

OFFICE PROPERTY // FOR LEASE

UP TO 5,350 SF OF MEDICAL OFFICE SPACE W/ HIGH-END FINISHES IN SOUTH LYON

12660 10 MILE RD

SOUTH LYON, MI 48178



- 1,100 SF first-floor former pharmacy
- 4,250 SF second-story medical office suite
- Newer construction building with excellent curb appeal
- Road-front signage
- Beautiful high-end finishes throughout
- 8 exam rooms, 2 consult rooms, 2 procedure rooms, and ADA private restrooms
- Abundant parking in rear of the building



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500

Southfield, MI 48076

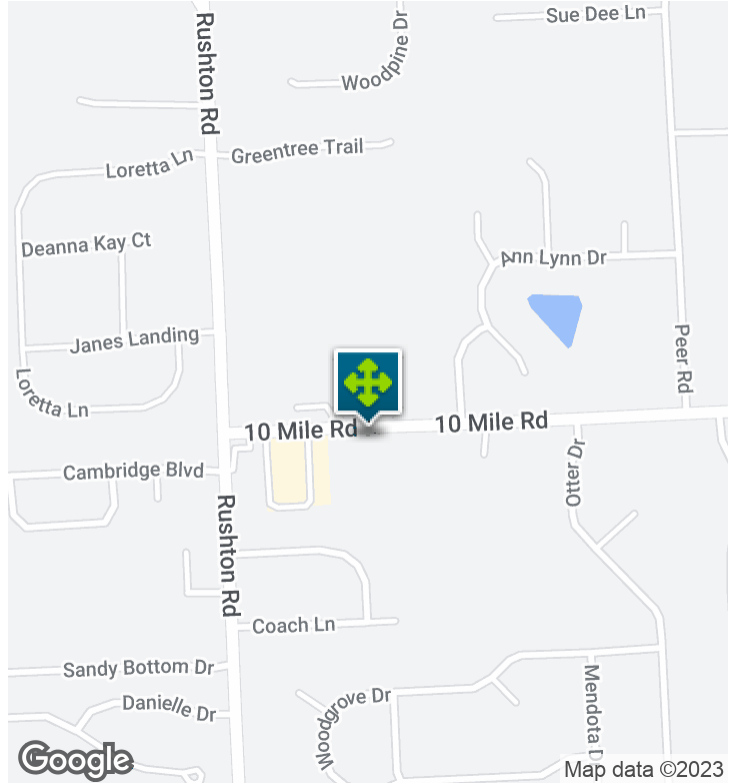
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$16.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	13,540 SF
Available SF:	1,100 - 4,250 SF
Lot Size:	1 Acres
Year Built:	2013
Zoning:	Commercial Improved
Market:	Detroit
Submarket:	Livingston County
Traffic Count:	7,474

PROPERTY OVERVIEW

Two medical suites are available in a beautiful, newer construction medical building in South Lyon. Both suites feature high-end finishes throughout and are in move-in-ready condition. The second-story suite is 4,250 SF and is accessible via an elevator and stairs in the building lobby. It features a large waiting room and receptionist area, eight (8) exam rooms, two consultation rooms, two procedure rooms, an ultrasound room, and ADA men's and women's private restrooms. The 1,100 SF suite on the first floor was a former pharmacy. The remaining portion of the first floor is occupied by Village MD, a strong regional medical office operator.

LOCATION OVERVIEW

At just 3.5 square miles in size, South Lyon offers small-town living, with the convenience of nearby interstate highways, major metropolitan areas, and international airports. Known for its historic and charming downtown, annual festivals, top-notch parks and excellent schools, the City of South Lyon offers an unparalleled quality of life. The University of Michigan Hospital is only 15 miles away. It is 10 miles from St. John's Providence Park Hospital in Novi, and 17 miles away from St Joseph Mercy Hospital in Ypsilanti. South Lyon has the largest proportion of people 70 years of age or older in Michigan, at 10.9% of the total (15.1 % over the age of 65) which makes it a great location for any medical practice.



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ADDITIONAL PHOTOS



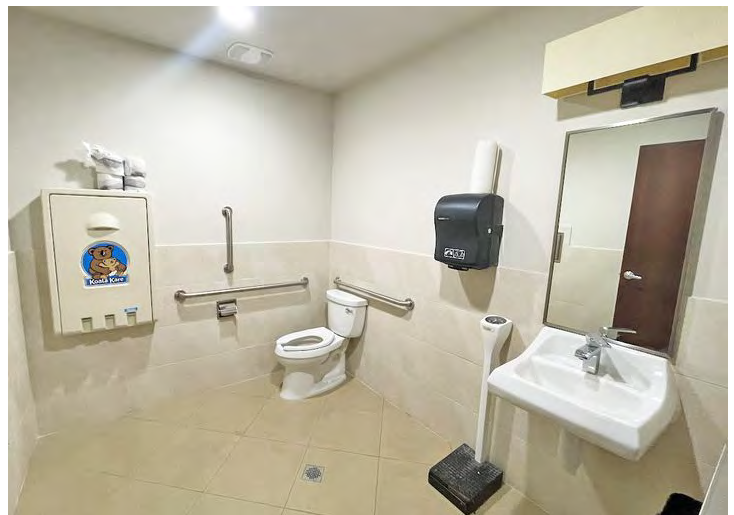
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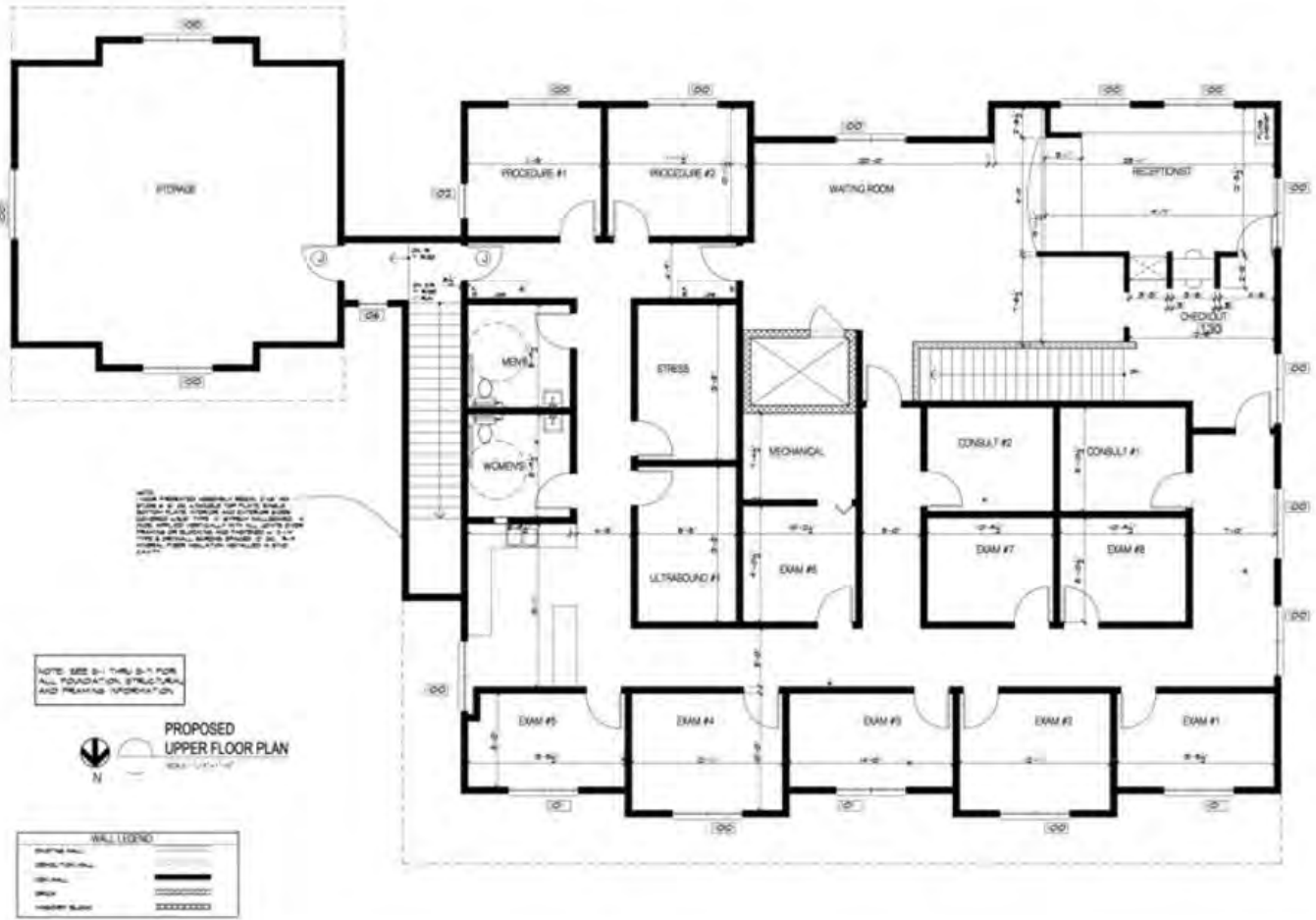
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SECOND STORY SUITE // PHOTOS



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FLOOR PLANS



RELEASED FOR CONSTRUCTION



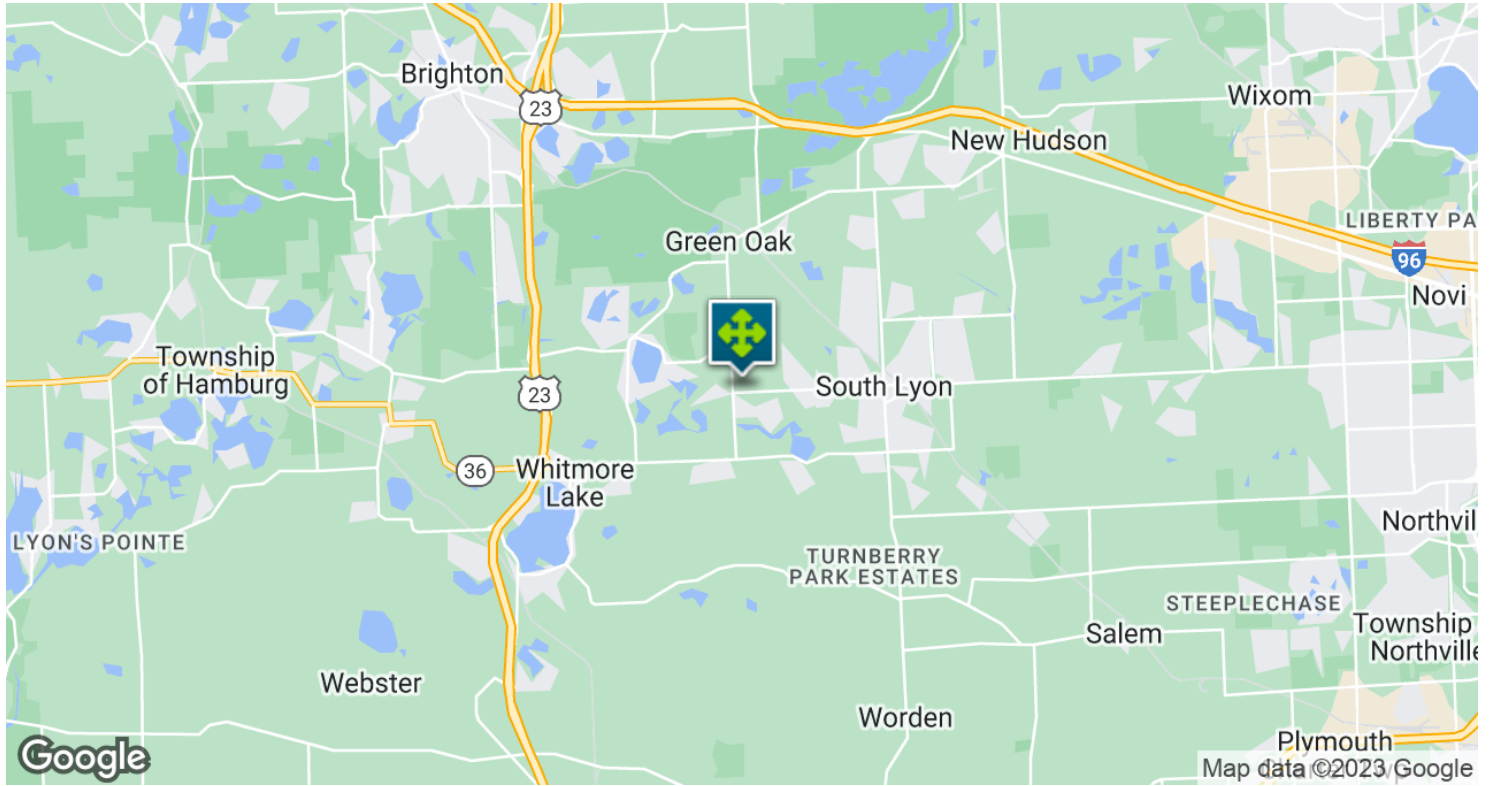
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LOCATION MAP



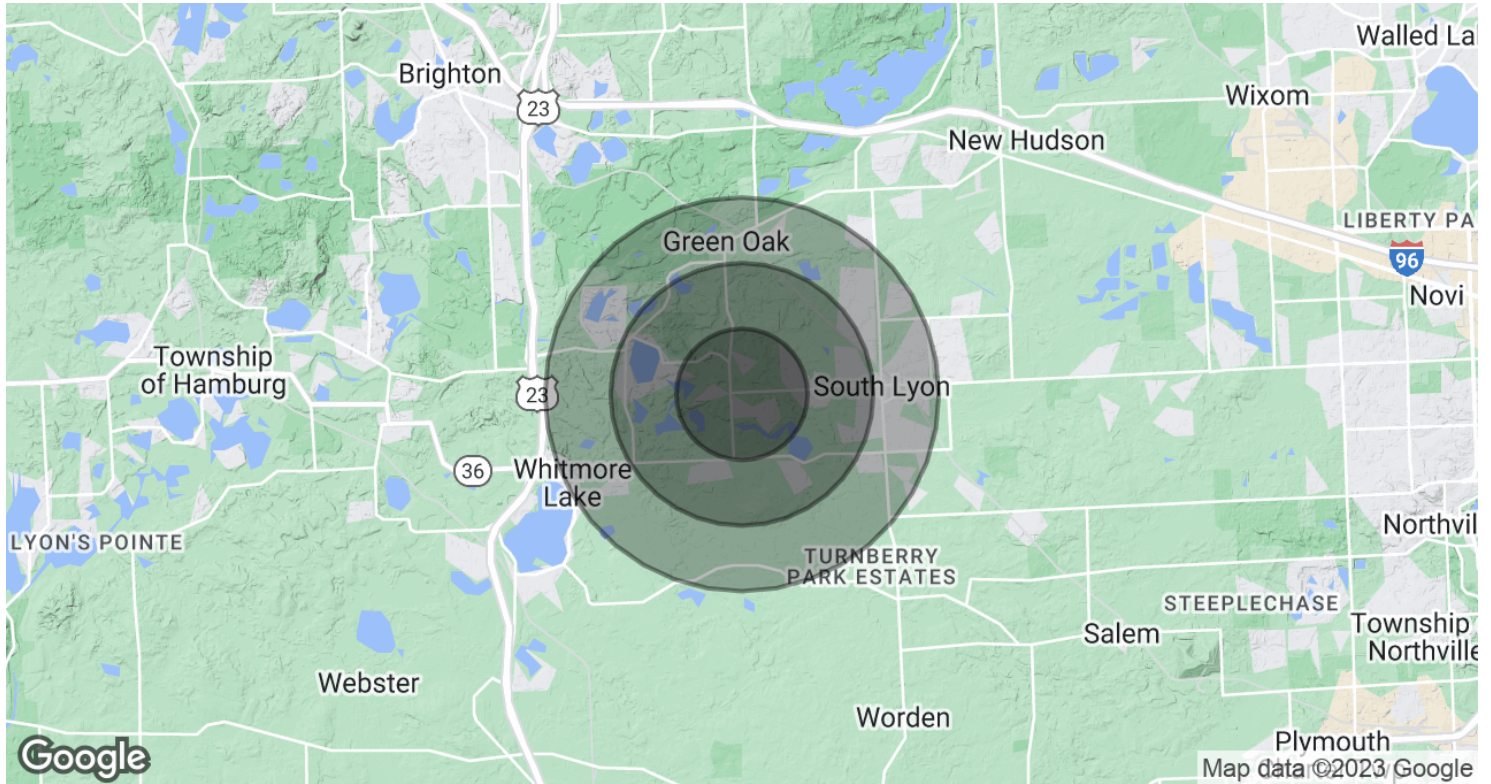
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,277	9,956	25,819
Average Age	50.1	47.4	44.1
Average Age (Male)	49.0	45.7	43.3
Average Age (Female)	51.4	49.0	43.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	941	4,287	10,708
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$123,881	\$105,957	\$111,581
Average House Value	\$304,951	\$256,702	\$266,525

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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