

OFFICE PROPERTY // FOR SALE

EXCELLENT OFFICE BUILDING INVESTMENT OR OWNER-USER OPPORTUNITY

16331 E 9 MILE RD
EASTPOINTE, MI 48021



- 8,433 SF three-story office building
- 72% occupied
- First floor occupied by an established Credit Union
- 12% Cap rate at lease up
- Bonus common area and meeting space
- Clean and very well maintained
- Parking lot included
- Long-term physical therapist tenant



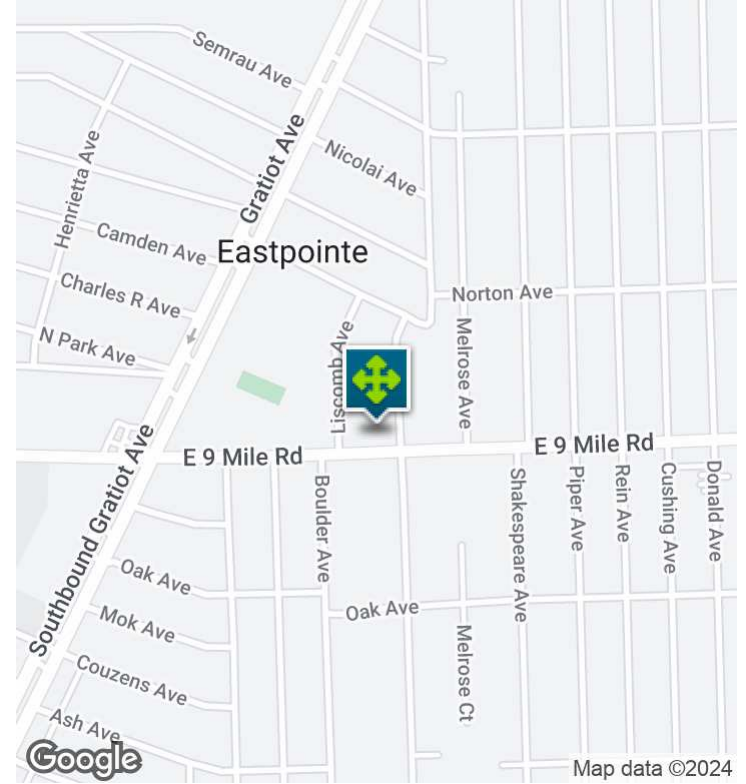
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$900,000
Lease Rate	\$15.00 SF/YR (NNN)

PROPERTY OVERVIEW

Beautiful 3-story office building with attached parking located on a high-traffic road. 72% of the building is currently occupied by Community Choice Credit Union and a long-term established physical therapy tenant with multiple locations. Ideal for plug and play owner-user to occupy the third floor, 2,400 SF executive suites or for an investor to safely place funds.

OFFERING SUMMARY

Building Size:	8,433 SF
Available SF:	2,400 SF
Year Built:	1994
Zoning:	B-3
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	19,428

LOCATION OVERVIEW

Located on E 9 Mile, just east of Gratiot Ave with close proximity to main intersections and I-94. The area offers a mix of residential, commercial, recreational opportunities, and there is a multitude of restaurants and other businesses within minutes of the property. Class A tenant Community Choice Credit Union occupies the first floor creating a great community feel at the building.

PROPERTY HIGHLIGHTS

- 2,400 SF Executive Office Suite
- Natural Light Throughout
- Elevator Access
- Additional Common Area Meeting Space & Conference Room



Brianna Johnston ASSOCIATE
D: 248.663.0507 | C: 419.605.8579
brianna@pacommercial.com

Anthony Pellegrino SENIOR ASSOCIATE
D: 248.358.5341 | C: 313.878.7735
anthony@pacommercial.com

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ADDITIONAL PHOTOS



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FLOOR PLAN // 3RD FLOOR



This floor plan is not to scale and is for illustrative purposes only.

<https://360.geektechcenter.com/tours/f6N15RM2a>



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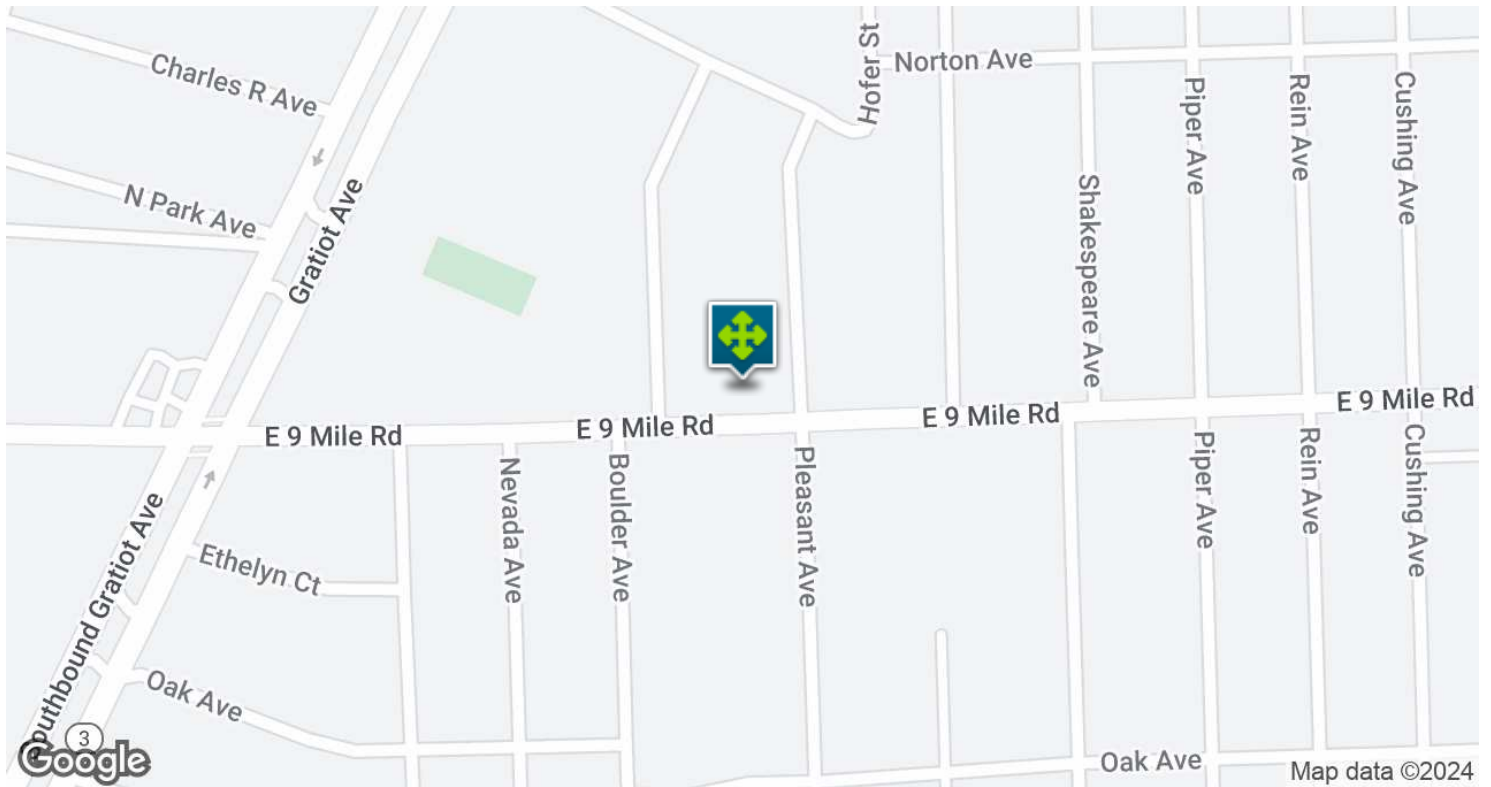
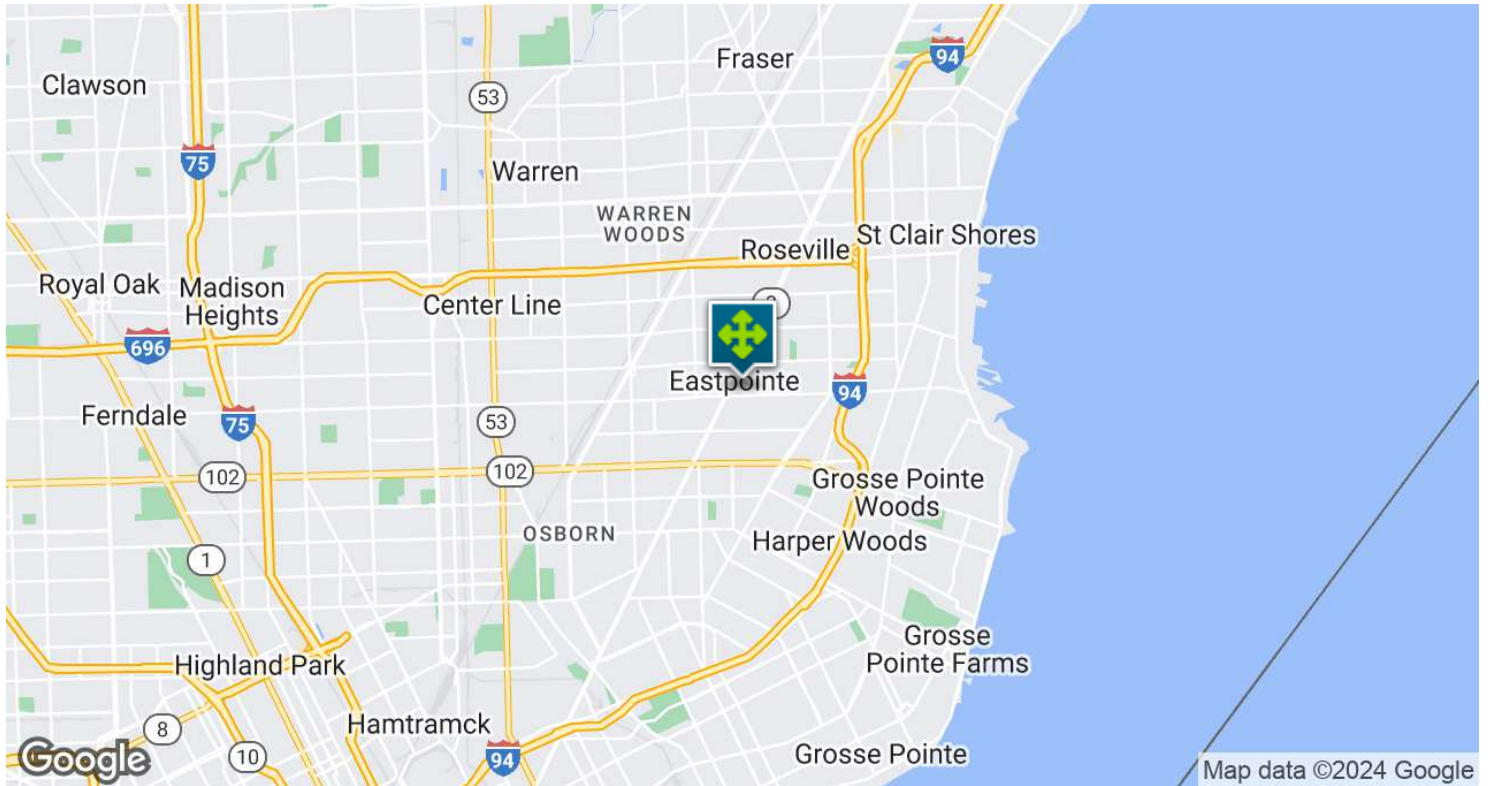
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RETAILER MAP



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LOCATION MAP



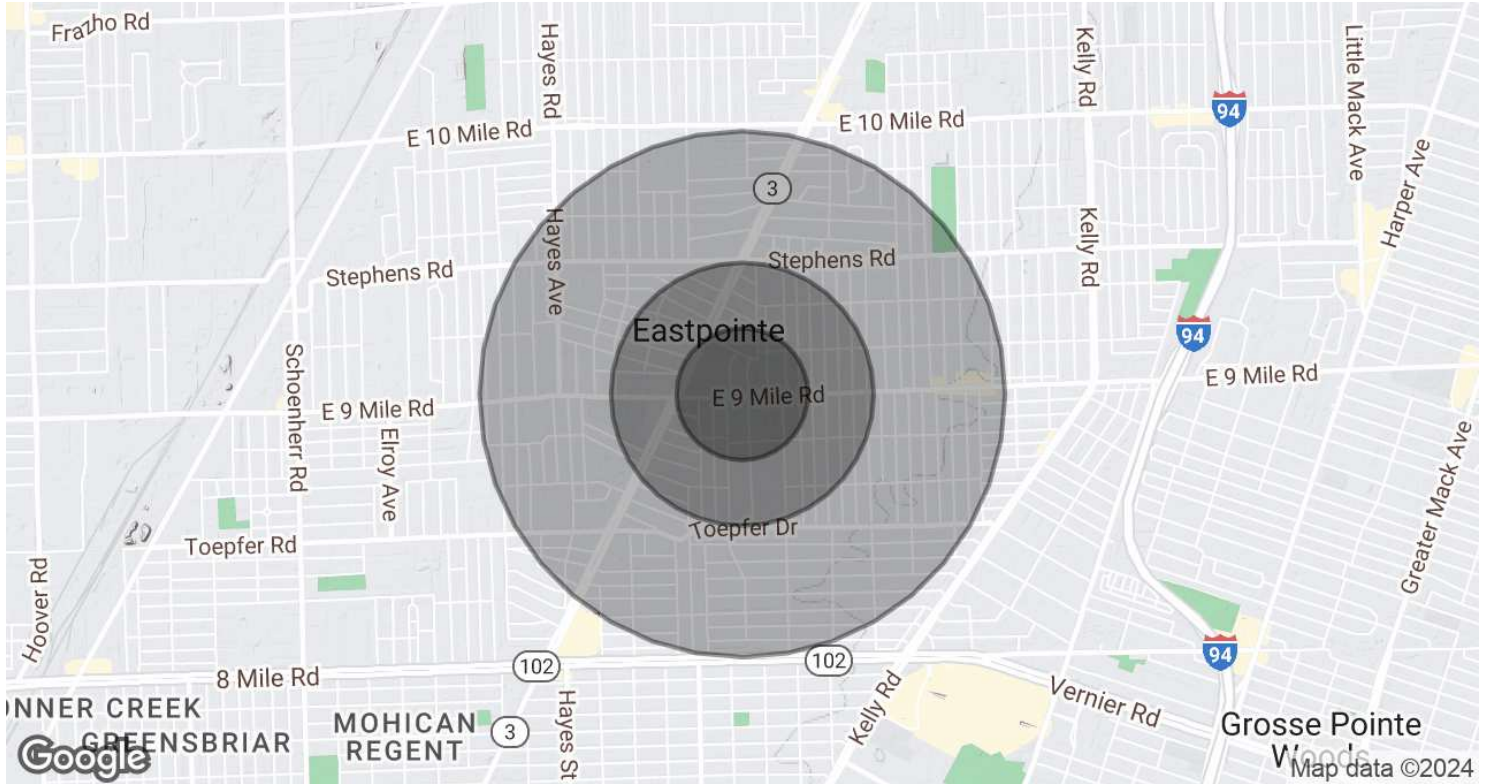
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,146	5,481	20,621
Average Age	35.9	35.2	37.7
Average Age (Male)	36.8	34.7	35.3
Average Age (Female)	37.9	40.3	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	419	2,223	8,971
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$51,711	\$48,090	\$50,356
Average House Value	\$67,428	\$69,917	\$78,810

* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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