

SALE/LEASE

MEDICAL OFFICE



2500 NILES ROAD



2500 NILES ROAD, ST. JOSEPH, MI 49085

PROPERTY HIGHLIGHTS

- Multi-tenant medical office building for Lease and Sale
- Suites available from 1,574 to 4,546 SF
- Current tenants include Lakeland Healthcare Specialists, Quest Diagnostics, Metro Infectious Disease Consultants, and Axon Psychology Group
- Proximal to the Lakeland Medical Center hospital and other medical office users
- Professionally managed with ample on-site parking

UPDATED PRICING

SALE PRICE \$1,225,000

LEASE RATE \$10.00 SF/YR (NNN)

Available SF: 1,574 - 4,546 SF

Lot Size: 3.33 Acres

Building Size: 24,962 SF

Sale Price PSF \$61.09



BRADLEY COMPANY
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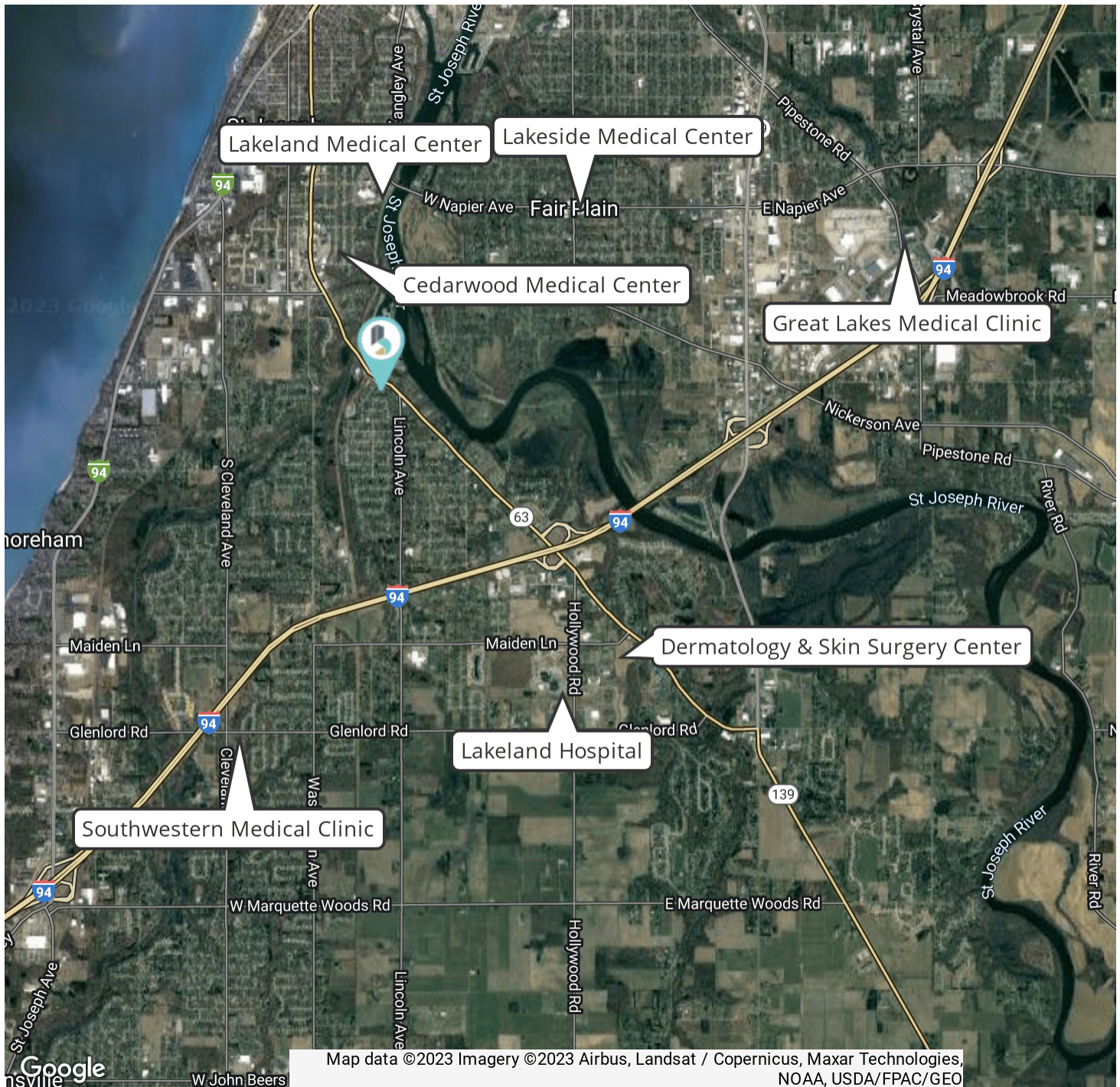
BRADLEYCO.COM



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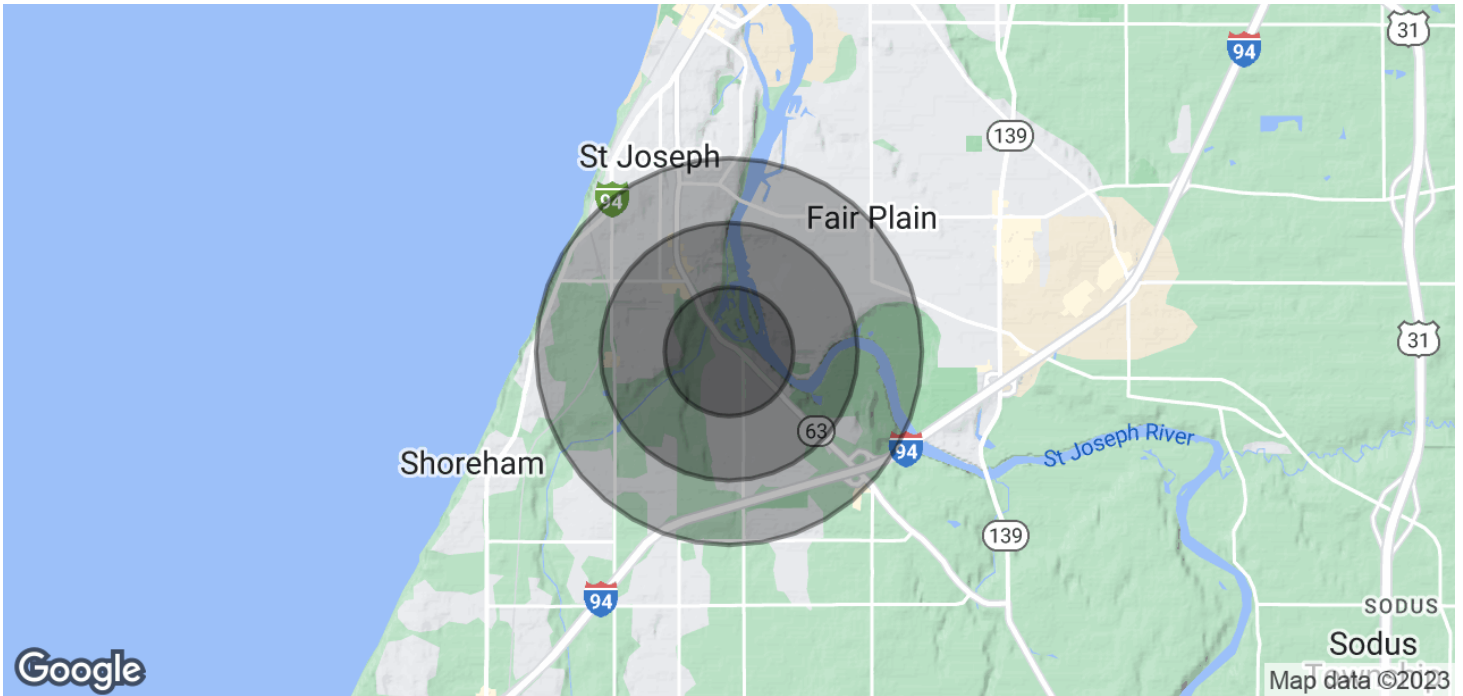


DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES	3 MILES	5 MILES
Total Population	1,046	4,329	10,717	33,690	53,524
Average Age	43.4	42.5	42.3	42.7	40.3
Average Age (Male)	43.0	41.3	41.9	41.6	39.3
Average Age (Female)	40.9	41.2	41.9	44.2	42.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES	3 MILES	5 MILES
Total Households	448	1,883	5,056	16,561	25,573
# of Persons per HH	2.3	2.3	2.1	2	2.1
Average HH Income	\$96,432	\$95,941	\$82,179	\$66,450	\$65,695
Average House Value	\$194,605	\$185,453	\$184,536	\$163,817	\$167,075

* Demographic data derived from 2020 ACS - US Census

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,574 - 4,546 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3	Available	4,546 SF	NNN	\$10.00 SF/yr
Suite 5	Available	1,574 SF	NNN	\$10.00 SF/yr
Suite 6	Available	1,873 SF	NNN	\$10.00 SF/yr
Suite 10A	Available	2,276 SF	NNN	\$10.00 SF/yr

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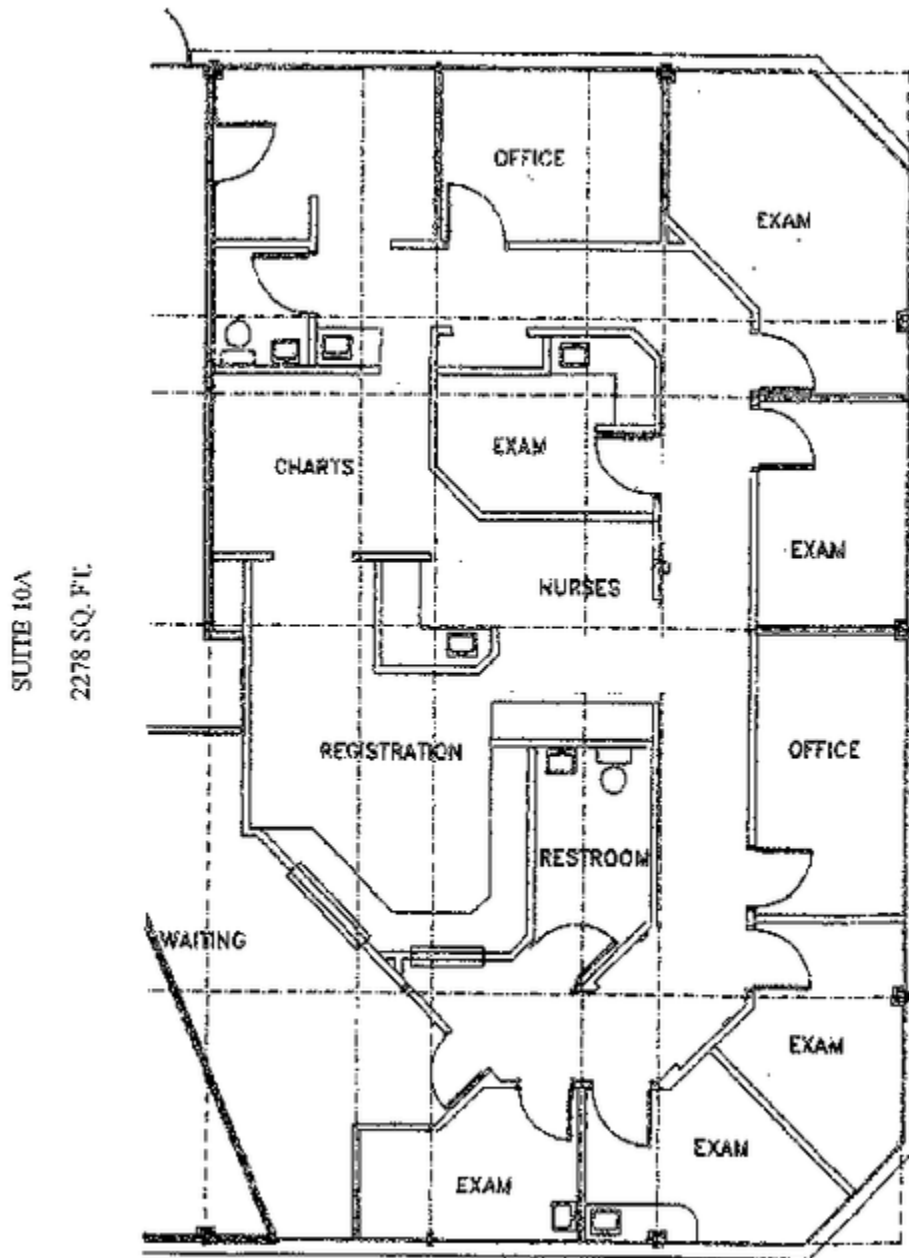
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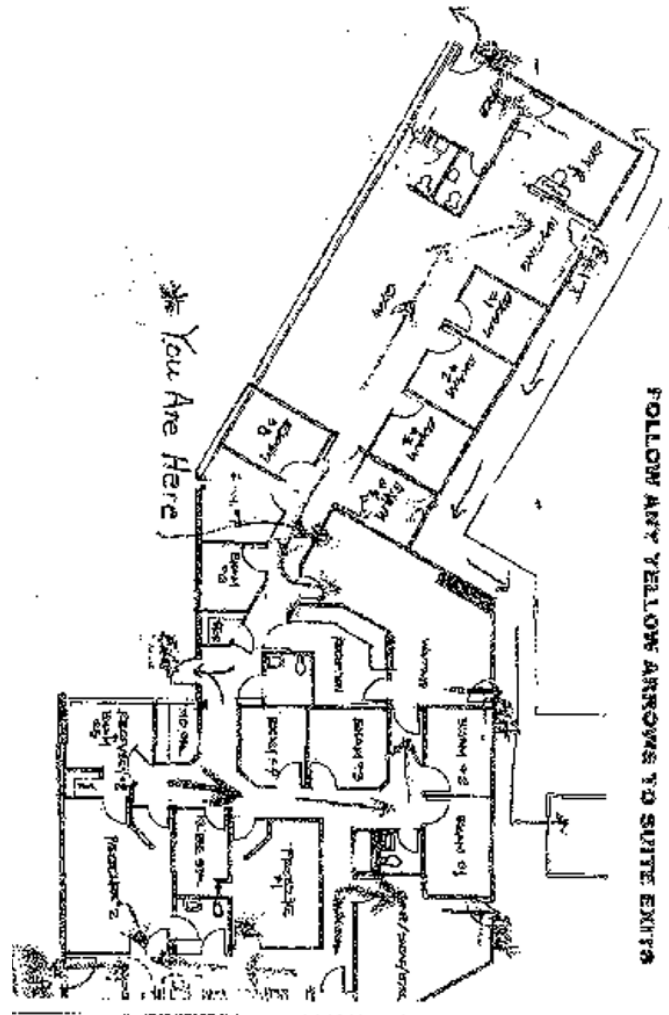
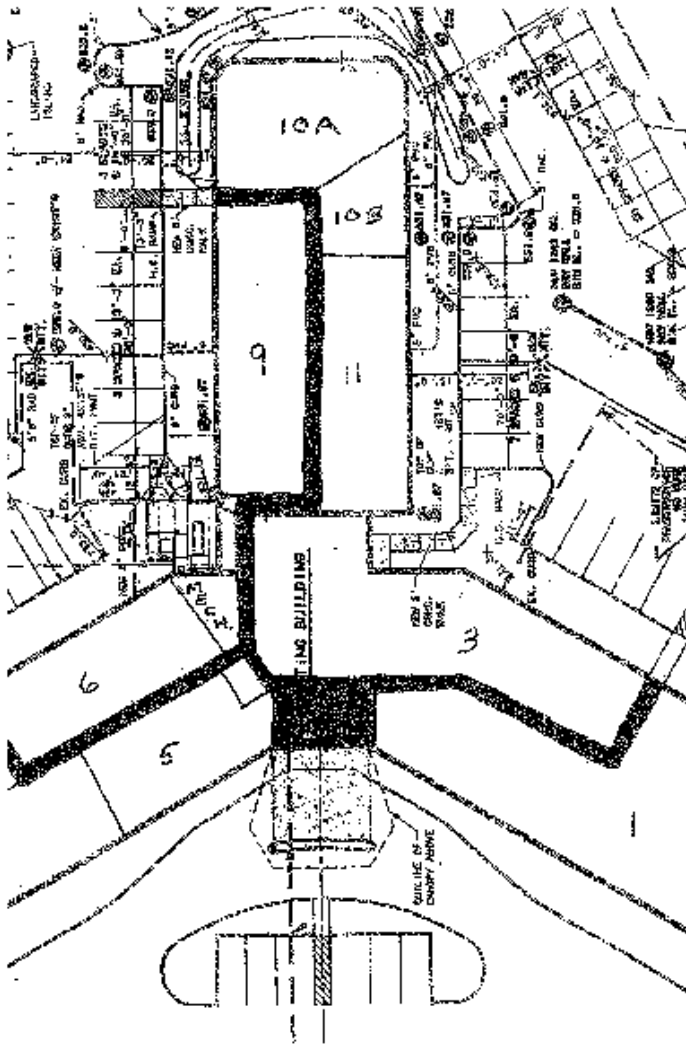
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ADDITIONAL PHOTOS

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