

4,341 SF - 8,683 SF OFFICE / MEDICAL



FOR LEASE



1007-1011 West Huron Street

Waterford Township, Michigan 48328

Property Highlights

- 10,045 SF single-story office / medical building available for lease, can be demised in half.
- 1007: 4,920 SF
- 1011: 5,125 SF
- Offered at \$16.00 PSF NNN
- Flexible layout suitable for medical, professional office, or service users
- Full or Half building available with two separate addresses – ideal for owner occupant or large user seeking control of entire facility
- 35 on-site parking spaces (±4.0 spaces per 1,000 SF)
- Zoning: C2
- 1.23-acre site allowing convenient access and parking
- Excellent visibility along W Huron Street (M-59), a major commercial corridor
- Monument and building signage opportunities
- Located 4 Miles from I-75 Expressway

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	4,920 SF - 10,045 SF
Lot Size:	1.23 AC
Building Size:	10,045 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,636	31,210	67,820
Total Population	10,143	74,019	162,409
Average HH Income	\$80,007	\$87,718	\$106,869

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www.naifarbman.com

Brandon Ben-Ezra
Vice President | 947.517.6226
ben-ezra@farbman.com

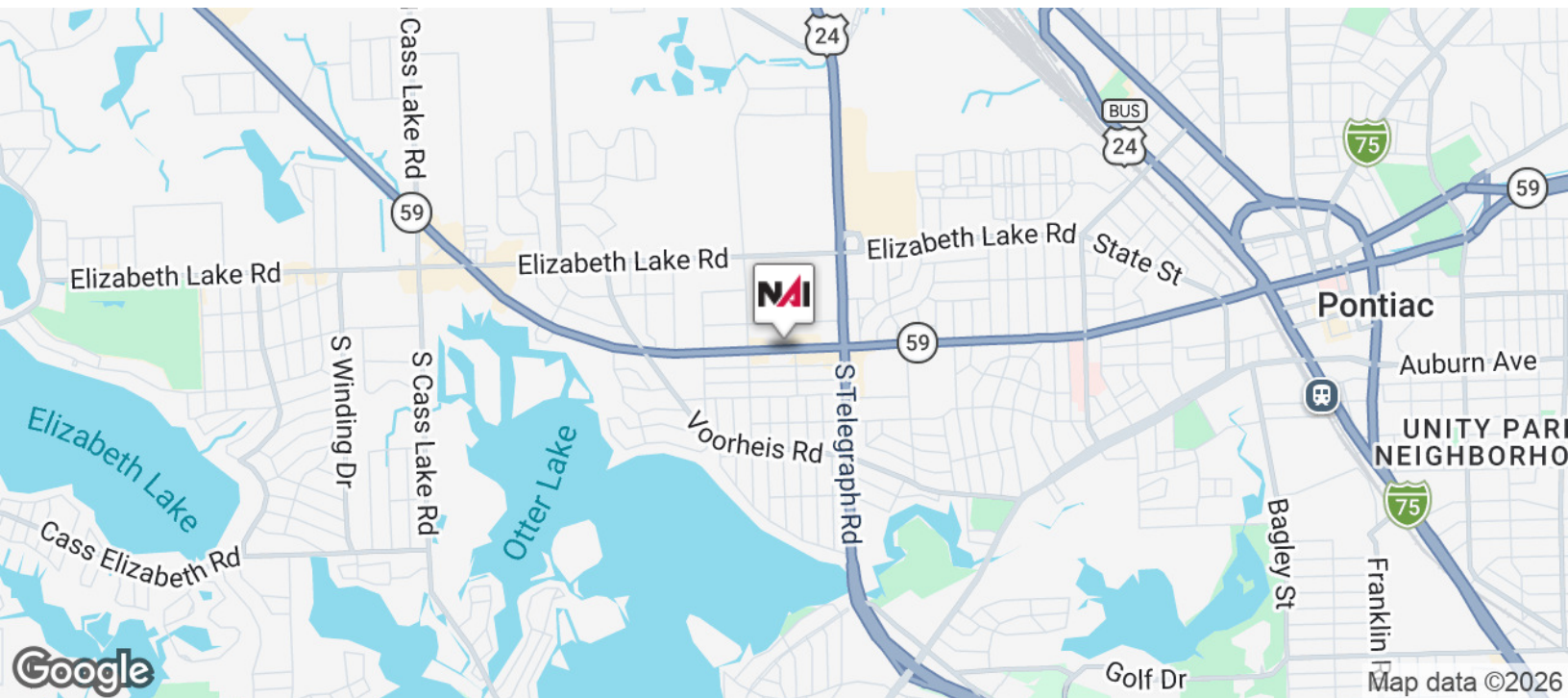
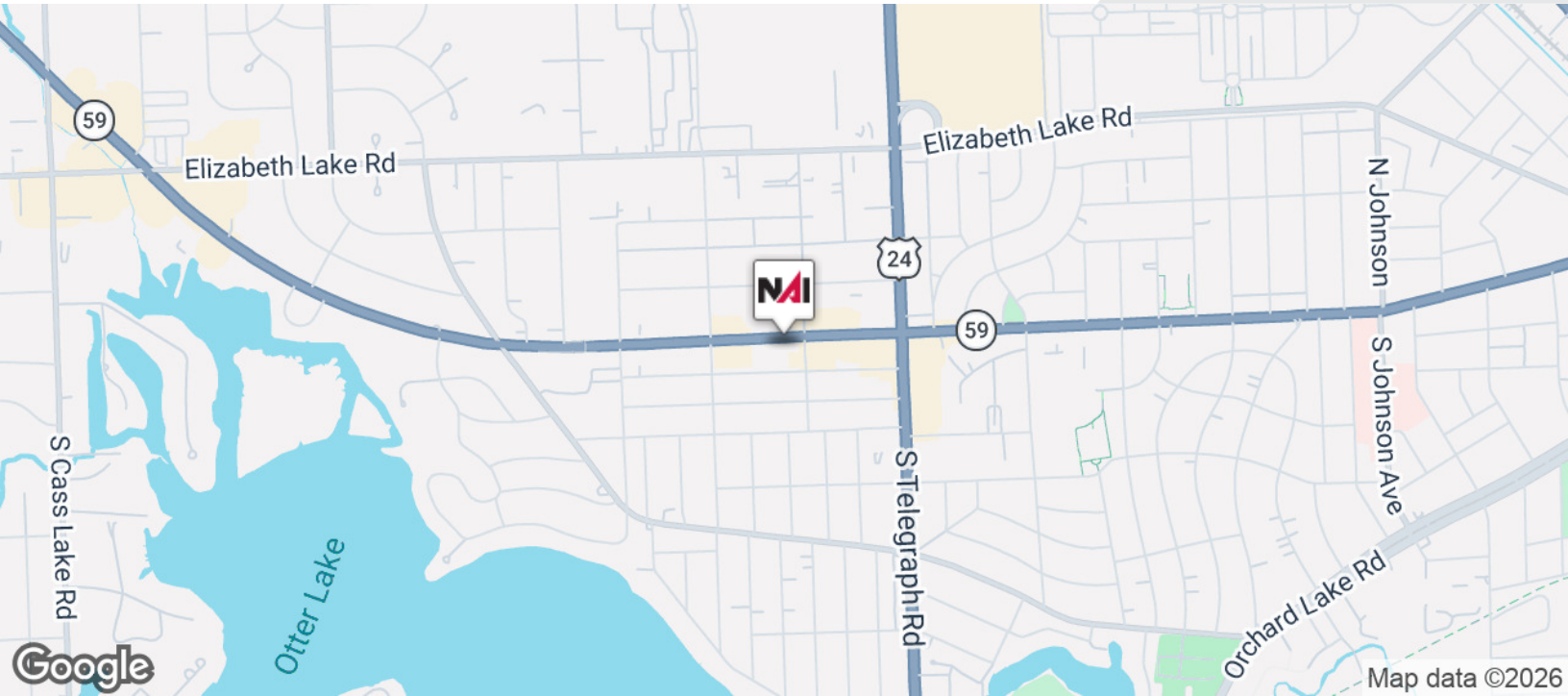
Gavin Mills
Leasing and Sales Associate | 908.304.4534
mills@farbman.com

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Commercial Real Estate Services, Worldwide.

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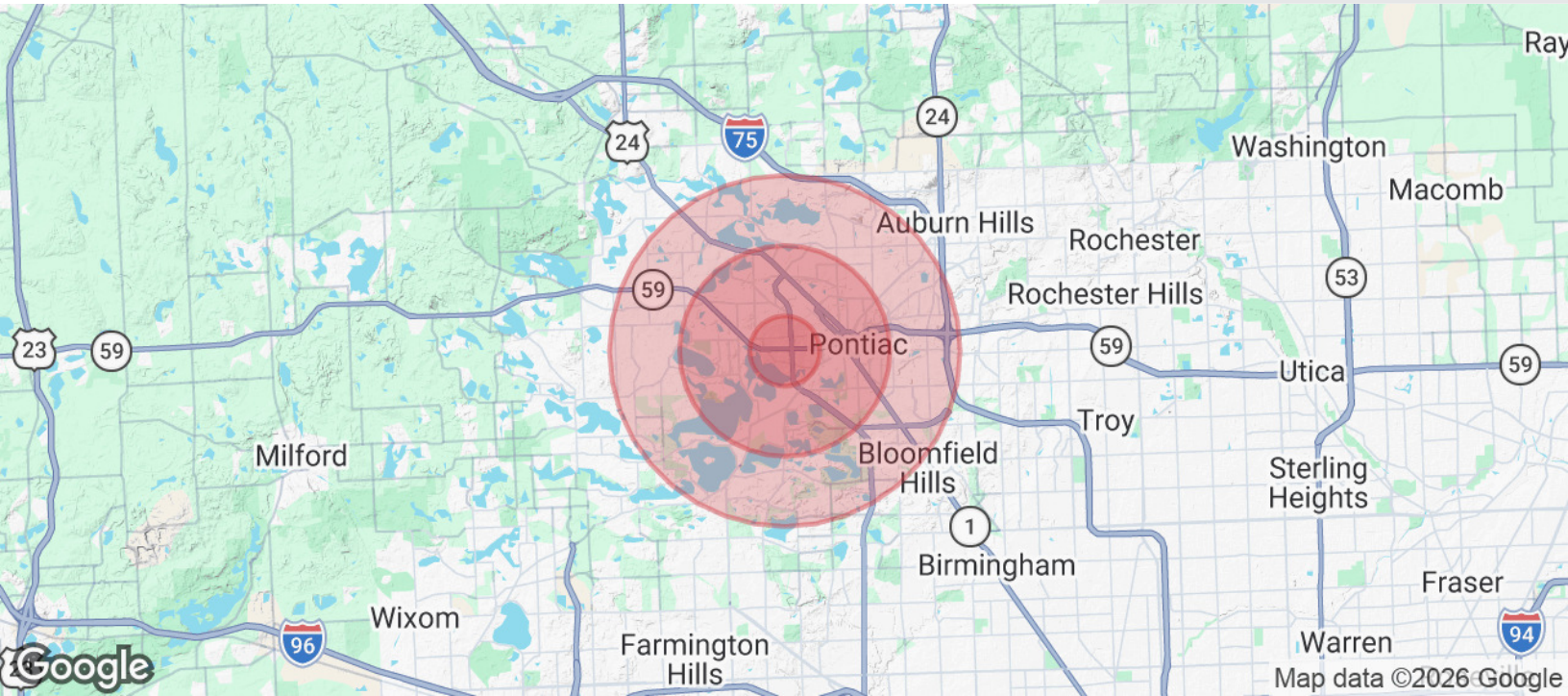
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,143	74,019	162,409
Average Age	42.5	39.7	40.9
Average Age (Male)	41.1	38.7	39.8
Average Age (Female)	44.5	40.8	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,636	31,210	67,820
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$80,007	\$87,718	\$106,869
Average House Value	\$260,788	\$270,717	\$327,185

2023 American Community Survey (ACS)