



## **NEW OFFICE BUILDING**

**Spaces Available for Lease  
23 and Hayes, Macomb Township**



### *AGENT CONTACT INFO*

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# PILOT

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All properties are subject to change, or withdraw without notice.



# PROPERTY SUMMARY

## NORMANDY BUILDING

### Spaces Available for Lease

**23 and Hayes, Macomb Township, MI 48044**

Located in the heart of Macomb County at the intersection of Shelby and Macomb Townships. This is one of the fastest growing communities in the State and has been for the past decade.

- Property Type:* .....Office
- Cross Streets:* .....East side of Hayes, just South of 23 Mile Road
- Total Square Footage:* .....15,725
- Minimum SF Available:* .....1,500
- Maximum SF Available:* .....5,500
- Parcel Size:* .....0.55 Acres
- Year Built:* .....2026
- Zoning:* .....Office
- Parking Spaces:* .....90
- Lease Rate:* .....\$19.95
- Lease Type:* .....NNN



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# FLOOR PLAN



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# AREA & DEMOGRAPHICS

## Macomb County, Michigan

Comprised of 27 local units of government, Macomb County is characterized by dynamic urban clusters, sprawling networks of industry and commerce, attractive natural features and agricultural lands. From the densely-populated southern cities to the more rural northern villages, Macomb County possess a wealth of assets that make it a desirable place to live, work and play!

Located in southeast Michigan, Macomb County is 483.7 square miles. Adjacent counties include Wayne (south), Oakland (west), Lapeer (northwest) and St. Clair (northeast). Lake St. Clair lies directly east of Macomb County with 32 miles of coastline comprising part of the county's eastern border. Thirty-one miles of the Clinton River traverse through the county, with both bodies of water providing recreation.

Macomb County is Michigan's third most populated county, boasting a population of more than 865,000 residents and growing. The county is home to three of the 10 most-populated communities in the state: Warren (#3), Sterling Heights (#4) and Clinton Township (#8).

The county is home to a dynamic network of more than 18,000 businesses that are fueling the county's economic resurgence. With sound infrastructure and a skilled workforce, Macomb County supports growing industries in advanced manufacturing, automotive, defense, health care, retail, agriculture, food processing and more.

## Macomb Township

Macomb Township is a civil township of Macomb County in the U.S. state of Michigan. The population was 91,663 at the 2020 census, up from 79,580 in 2010. As of 2020 it was the most-populous civil township in the state and the third most-populous township overall after the charter townships of Clinton and Canton. Living in Macomb Township offers residents a suburban/rural mix and most residents own their homes. Many families and young professionals live in Macomb Township and residents tend to lean conservative. The public schools in Macomb Township are highly rated.

<b>DEMOGRAPHICS &amp; TRAFFIC</b>			
	<b>2 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>2024 POPULATION</b>	35,521	201,667	639,199
<b>2024 HOUSEHOLDS</b>	12,980	77,339	253,075
<b>2024 AVERAGE INCOME</b>	\$134,245	\$117,624	\$109,422
<b>TRAFFIC COUNTS</b>	30,800 VPD ON HAYES ROAD AT 23 MILE		



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# TRADE AREA - NORTH



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# TRADE AREA - SOUTH



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