

3,000 - 6,000 SF OFFICE/ MEDICAL



FOR SALE / LEASE



Beacon Office Centre Complex

42450 Hayes Rd Ste 3a
Clinton Township, Michigan 48038

Property Description

NAI Farbman is pleased to present this newer construction medical office condominium for a small owner/user. Very well-maintained medical/office building. Modern red brick office with contemporary elements in build-out design.

The four-unit medical park is a single-story condo building with access to suite entry less than 20 feet from surface parking. The main level consists of 3,000 SF with another 3,000 SF full lower level buildout. The single-story, freestanding office was built in 2022 with premium finishes throughout.

Ample Parking to accommodate the medical/office suite patients and staff. Conveniently located on Hayes Rd and Canal Rd.

Property Highlights

- Medical / Office Condo
- 6,000 Total Square Feet
- 3,000 Square Feet Condo Suite Main Level
- 3,000 Square Feet Lower Level - Full Buildout
- Turn-Key Medical/Office Space
- Premium Finishes
- 245 ft. Frontage along Hayes Rd
- Excellent Main Road Visibility
- Monument Signage
- B-2 Community Business District
- **Lease Rate: \$18.50 Full-Service Gross**
- **Sale Price: \$900,000 (\$150 PSF)**



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

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Carrie Weiss

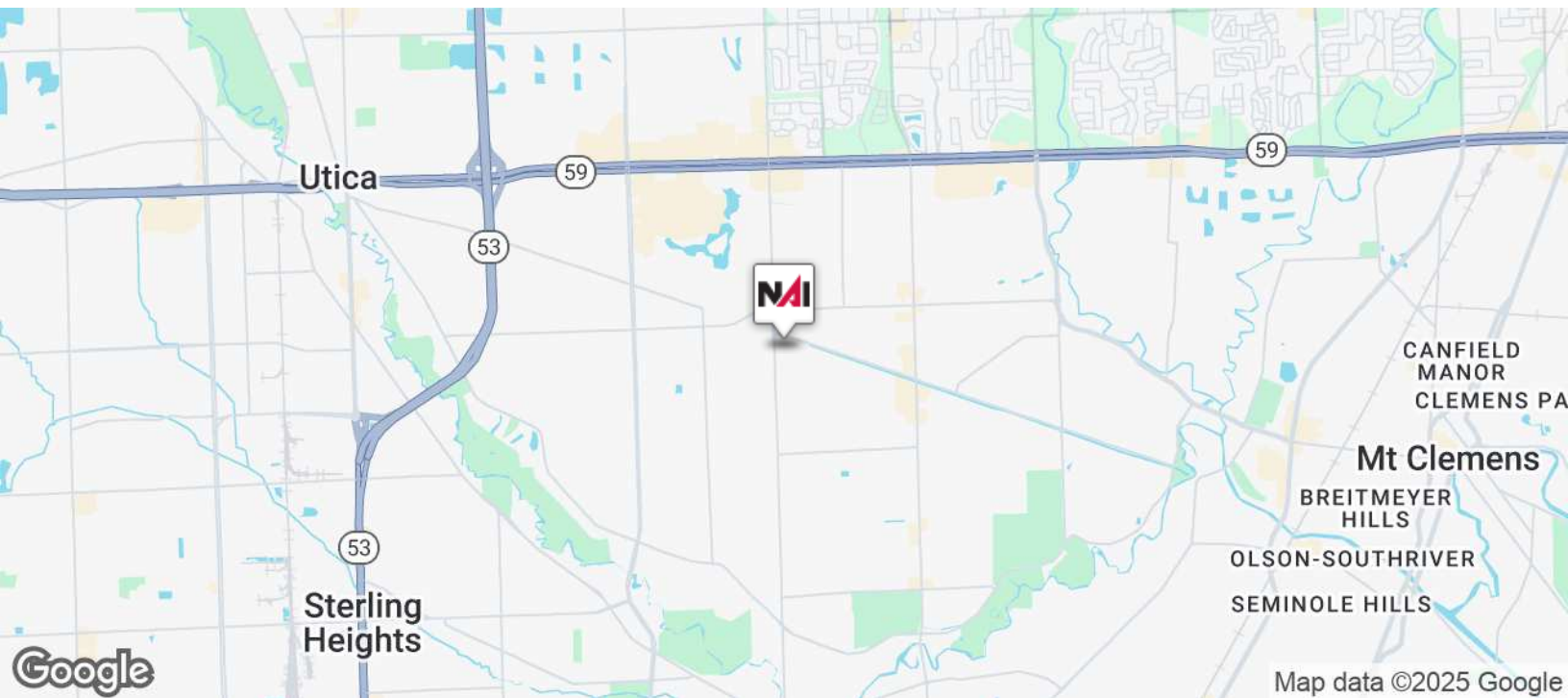
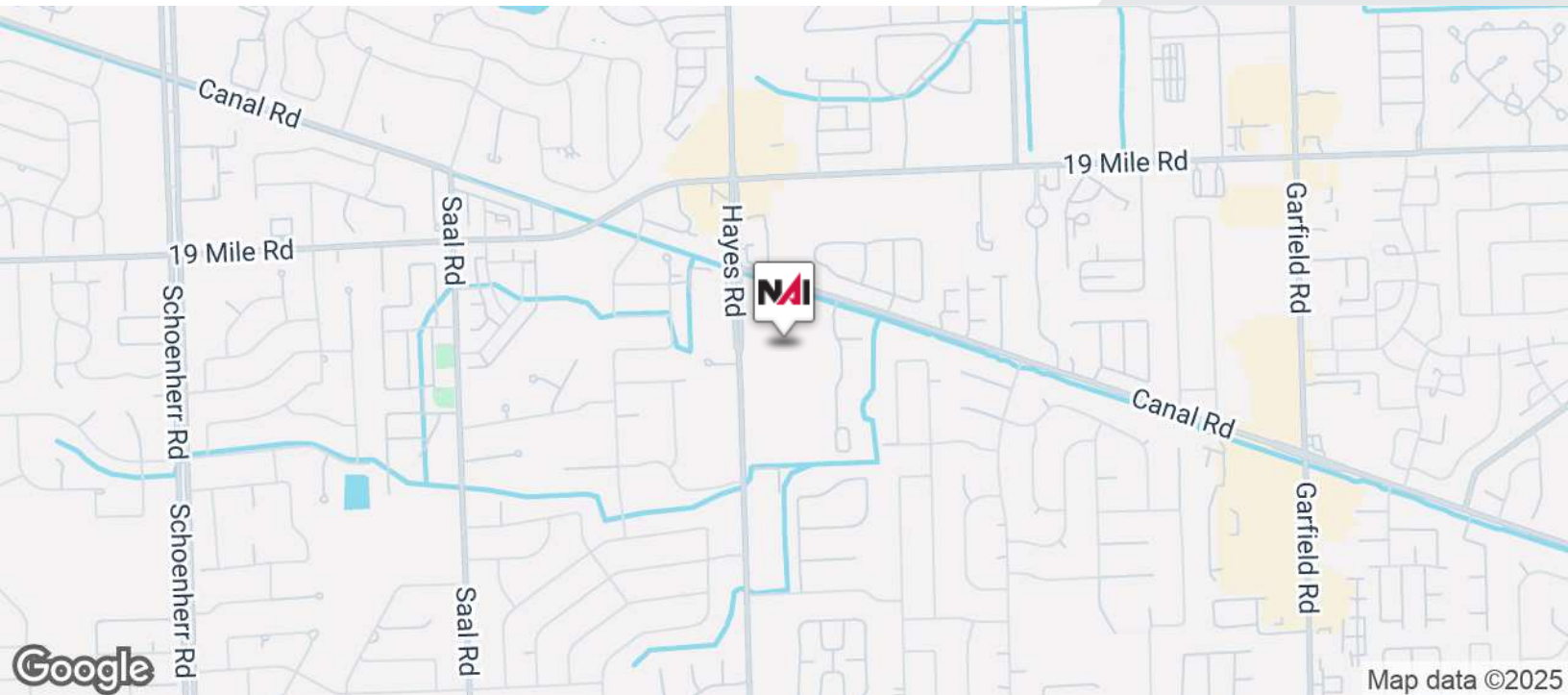
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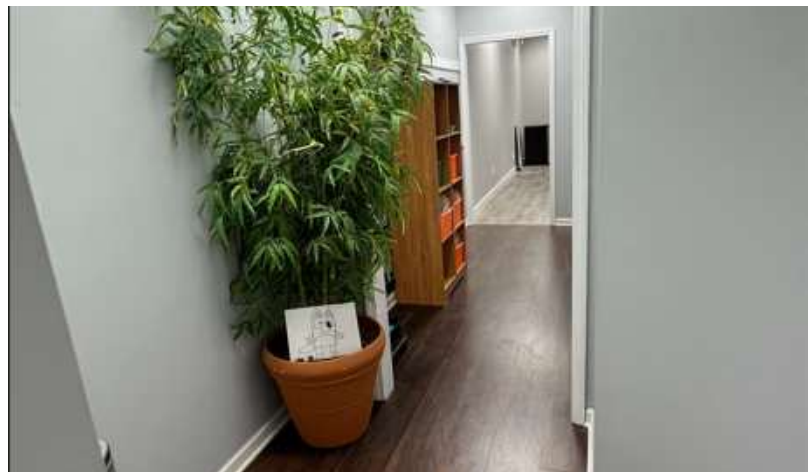
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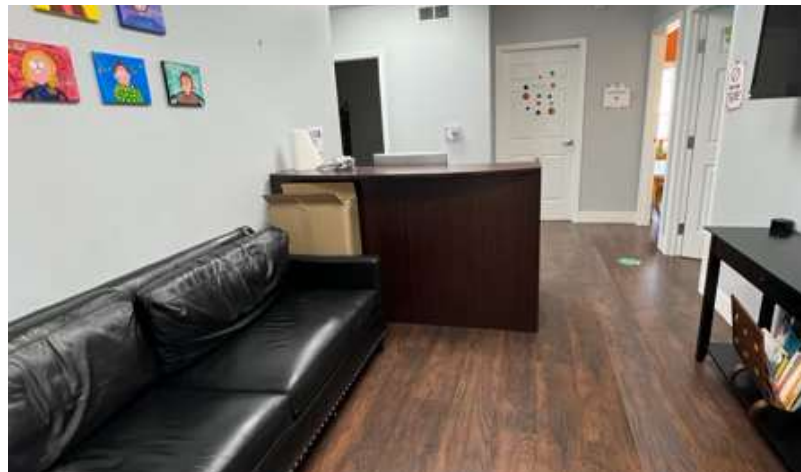
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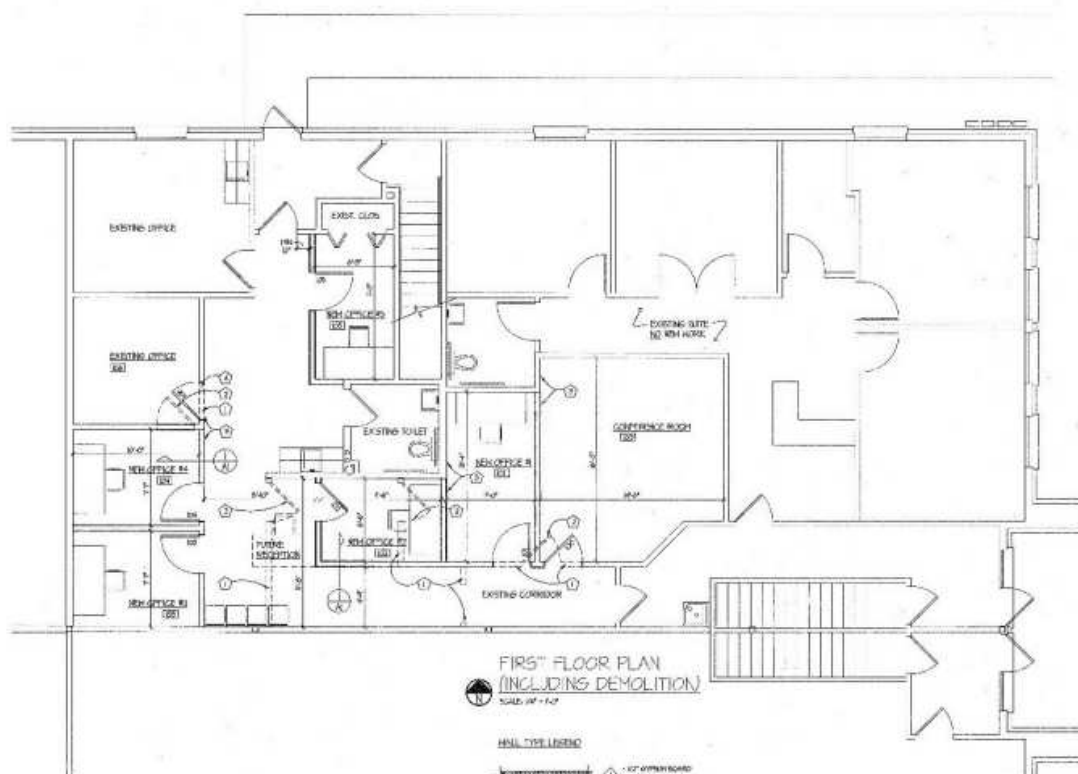


EXISTING MASONRY (FLOOR SPACE)

NEW CONCRETE WALL

FOOTING

WALL SECTION

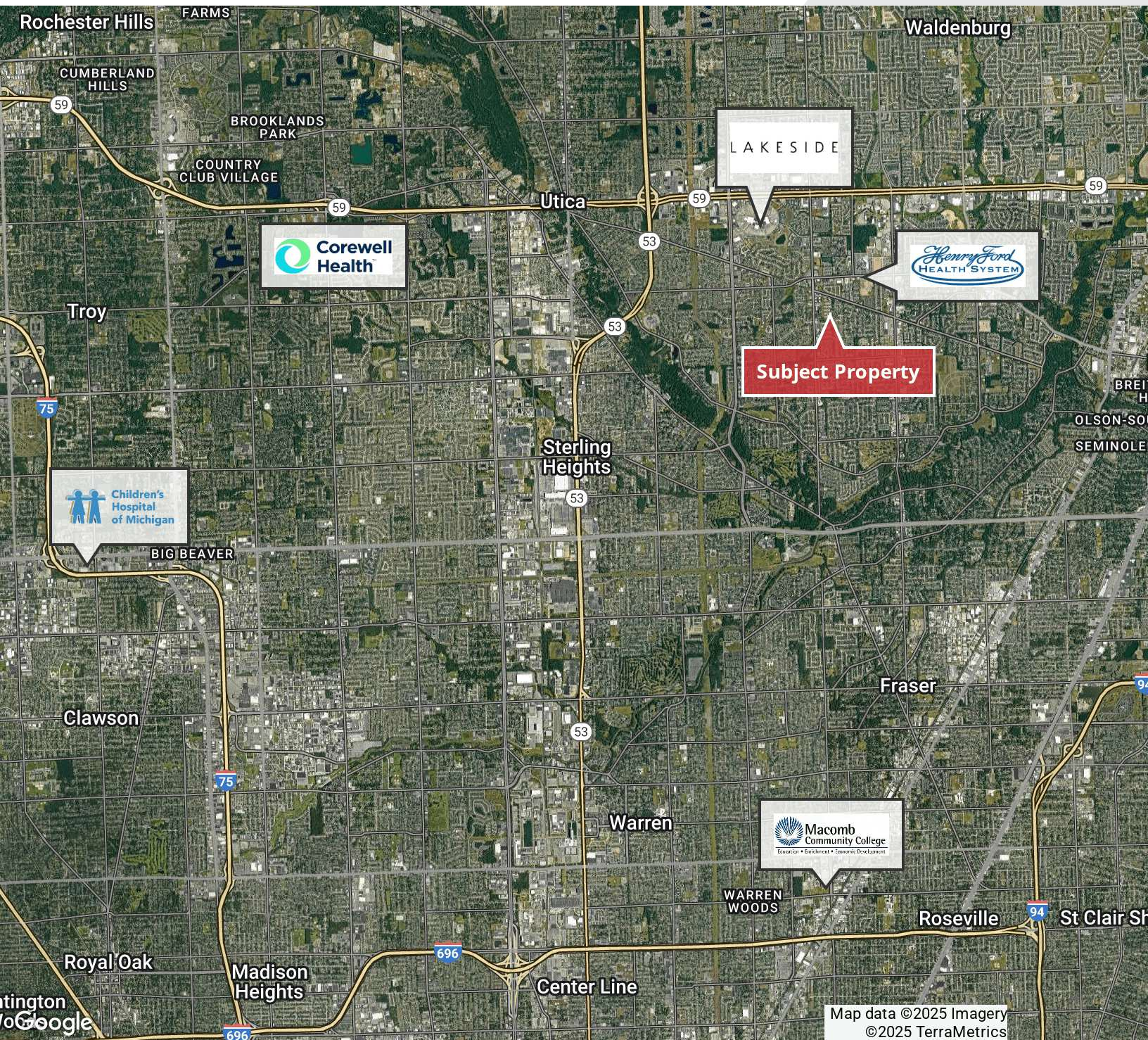
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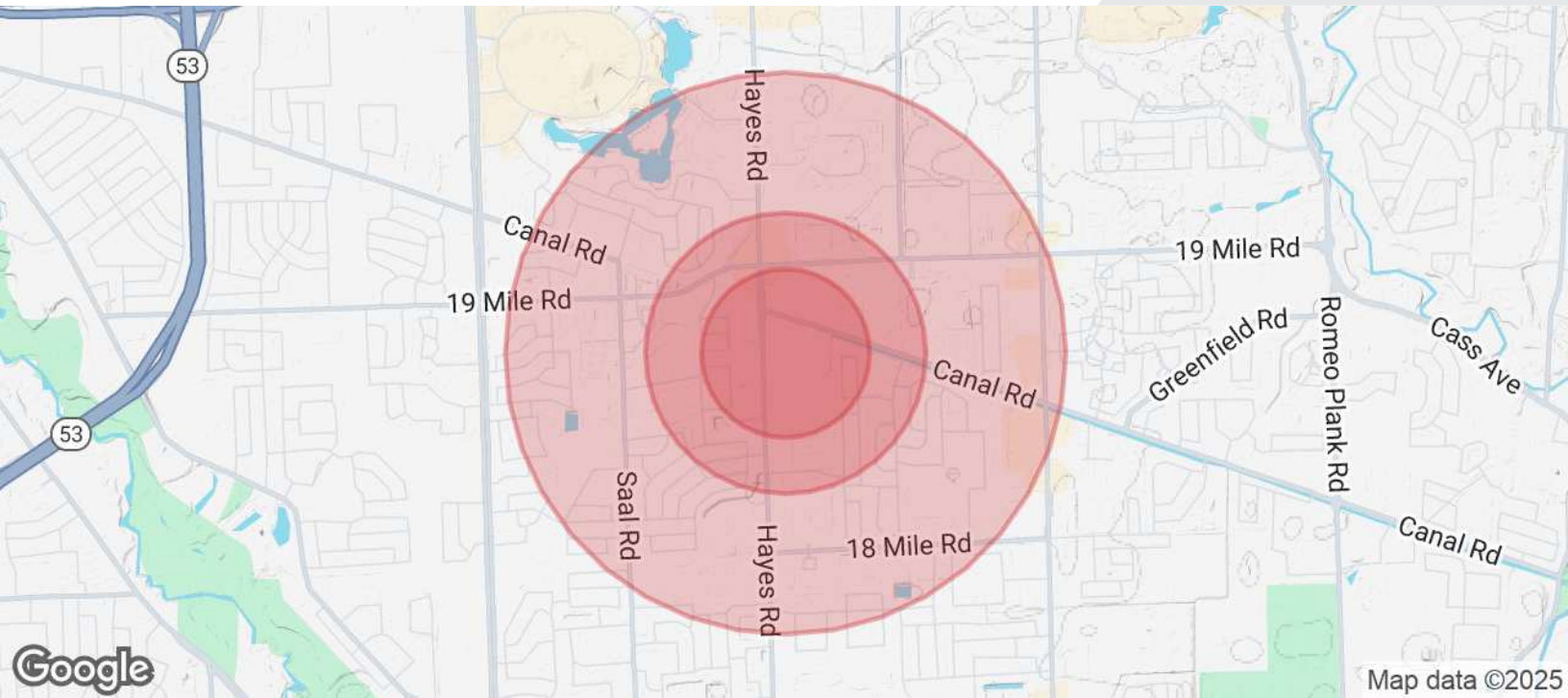
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,430	4,730	17,109
Average Age	47	44	45
Average Age (Male)	43	41	42
Average Age (Female)	50	46	47

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	782	2,302	8,047
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$64,968	\$77,789	\$85,340
Average House Value	\$331,288	\$273,263	\$256,300

Demographics data derived from AlphaMap



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