

# FOR SUBLEASE | 2,260 SF TURNKEY MEDICAL SUITE

4179 BALDWIN ROAD



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AUBURN HILLS, MI 48326

### PROPERTY HIGHLIGHTS:

- High-visibility retail location along Baldwin Road, one of the primary commercial corridors serving Orion Township and Auburn Hills
- Strong daily traffic counts on Baldwin Road, exceeding  $\pm 30,000$  vehicles per day, providing excellent exposure and brand recognition
- Located near the signalized intersection of Baldwin Road and Brown Road, with combined traffic counts approaching  $\pm 60,000$  vehicles per day
- Positioned within a dominant regional retail trade area anchored by national retailers and major shopping destinations
- Immediate proximity to Great Lakes Crossing Outlets, drawing significant regional traffic and consistent consumer flow
- Excellent accessibility with multiple points of ingress/egress and convenient connectivity to I-75 via Baldwin Road
- Dense surrounding population with strong daytime population driven by nearby retail, hospitality, and employment centers
- Ample surface parking with easy, direct access to the suite—ideal for medical users and patient convenience
- Co-tenancy with complementary service-oriented and retail tenants that drive repeat visits and cross traffic
- Turnkey urgent care layout with existing medical buildout, significantly reducing upfront tenant improvement costs and time to occupancy

### FOR MORE INFORMATION PLEASE CONTACT:



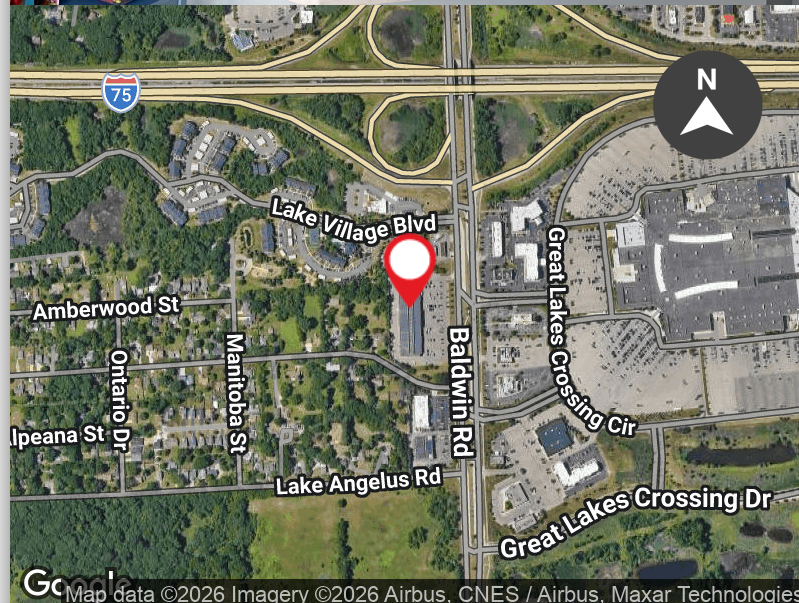
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# 4179 BALDWIN ROAD - SUBLEASE PROPERTY **AVAILABILITY**



**SUBLEASE EXPIRATION: 12.31.2027**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 4179	Retail   Medical	\$17.00 SF/yr	NNN	2,260 SF

