

OFFICE PROPERTY // FOR LEASE

# PROFESSIONAL PLUG & PLAY 2,400 SF OFFICE SUITE AT 9 MILE & GRATIOT AVE

16331 E 9 MILE RD  
EASTPOINTE, MI 48021



- 2,400 SF Executive Office Suite
- Natural Light Throughout
- Elevator Access
- Additional Common Area Meeting Space & Conference Room
- Attached Parking Lot
- Excellent Location at Gratiot & 9 Mile

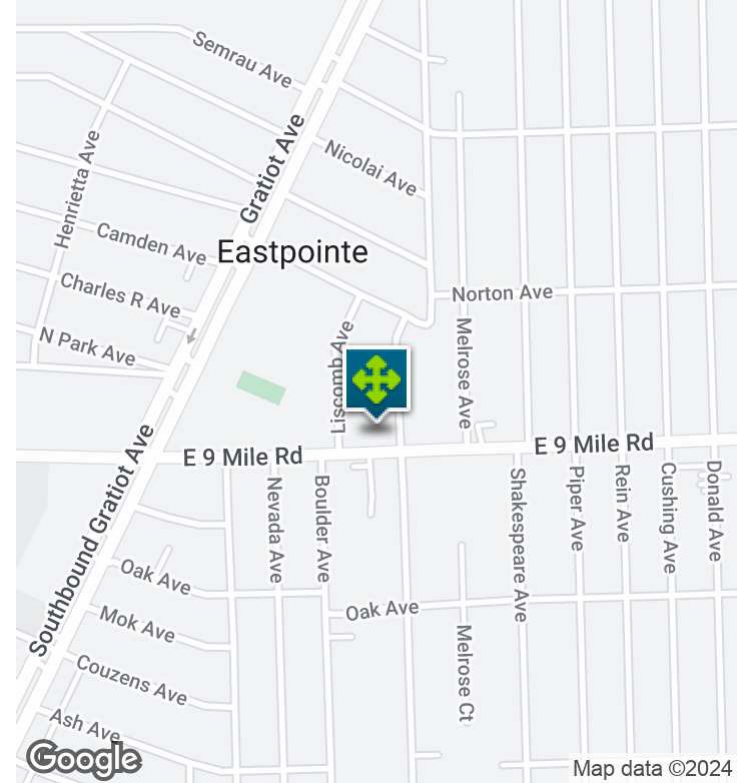


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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                       |                     |
|-----------------------|---------------------|
| <b>Lease Rate:</b>    | \$13.00 SF/yr (NNN) |
| <b>Building Size:</b> | 8,433 SF            |
| <b>Available SF:</b>  | 2,400 SF            |
| <b>Year Built:</b>    | 1994                |
| <b>Zoning:</b>        | B-3                 |
| <b>Market:</b>        | Detroit             |
| <b>Submarket:</b>     | Macomb East         |
| <b>Traffic Count:</b> | 19,428              |

## PROPERTY OVERVIEW

Third-floor plug & play executive office suite available for lease of this attractive office building. This suite offers multiple private offices as well as a private kitchen and meeting spaces. The suites are filled with natural light, the building is well-maintained, and very clean.

## LOCATION OVERVIEW

Located on E 9 Mile, just east of Gratiot Ave with close proximity to main intersections and I-94. The area offers a mix of residential, commercial, recreational opportunities, and there is a multitude of restaurants and other businesses within minutes of the property. Class A tenant Community Choice Credit Union occupies the first floor creating a great community feel at the building.

## PROPERTY HIGHLIGHTS

- 2,400 SF Executive Office Suite
- Natural Light Throughout
- Additional Common Area Meeting Space & Conference Room
- Attached Parking Lot
- Excellent Location at Gratiot & 9 Mile

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# ADDITIONAL PHOTOS



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# FLOOR PLAN // 3RD FLOOR



*This floor plan is not to scale and is for illustrative purposes only.*



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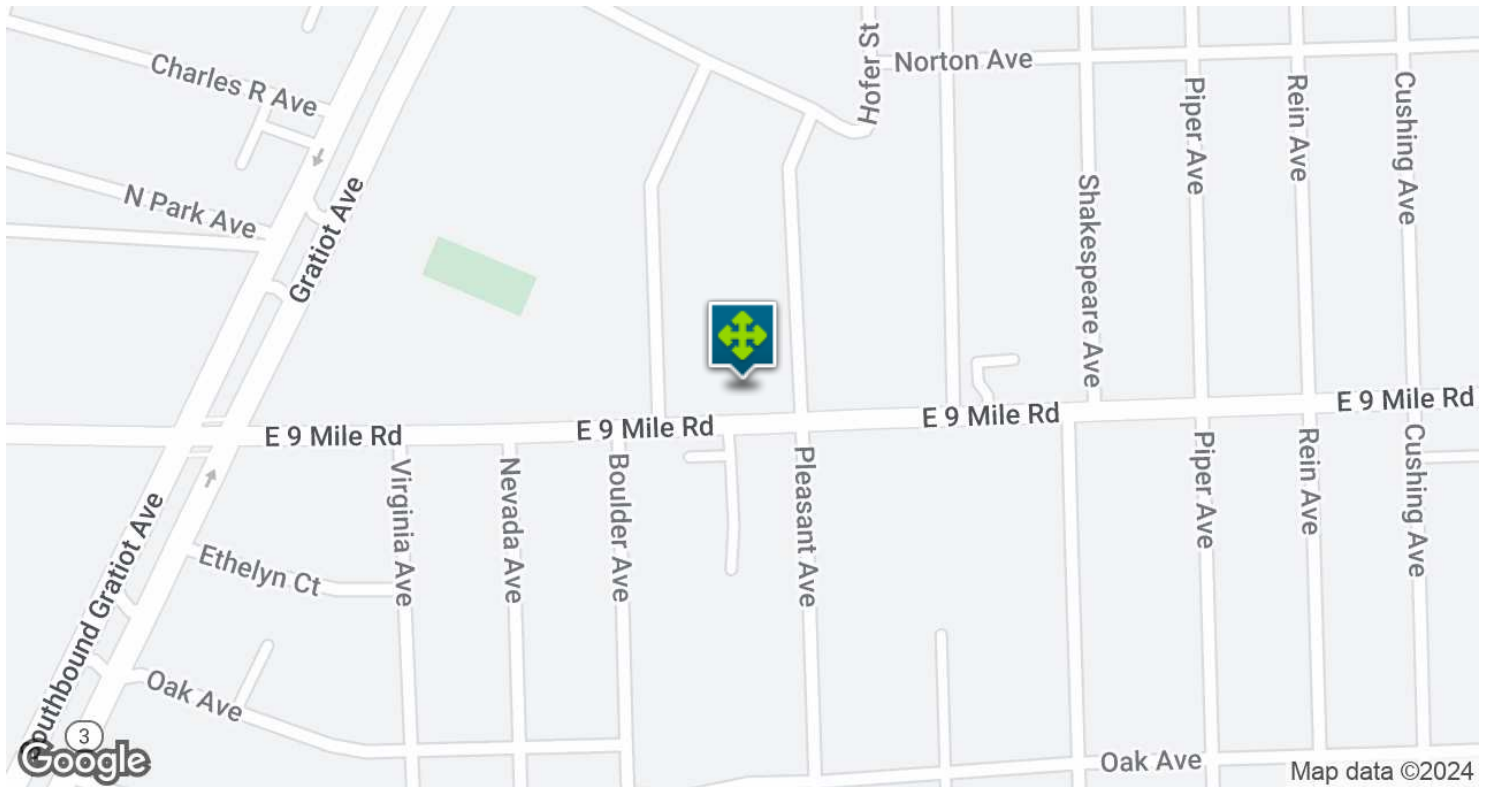
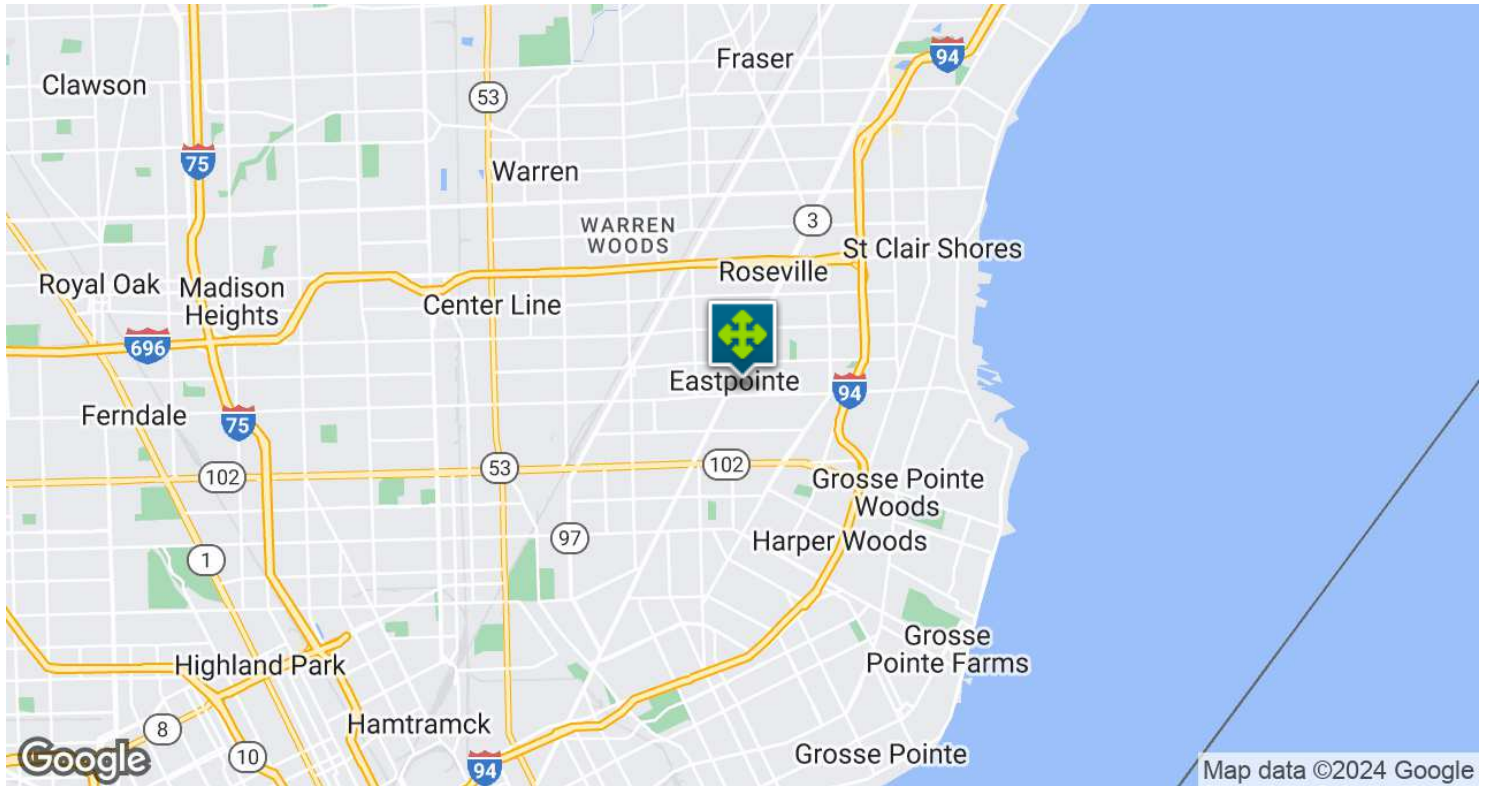
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# RETAILER MAP



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# LOCATION MAP



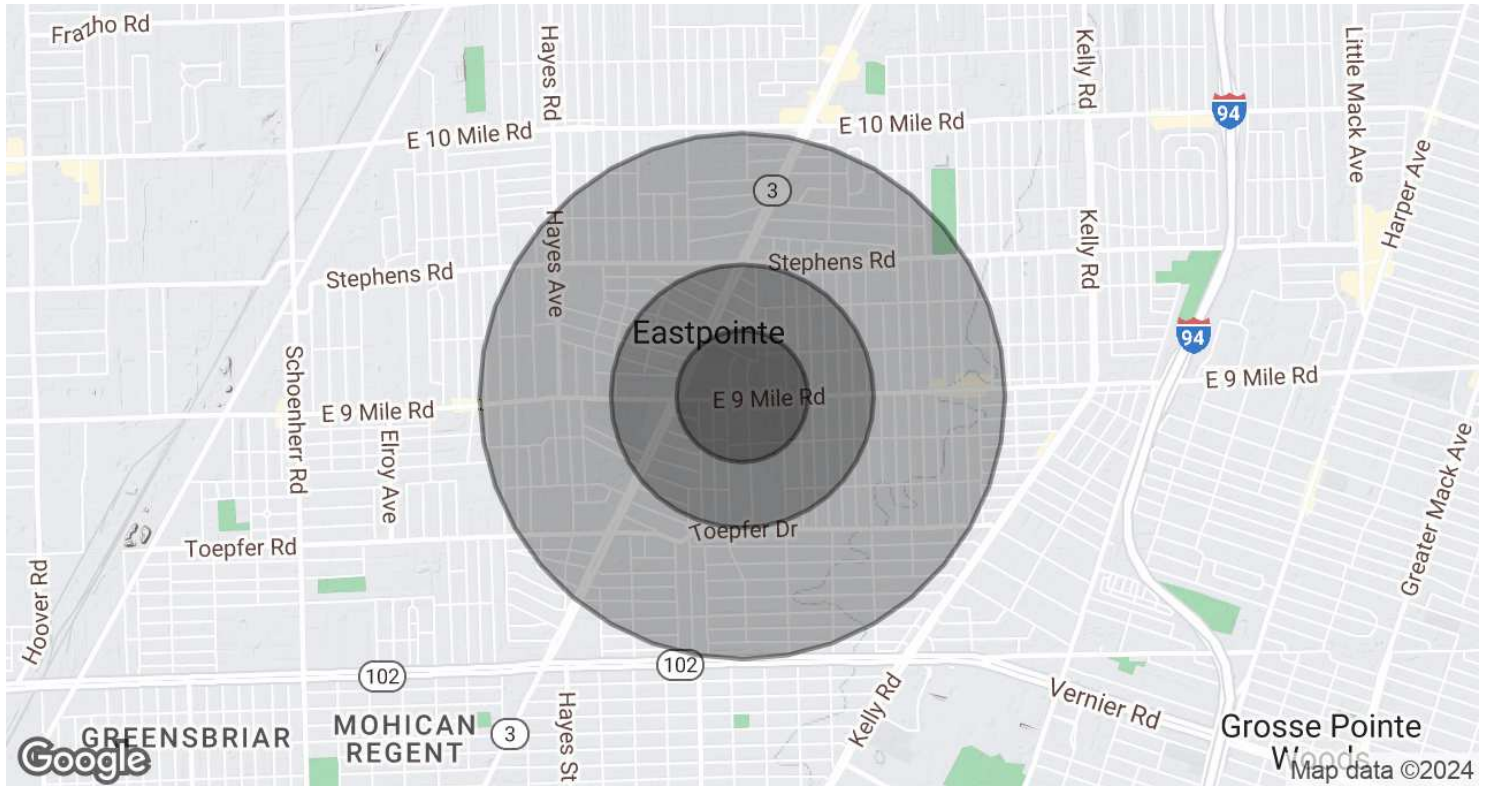
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# DEMOGRAPHICS MAP & REPORT



| POPULATION                  | 0.25 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|------------|-----------|--------|
| <b>Total Population</b>     | 1,146      | 5,481     | 20,621 |
| <b>Average Age</b>          | 35.9       | 35.2      | 37.7   |
| <b>Average Age (Male)</b>   | 36.8       | 34.7      | 35.3   |
| <b>Average Age (Female)</b> | 37.9       | 40.3      | 41.1   |

| HOUSEHOLDS & INCOME        | 0.25 MILES | 0.5 MILES | 1 MILE   |
|----------------------------|------------|-----------|----------|
| <b>Total Households</b>    | 419        | 2,223     | 8,971    |
| <b># of Persons per HH</b> | 2.7        | 2.5       | 2.3      |
| <b>Average HH Income</b>   | \$51,711   | \$48,090  | \$50,356 |
| <b>Average House Value</b> | \$67,428   | \$69,917  | \$78,810 |

2020 American Community Survey (ACS)

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**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



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