

Select Business Agency, LLC

FOR SALE

**16231 W. 14 MILE ROAD
BEVERLY HILLS, MI**



PROFESSIONAL OFFICE, MEDICAL, DENTAL, ETC.

Fully leased with option to renew - Pristine condition Class (A) Professional Office Space

- Main Street High Traffic Location
- Elevator for Handicapped Patrons
- 47 Car Parking with Double Access Egress
- Mechanical and Roof Updated
- Full Disclosure of Income and Expenses Upon Non-Disclosure Agreement



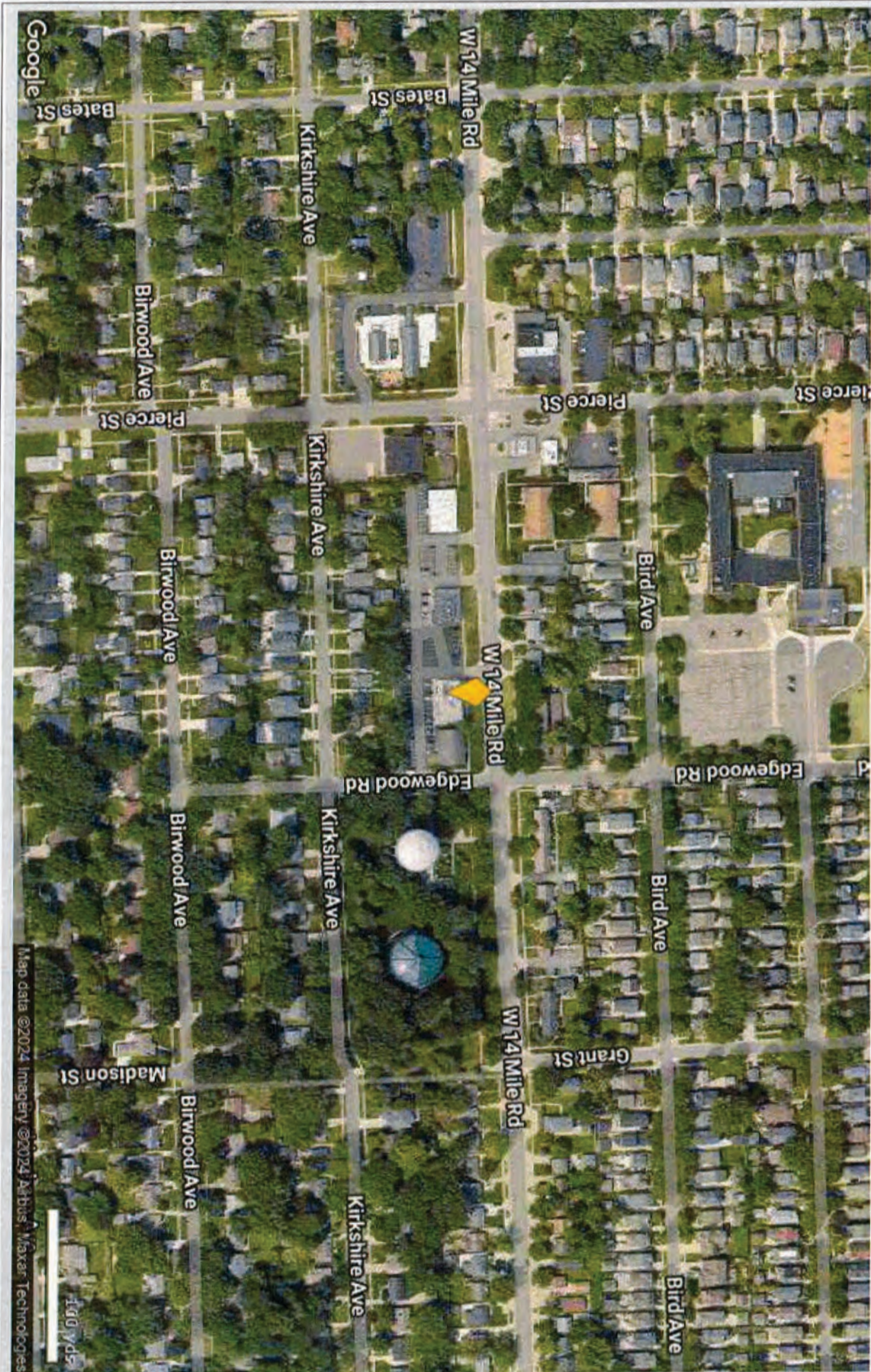
Glenn M. Eckert (586) 489-0149 Dan Badia (586) 840-6800

Select Business Agency, LLC

Subject Building

Aerial / Map Report

Polewach Building
16231 W 14 Mile Rd - Beverly Hills, MI 48025

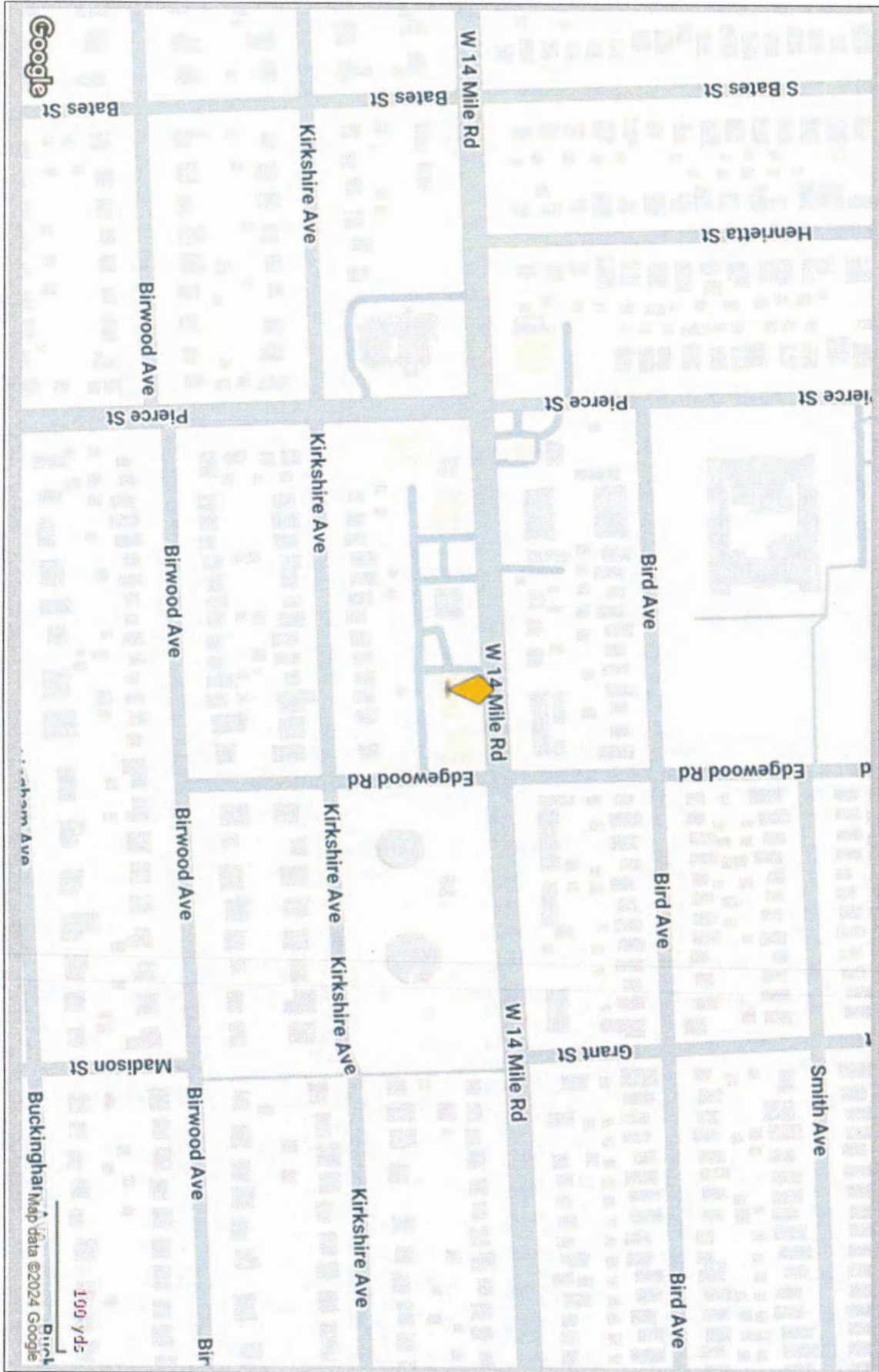


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Subject Building



Aerial / Map Report

Polewach Building

16231 W 14 Mile Rd - Beverly Hills, MI 48025

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Demographic Detail Report

Polewach Building					
16231 W 14 Mile Rd, Beverly Hills, MI 48025					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	6,469		44,151		107,546
<\$25,000	469	7.25%	4,120	9.33%	12,129 11.28%
\$25,000 - \$50,000	585	9.04%	5,441	12.32%	14,820 13.78%
\$50,000 - \$75,000	597	9.23%	6,002	13.59%	14,981 13.93%
\$75,000 - \$100,000	633	9.79%	6,010	13.61%	13,938 12.96%
\$100,000 - \$125,000	769	11.89%	4,974	11.27%	11,904 11.07%
\$125,000 - \$150,000	584	9.03%	3,510	7.95%	8,929 8.30%
\$150,000 - \$200,000	911	14.08%	5,397	12.22%	11,835 11.00%
\$200,000+	1,921	29.70%	8,697	19.70%	19,010 17.68%
2024 Avg Household Income	\$161,079		\$132,328		\$124,664
2024 Med Household Income	\$132,769		\$102,526		\$96,241
2024 Occupied Housing	6,469		44,152		107,547
Owner Occupied	5,013	77.49%	31,274	70.83%	73,630 68.46%
Renter Occupied	1,456	22.51%	12,878	29.17%	33,917 31.54%
2020 Housing Units	6,995		47,672		116,093
1 Unit	5,953	85.10%	35,142	73.72%	84,393 72.69%
2 - 4 Units	228	3.26%	2,914	6.11%	6,052 5.21%
5 - 19 Units	278	3.97%	6,496	13.63%	14,228 12.26%
20+ Units	536	7.66%	3,120	6.54%	11,420 9.84%
2024 Housing Value	5,014		31,273		73,629
<\$100,000	42	0.84%	1,116	3.57%	2,410 3.27%
\$100,000 - \$200,000	102	2.03%	4,577	14.64%	12,807 17.39%
\$200,000 - \$300,000	715	14.26%	7,906	25.28%	19,124 25.97%
\$300,000 - \$400,000	1,110	22.14%	5,066	16.20%	11,748 15.96%
\$400,000 - \$500,000	818	16.31%	3,881	12.41%	9,075 12.33%
\$500,000 - \$1,000,000	1,718	34.26%	6,724	21.50%	14,888 20.22%
\$1,000,000+	509	10.15%	2,003	6.40%	3,577 4.86%
2024 Median Home Value	\$465,770		\$340,219		\$321,054
2024 Housing Units by Yr Built	7,001		47,727		116,552
Built 2010+	543	7.76%	2,672	5.60%	5,688 4.88%
Built 2000 - 2010	557	7.96%	2,149	4.50%	4,773 4.10%
Built 1990 - 1999	299	4.27%	2,102	4.40%	6,757 5.80%
Built 1980 - 1989	280	4.00%	2,395	5.02%	8,297 7.12%
Built 1970 - 1979	464	6.63%	5,473	11.47%	17,312 14.85%
Built 1960 - 1969	601	8.58%	10,325	21.63%	22,654 19.44%
Built 1950 - 1959	2,361	33.72%	13,303	27.87%	29,782 25.55%
Built <1949	1,896	27.08%	9,308	19.50%	21,289 18.27%
2024 Median Year Built	1956		1960		1962

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Demographic Trend Report

1 Mile Radius

Polewach Building			
16231 W 14 Mile Rd, Beverly Hills, MI 48025			
Description	2020	2024	2029
Population by Race (Hispanic)	490	483	477
White	151 30.82%	115 23.81%	114 23.90%
Black	10 2.04%	7 1.45%	7 1.47%
Am. Indian & Alaskan	6 1.22%	2 0.41%	2 0.42%
Asian	3 0.61%	5 1.04%	5 1.05%
Hawaiian & Pacific Islander	2 0.41%	0 0.00%	0 0.00%
Other	318 64.90%	353 73.08%	349 73.17%
Household by Household Income	6,513	6,469	6,417
<\$25,000	559 8.58%	469 7.25%	483 7.53%
\$25,000 - \$50,000	652 10.01%	585 9.04%	585 9.12%
\$50,000 - \$75,000	694 10.66%	597 9.23%	563 8.77%
\$75,000 - \$100,000	640 9.83%	633 9.79%	620 9.66%
\$100,000 - \$125,000	675 10.36%	769 11.89%	781 12.17%
\$125,000 - \$150,000	556 8.54%	584 9.03%	582 9.07%
\$150,000 - \$200,000	864 13.27%	911 14.08%	917 14.29%
\$200,000+	1,873 28.76%	1,921 29.70%	1,886 29.39%
Average Household Income	\$155,778	\$161,079	\$160,575
Median Household Income	\$126,641	\$132,769	\$132,581

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Rent Roll

Tenant	Monthly	Per Sq. Ft.	Yearly
SUITE 1 4000 Sq Feet <i>Term ends April 2026 renewal at COL Increases</i>	\$5,780	\$17.34	5 years 2, 5 year options
SUITE 2 1130 Sq Feet <i>Term ends August 2025 renewal at COL increases</i>	\$1,700	\$18.05	2 years 2, 2 year options
SUITE 3 896 Sq Feet <i>Term ends February 2025 renewal at COL increases</i>	\$1,500	\$20.08	2 year 1, 2 year option
SUITE 4 240 Sq Feet <i>Term ends December 2025</i>	\$350	\$18.00	2 year 1, 2 year option
SUITE 5 240 sq feet	\$350	\$18.00	2 year 1, 2 year option
Total Monthly	\$9,680		

Profit & Loss Statements, Leases, Etc. available after non-disclosure agreement is in place.

*All information must be verified by the buyer.
Broker is not responsible for the accuracy of the information provided.*