

OFFICE PROPERTY // FOR LEASE

# GROW YOUR PRACTICE ALONG LIVONIA'S PREMIER COMMERCIAL CORRIDOR

10982-10990 MIDDLEBELT RD

LIVONIA, MI 48150



- Suites available from individual offices up to 3,801 SF contiguous
- Ideal for medical, healthcare, office, or service-oriented users
- Ownership has made over \$350K in capital improvements in the last six years
- 6.6/1,000 Parking
- Hard corner location on Middlebelt Road
- Approximately 34,273 vehicles per day
- Large monument signage opportunity for brand recognition
- Surrounded by major retailers, restaurants, and service providers and Emerson Middle School
- Abundant parking for employees & patients with 64 surface spaces



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

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

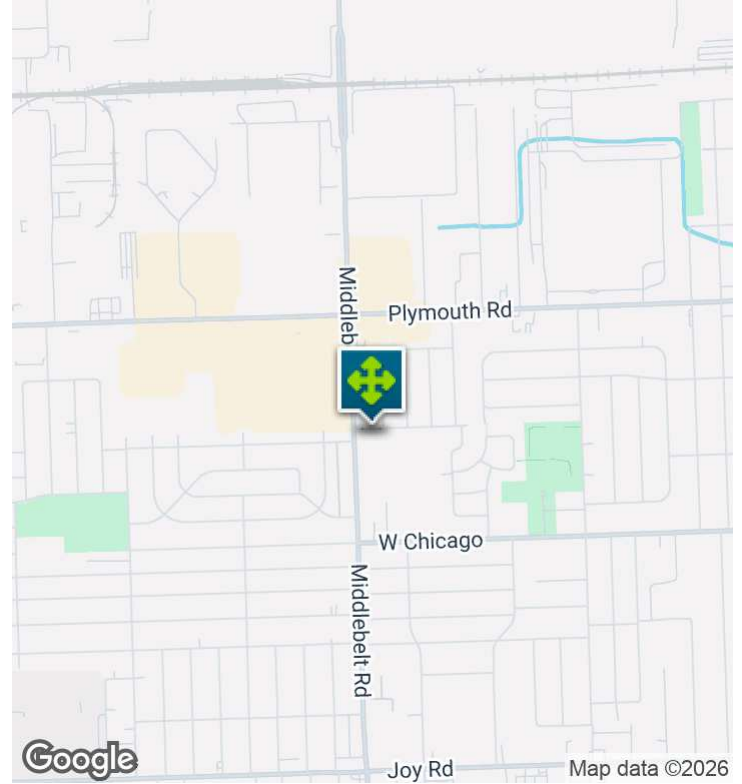
248.358.0100

[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$14 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	9,710 SF
<b>Available SF:</b>	1,218 - 3,811 SF
<b>Lot Size:</b>	1.16 Acres
<b>Number of Units:</b>	5
<b>Year Built:</b>	1979
<b>Renovated:</b>	2020
<b>Zoning:</b>	C-1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	34,273

## PROPERTY OVERVIEW

Position your practice or business for success at this highly visible medical office building located on the corner of Middlebelt Road and Orangelawn Street in the heart of Livonia. Suites are available from individual offices of 1,218 SF up to 3,801 SF contiguous, offering flexible layouts suitable for medical, healthcare, professional office, or select retail users.

The property benefits from outstanding exposure with over 34,000 vehicles passing daily, a prominent monument sign, and convenient access to I-96 and the I-275 Corridor. Patients, clients, and employees will appreciate the abundant on-site parking, professional environment, and proximity to a wide variety of retail, dining, and service amenities. With a strong healthcare presence, established neighboring tenants, and flexible space configurations, this property offers an exceptional opportunity to establish or expand your business in one of Livonia's most active commercial corridors.

## LOCATION OVERVIEW

Located on the corner of Middlebelt Rd and Orangelawn St, this medical building is located just southeast of the heavily trafficked Wonderland Plaza, which features major retail anchors & places of interest including Walmart, Target, and LA Fitness, as well as various restaurants including Chilis, Five Guys, Chick-Fil-A, Noodles & Company, and Crumble Cookies.



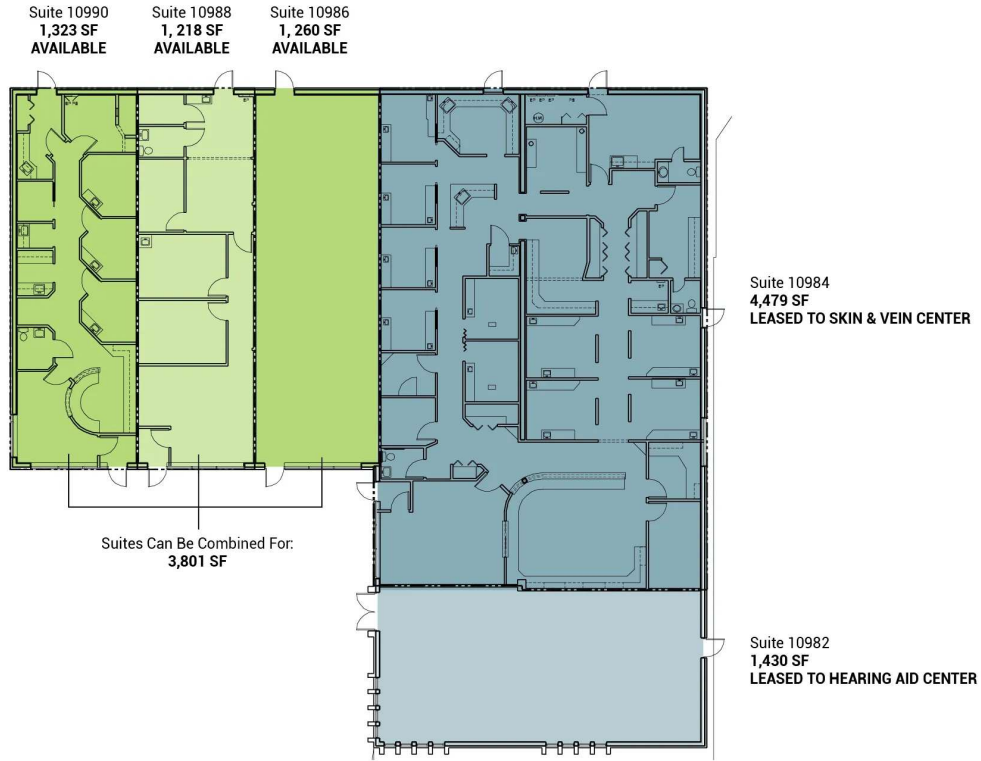
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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,218 - 3,811 SF	<b>Lease Rate:</b>	\$14 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
10982-10992 Middlebelt Rd, Suite 10986	1,260 SF	NNN	\$14.00 SF/yr
10982-10992 Middlebelt Rd, Suite 10988	1,218 SF	NNN	\$14.00 SF/yr
10982-10992 Middlebelt Rd, Suite 10990	1,323 SF	NNN	\$14.00 SF/yr
Suites 10986, 10988, 10990 Combined	3,811 SF	NNN	\$14.00 SF/yr



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# ADDITIONAL PHOTOS



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# SITE PLANS



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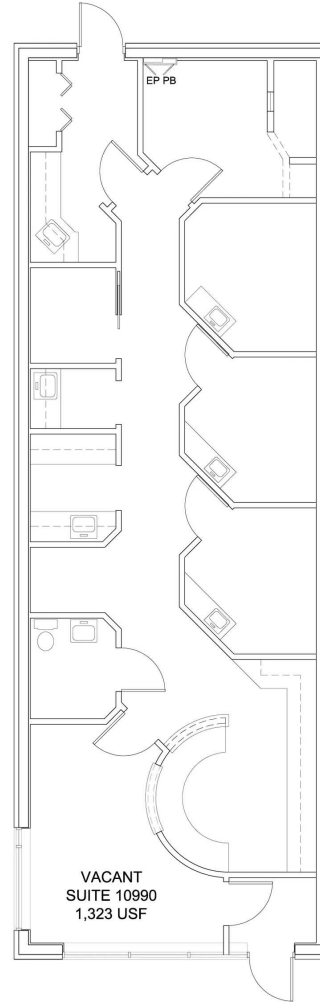
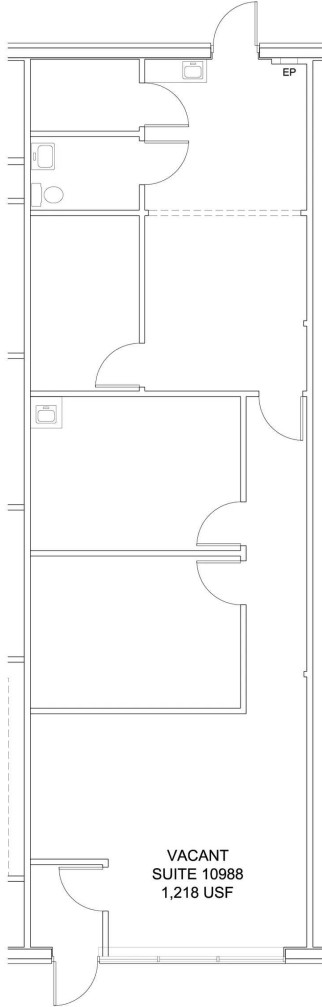
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# FLOOR PLANS



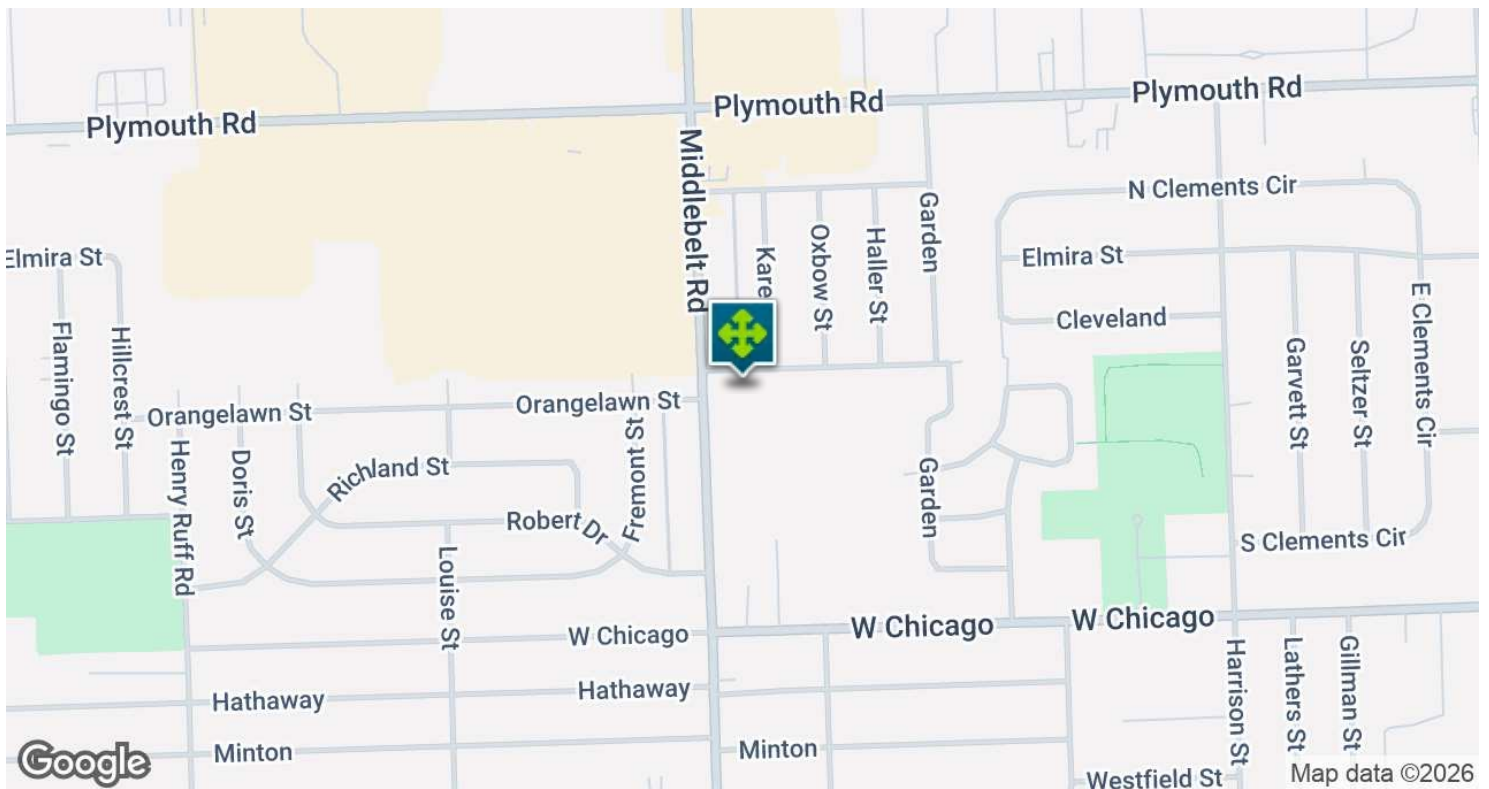
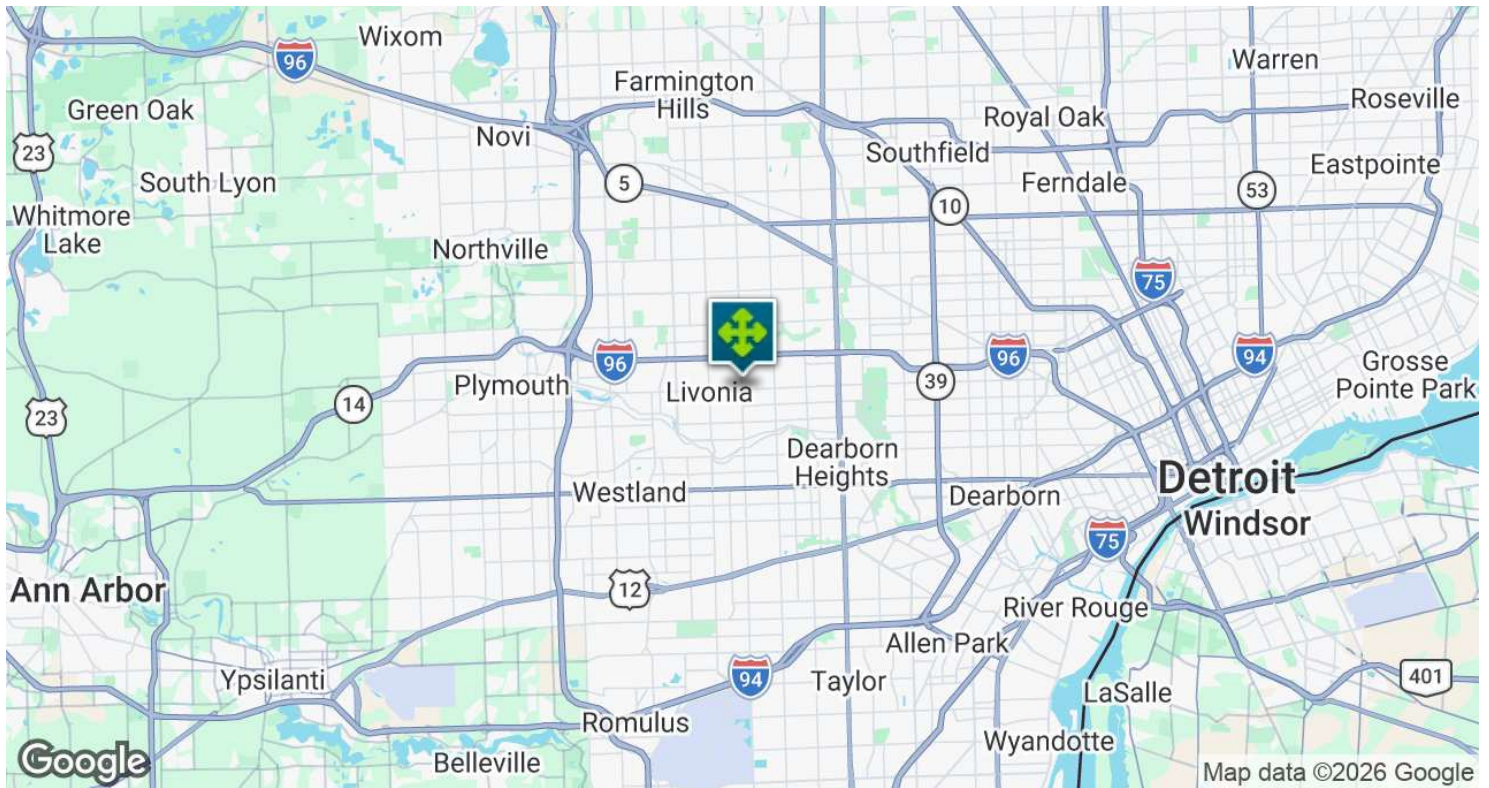
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# RETAILER MAP



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# LOCATION MAP



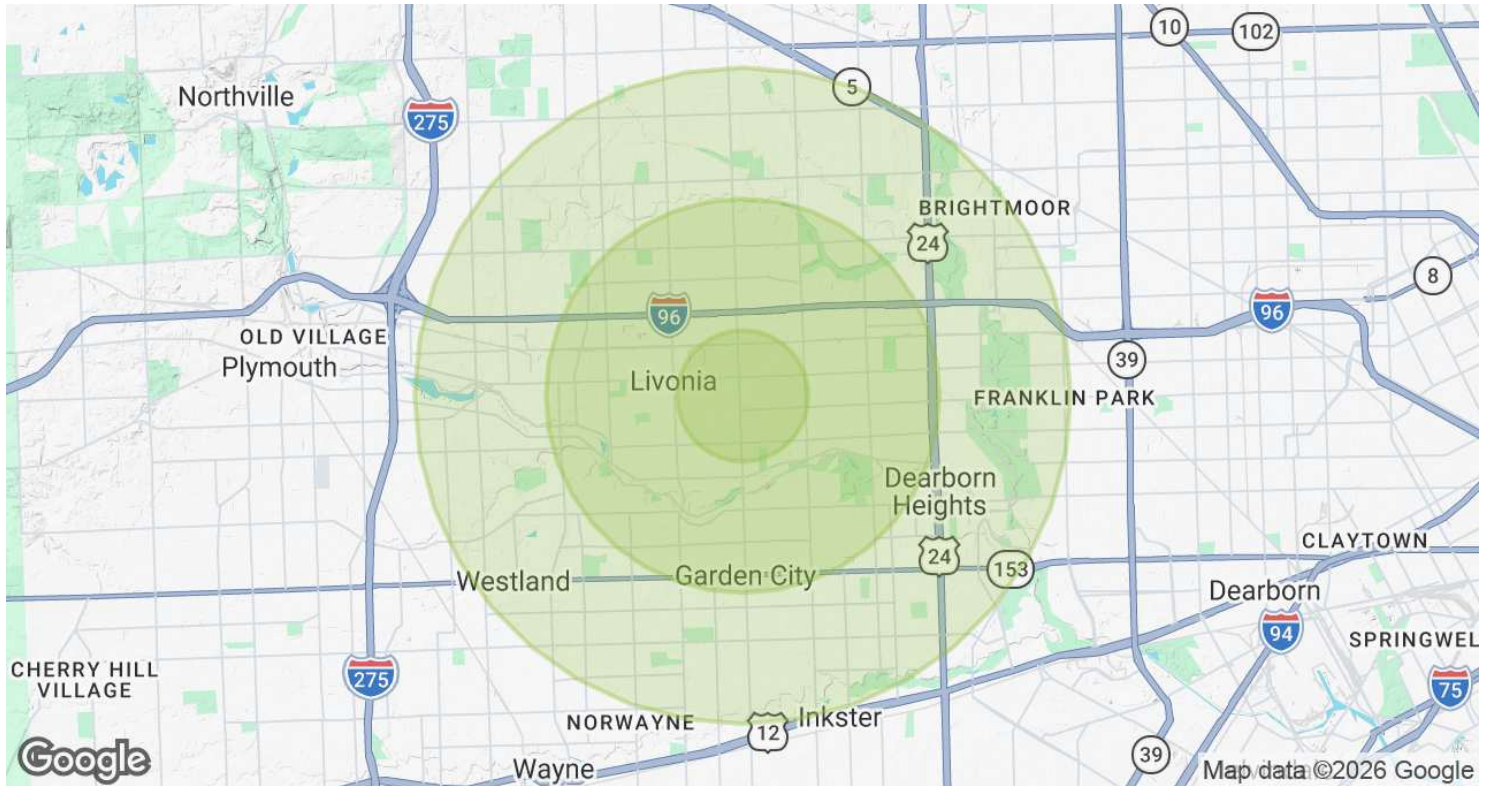
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,829	105,996	301,743
Average Age	38.9	40.6	39.6
Average Age (Male)	37.3	38.8	38.2
Average Age (Female)	41.6	42.6	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,233	41,791	118,987
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$102,722	\$90,136	\$84,939
Average House Value	\$199,222	\$213,342	\$209,590

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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