



**Sale Price:**

**\$1,886,700**

**Lease Rate:**

**\$12.00/SF -  
\$17.50/SF**

OFFICE SPACE FOR SALE & LEASE

# 1195 Wilson Avenue Walker, MI

## Property Highlights

- 12,578 SF Office Building
- Priced Below Replacement Cost For Excellent Value
- Owner-Occupant Opportunity: Ideal For a Medical Practice to Take Over a Recently Renovated 6,000 SF Specialty Medical Suite
- Prominent Location on the Corner of Wilson Avenue and Leonard Street
- 6/1,000 Parking Ratio with Circular Patient Drop-Off and Covered Entry
- Basement Storage
- Building and Monument Signage
- Public Transit Bus Stop 3051 Located Adjacent to the Property
- Nearby Amenities: Only 1 Mile North of Meijer and a Busy Retail Corridor (Starbucks, Panera, Etc.)

### CONTACT US



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# Building Specifications

| Financials             |                            | Property Details |                  |
|------------------------|----------------------------|------------------|------------------|
| Sale Price:            | \$1,886,700                | Building SF:     | 12,778 SF        |
| Sale Price Per SF:     | \$147.65/SF                | Year Built:      | 2009             |
| Lease Rate:            | \$12.00/SF -<br>\$17.50/SF | Acreage:         | 2.75 Acres       |
| Property Taxes (2026): | \$41,057                   | Parcel Number:   | 41-13-19-126-005 |
| Property Taxes Per SF: | \$3.21/SF                  | Zoning:          | ORP              |
| SEV (2026):            | \$1,130,300                | Municipality:    | City Of Walker   |
| Taxable Value (2026):  | \$893,320                  |                  |                  |

## Second Floor Highlights

- **Patient & Clinical Space:**
  - **10 Exam Rooms:** Fully plumbed and ready for use.
  - **Specialized Facilities:** Dedicated X-Ray and Lab rooms.
  - **Welcoming Entrance:** Generous waiting area and reception with dedicated check-in/out counters.
  - **Convenience:** 3 restrooms, including a patient-accessible restroom in the lobby.
- **Administrative & Staff Support:**
  - **Comprehensive Admin Suite:** Includes private doctor's offices, Nurse/PA stations, and dedicated space for scheduling, billing, and management.
  - **Staff Amenities:** Large break room for team use.
- **Storage & Logistics:**
  - **Ample Storage:** Multiple on-floor storage areas.
  - **Basement Access:** Extensive basement storage with full elevator accessibility.

| 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 |

# First Floor - Interior Photos



Workstation



Private Office



Kitchenette

# Suite 200 - Interior Photos



Waiting Room



Exam Room



Kitchen & Breakroom



Check-In/Out Counters

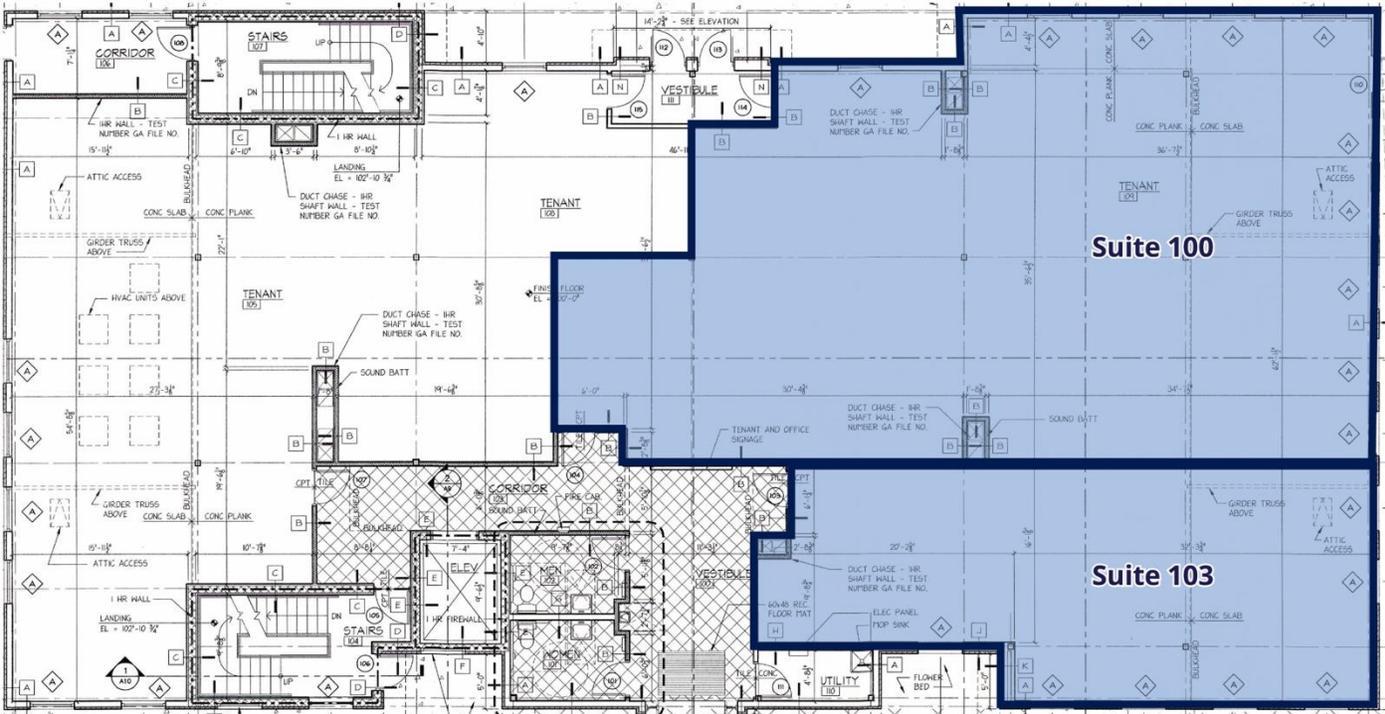


X-Ray Room



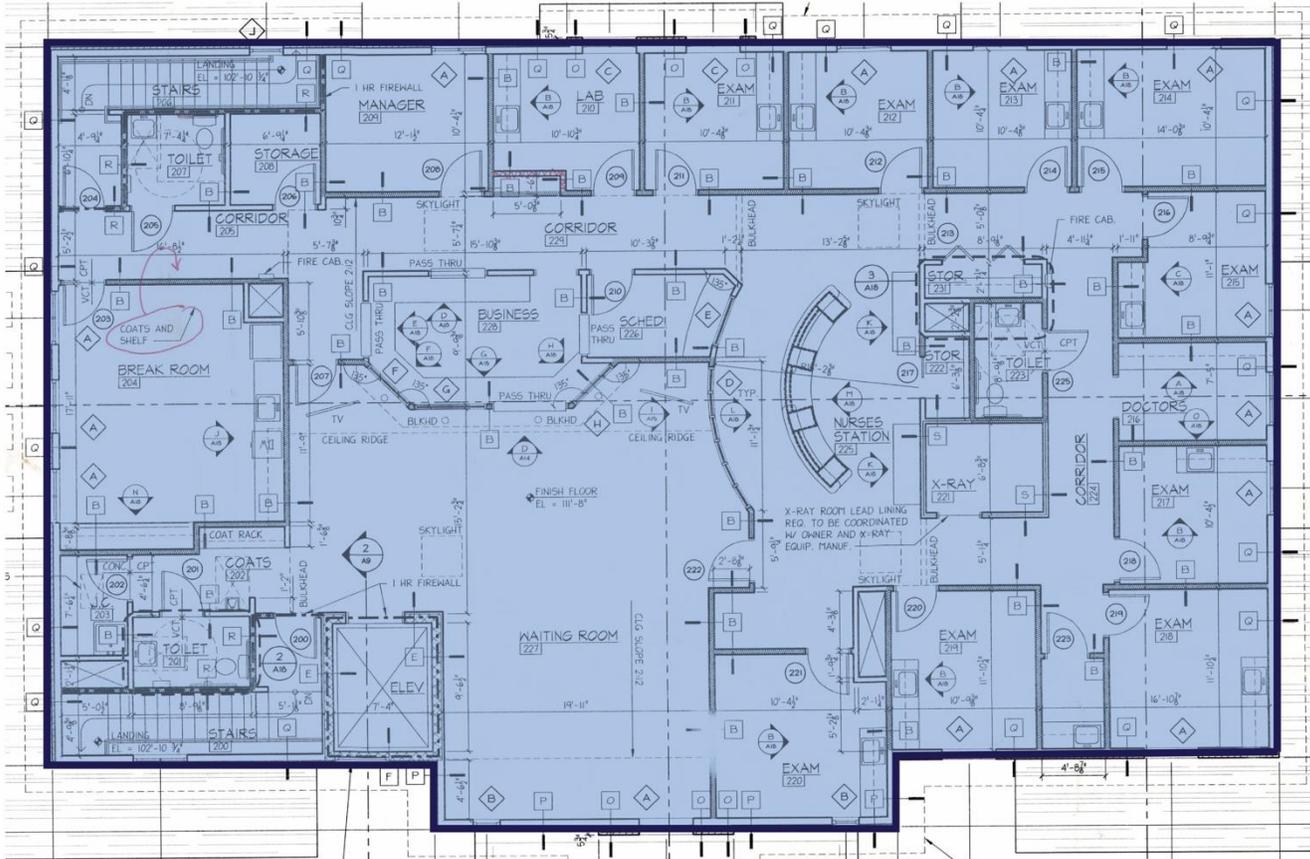
Admin Suite

# Floor Plan – First Floor



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

# Floor Plan – Second Floor

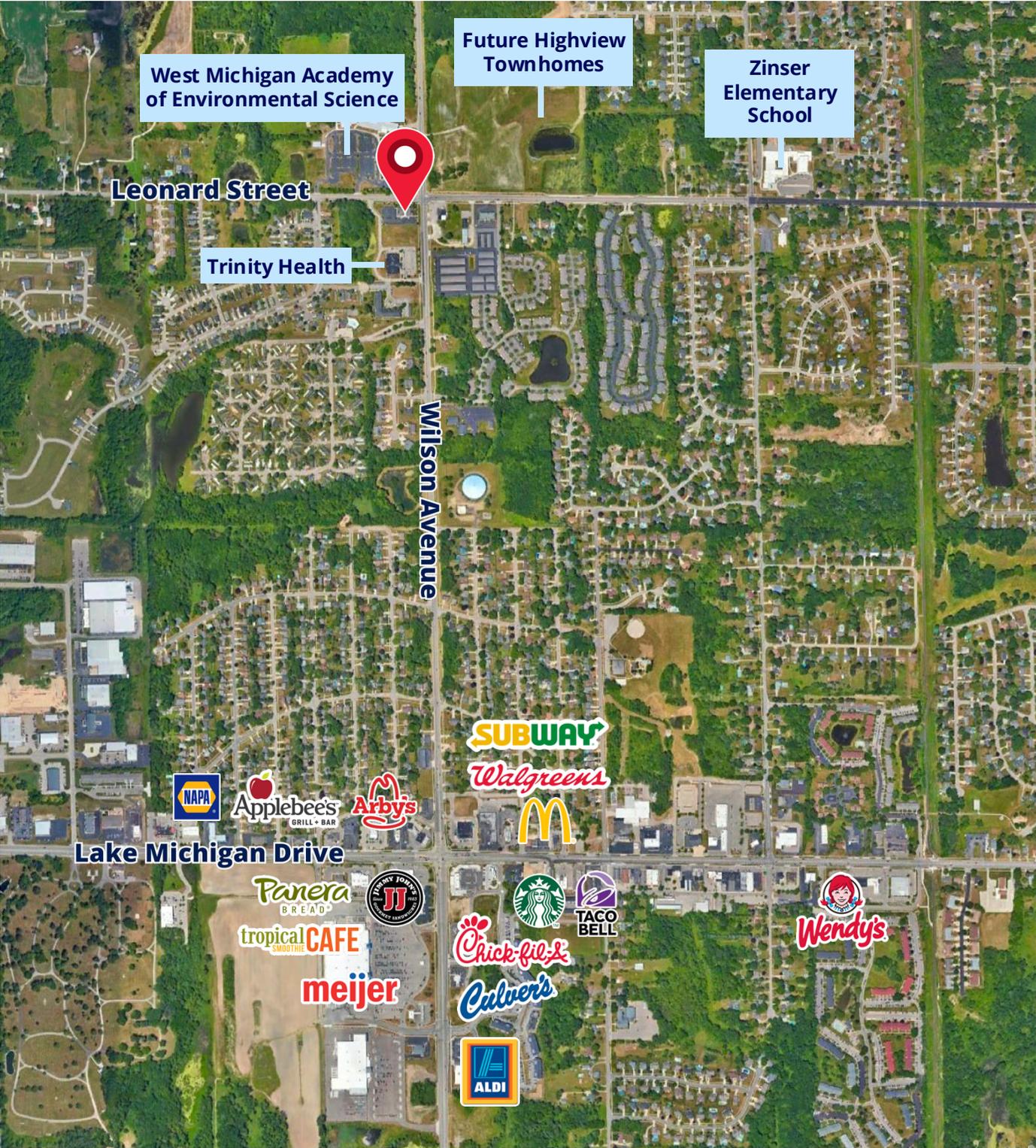


Second Floor - Available  
6,000 SF

# Parcel Outline



# 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:<br>Annual Growth Rate (CAGR) | 1.12%         | 0.71%          | 0.62%          |
| 2020 - 2025 Population:<br>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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