

OFFICE PROPERTY // FOR LEASE

VERSATILE MEDICAL SUITE AT ORCHARD LAKE PROFESSIONAL PLAZA

28521 ORCHARD LAKE ROAD
FARMINGTON HILLS, MI 48334



- 1,631 SF medical suite with/ exam rooms, waiting room, and kitchenette
- Direct suite entrance for tenant & patient convenience
- New paved parking lot, new concrete walkways, and new roof
- Bathrooms and hallways were updated in 2023
- Building signage available
- Excellent visibility on Orchard Lake Rd with 30,345 vehicles per day
- Neighboring tenants include Rainbow Rehab, Yaldo Eye Center, and Aesthetic Services of Michigan

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

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PREMIER
PAIN MANAGEMENT

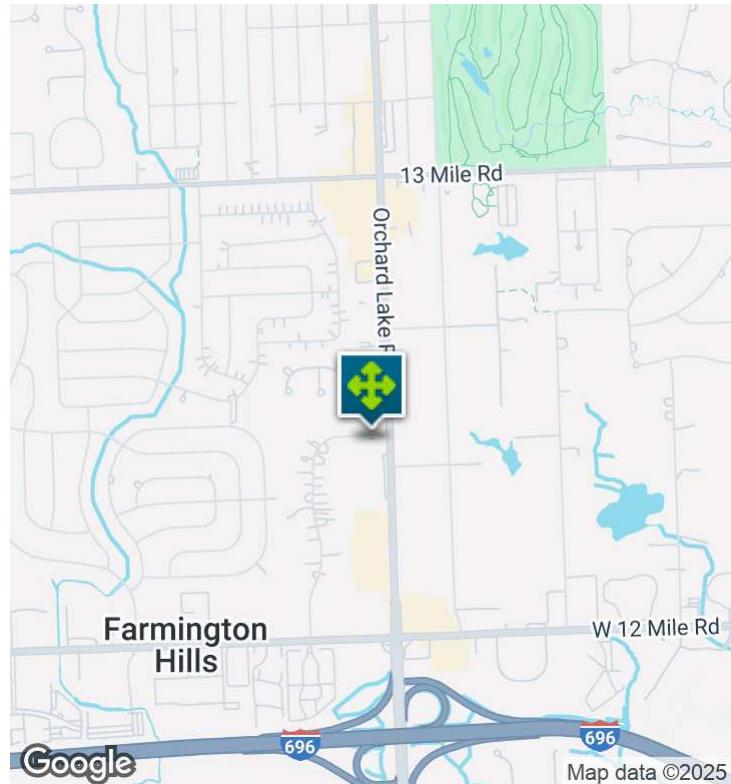
26555 Evergreen Road, Suite 1500
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28521 ORCHARD LAKE ROAD, FARMINGTON HILLS, MI 48334 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

**\$18.00 SF/YR
(MG)**

OFFERING SUMMARY

Building Size:	13,262 SF
Available SF:	1,631 SF
Lot Size:	0.69 Acres
Year Built:	1985
Renovated:	2022
Zoning:	OS-2
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	30,345

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 28521 Orchard Lake Road. This well-appointed 1,631 SF medical suite features a smart layout, including exam rooms, a treatment area with lead-lined walls, a spacious waiting room, and a convenient kitchenette. With its direct suite entrance, tenant and patient accessibility are prioritized. The property boasts a newly paved parking lot and prominent building signage, ensuring maximum visibility to the 30,345 vehicles passing by daily. Join esteemed neighbors like Rainbow Rehab, Yaldo Eye Center, and Aesthetic Services of Michigan in this sought-after location. Immediate availability makes this an exceptional chance to elevate your practice.

LOCATION OVERVIEW

Situated within the prestigious Orchard Lake Professional Plaza, this location offers a diverse array of amenities and attractions, making it ideal for office and medical tenants. With proximity to top-notch dining options, convenient shopping centers, and renowned medical facilities, the area effortlessly blends work and leisure. Enjoy easy access to I-696 and nearby points of interest such as the vibrant downtown district, leading hospitals, and recreational parks, enhancing the appeal of the location for professionals and patients alike.



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Dan Blugerman, CCIM SENIOR ASSOCIATE

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PROPERTY DETAILS

Lease Rate	\$18.00 SF/YR
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LOCATION INFORMATION

Building Name	Orchard Lake Professional Plaza
Street Address	28521 Orchard Lake Road
City, State, Zip	Farmington Hills, MI 48334
County	Oakland
Market	Detroit
Sub-market	Farmington/Farmington Hills
Cross-Streets	12 Mile Rd and Orchard Lake Rd
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696

BUILDING INFORMATION

Building Size	13,262 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1985
Year Last Renovated	2022
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	OS-2
Lot Size	0.69 Acres
APN #	23-10-476-055
Corner Property	No
Traffic Count	30345
Traffic Count Street	Orchard Lake Rd
Amenities	Lobby Signage Bus Line
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	180

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

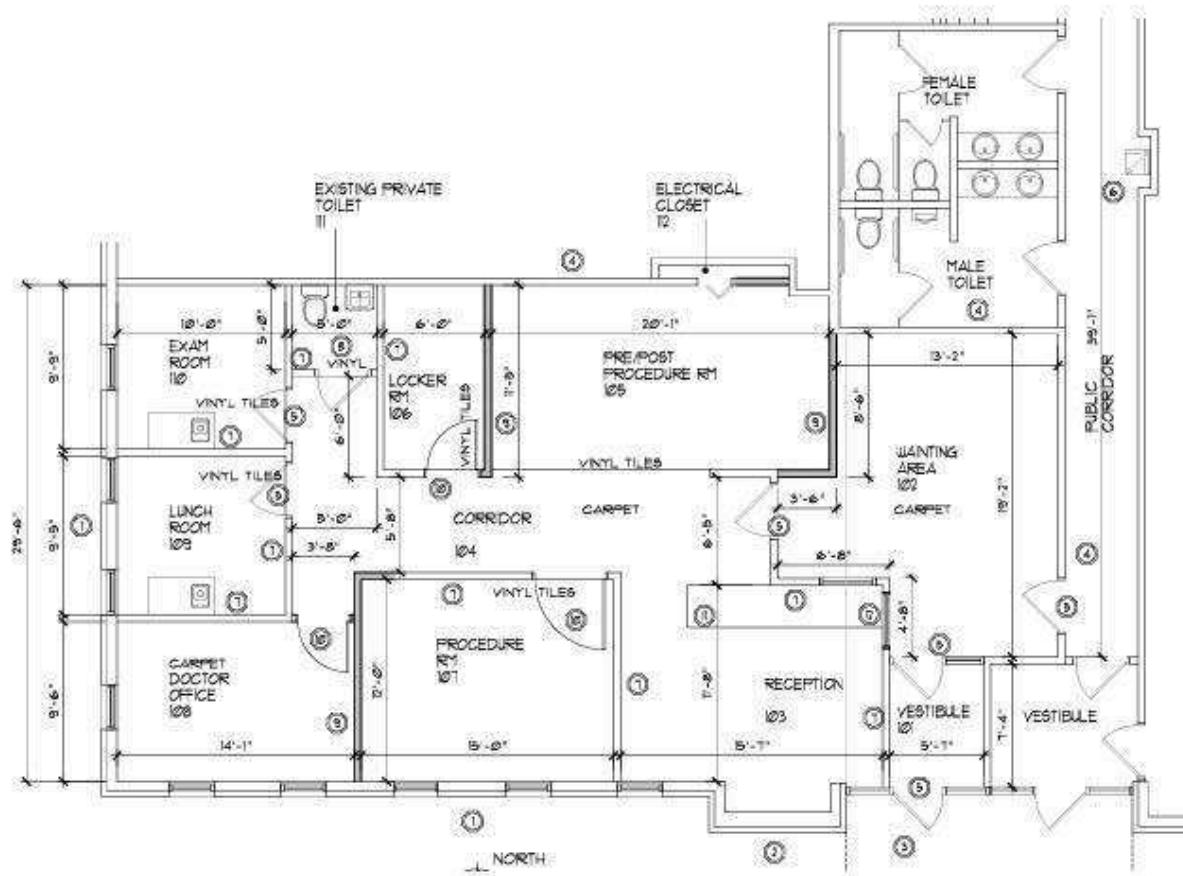
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ADDITIONAL PHOTOS



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FLOOR PLANS



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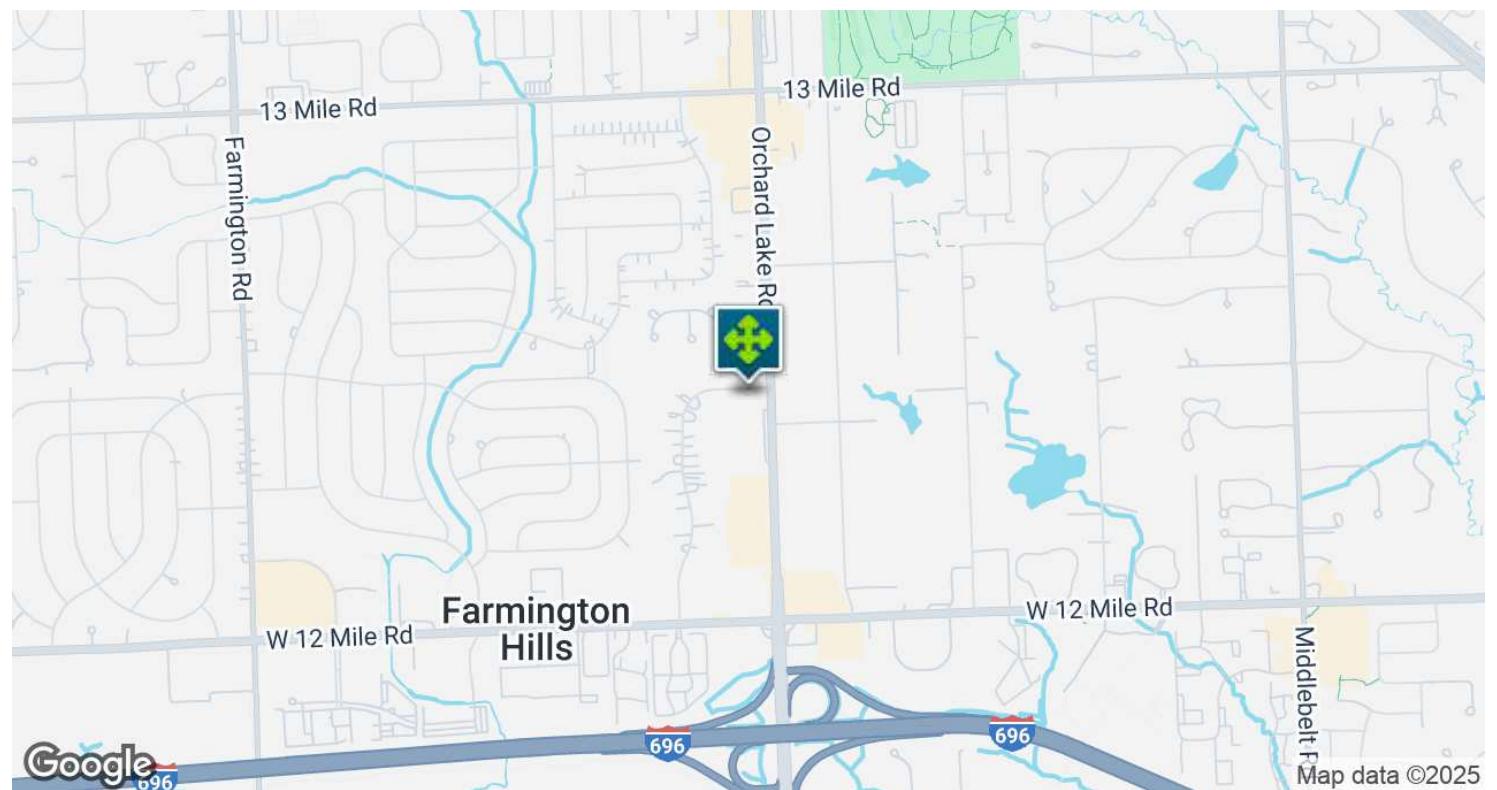
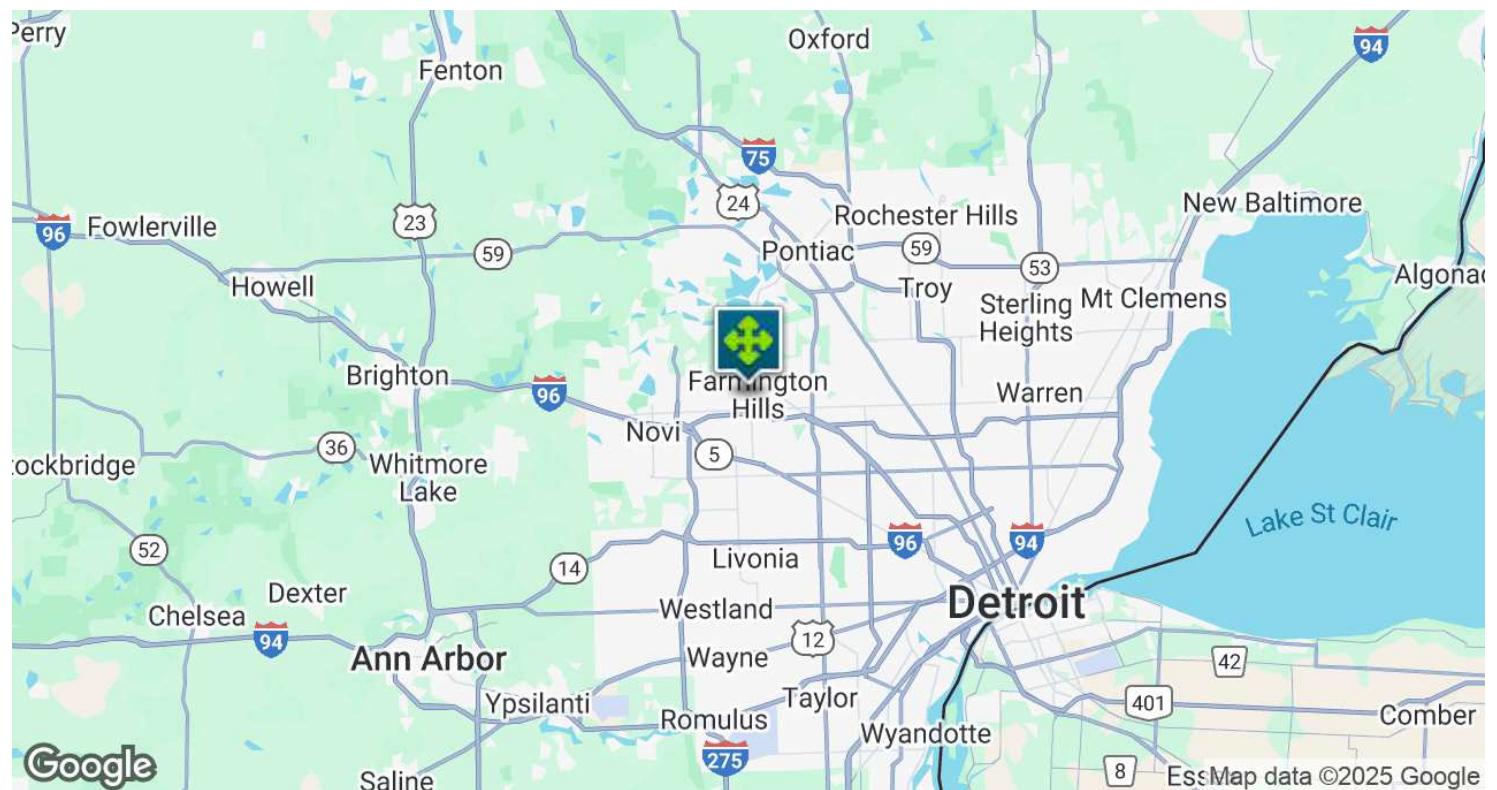
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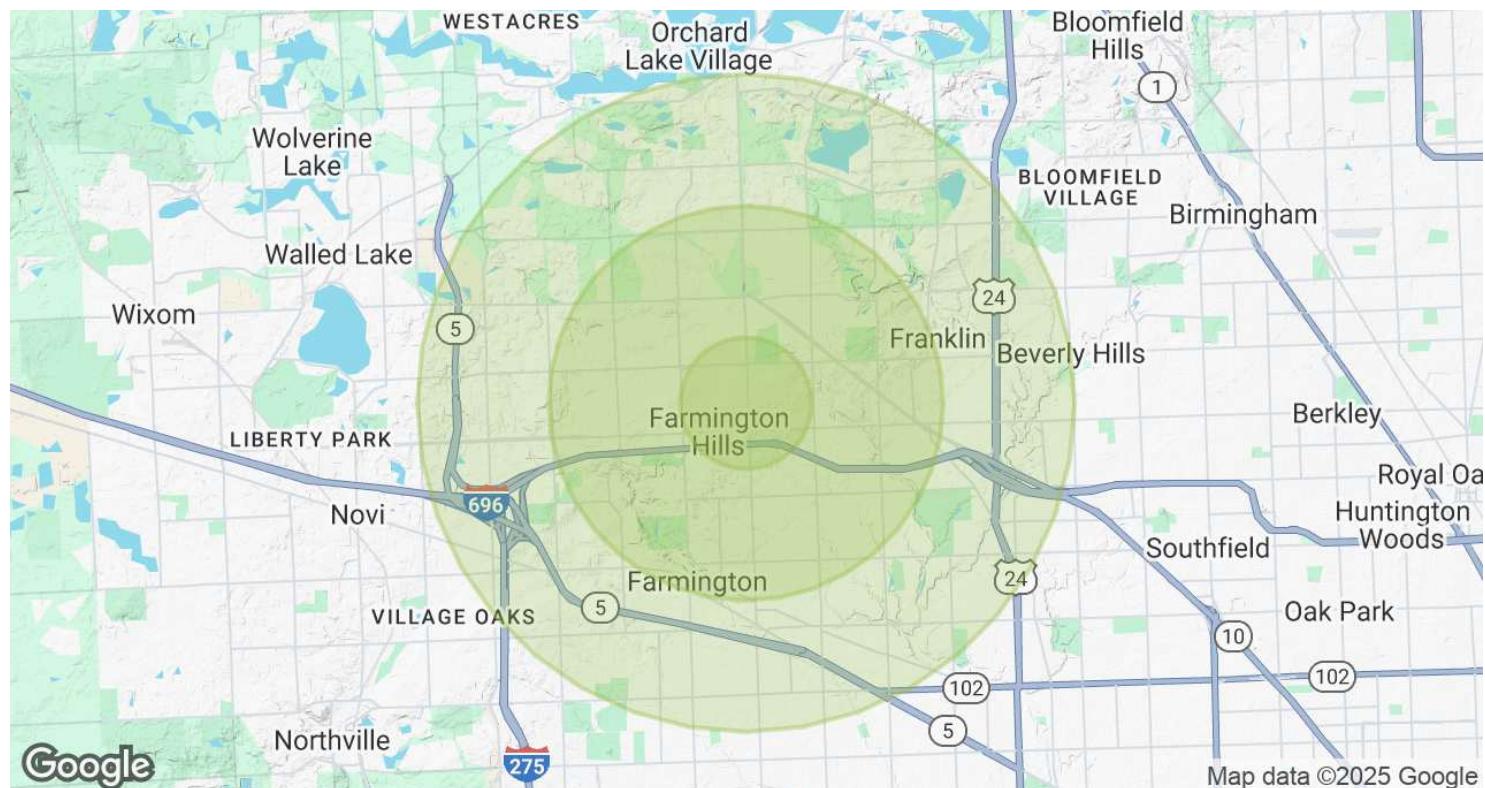
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,443	64,116	181,373
Average Age	43	45	45
Average Age (Male)	41	43	43
Average Age (Female)	45	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,825	26,394	78,240
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$109,288	\$139,902	\$135,806
Average House Value	\$283,577	\$377,298	\$386,215

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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