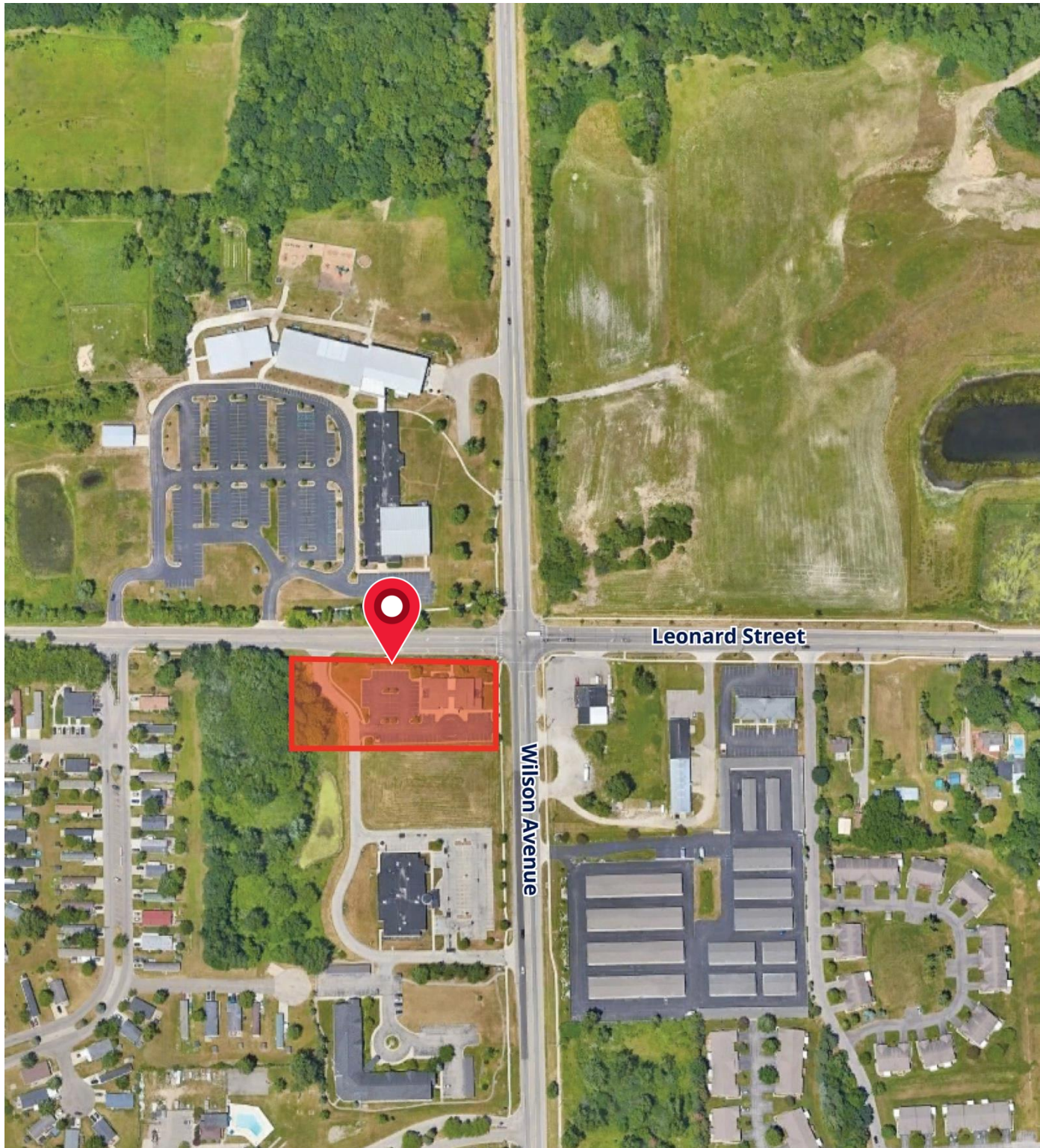


Second Floor - Available
6,000 SF

Location Map



Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	6,006	31,120	79,115
Total Households	2,304	13,392	32,703
Total Family Households	1,472	8,067	18,784
Average Household Size	2.60	2.31	2.40
Median Age	38.7	39.4	35.9
Population Age 25+	4,172	22,126	54,291
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.12%	0.71%	0.62%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.73%	0.62%	0.26%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.49%	0.42%	0.39%
Households	0.81%	0.74%	0.79%
Families	0.66%	0.55%	0.59%
Median Household Income	1.73%	1.98%	1.79%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,933 / 48.8%	15,319 / 49.2%	39,559 / 50.0%
Female Population / % Female	3,073 / 51.2%	15,801 / 50.8%	39,556 / 50.0%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$75,530	\$83,192	\$78,221
Average Household Income	\$94,166	\$104,333	\$97,371
Per Capita Income	\$38,196	\$44,148	\$40,343
SUMMARY BUSINESS DATA			
Total Businesses	136	880	2,512
Total Daytime Population	4,425	29,410	78,339
Daytime Population: Workers	1,564	15,441	42,701
Daytime Population: Residents	2,861	13,969	35,638

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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