

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



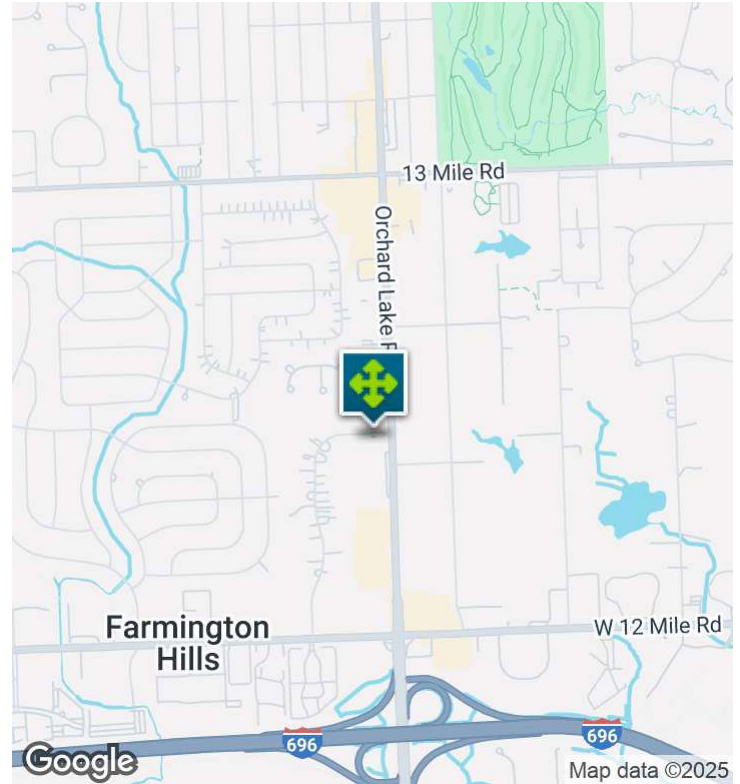
P.A. COMMERCIAL
Corporate & Investment Real Estate

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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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PROPERTY DETAILS

| | |
|------------|---------------|
| Lease Rate | \$18.00 SF/YR |
|------------|---------------|

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



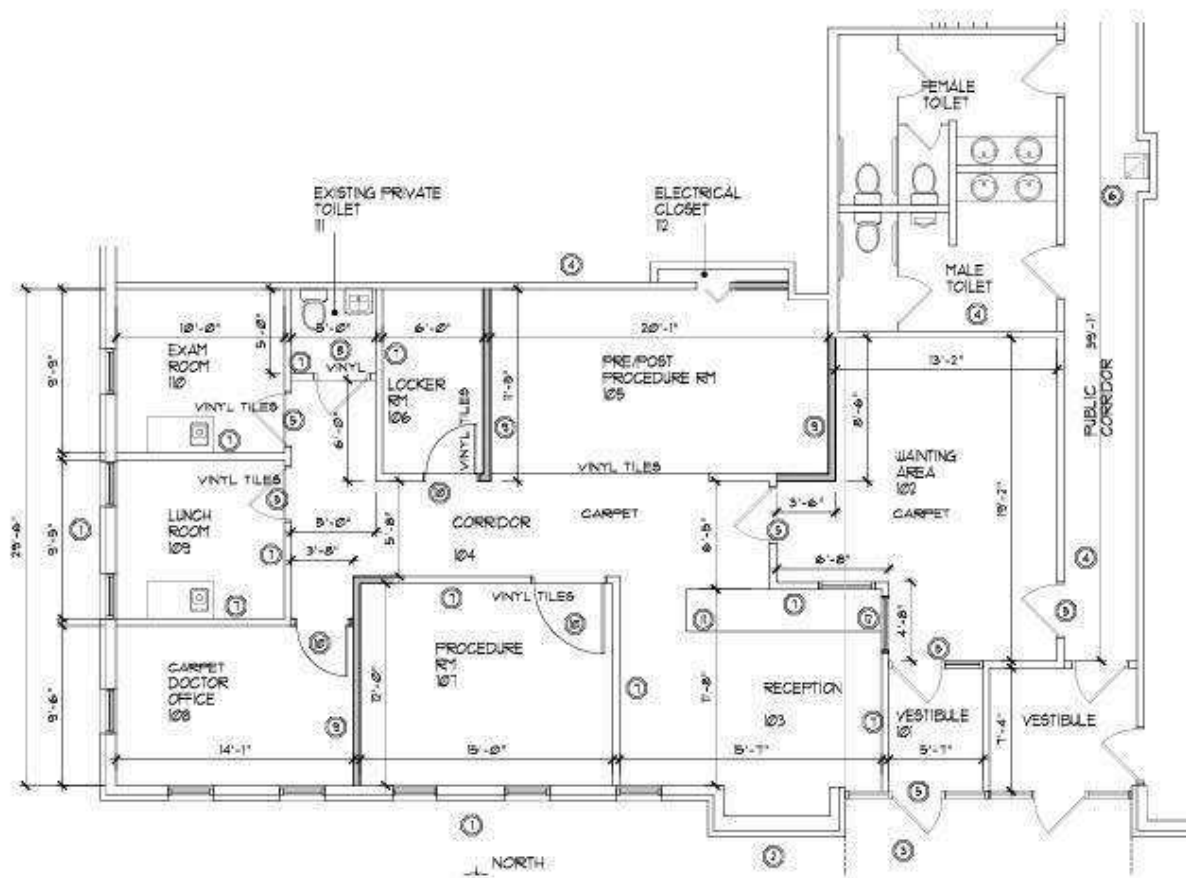
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FLOOR PLANS



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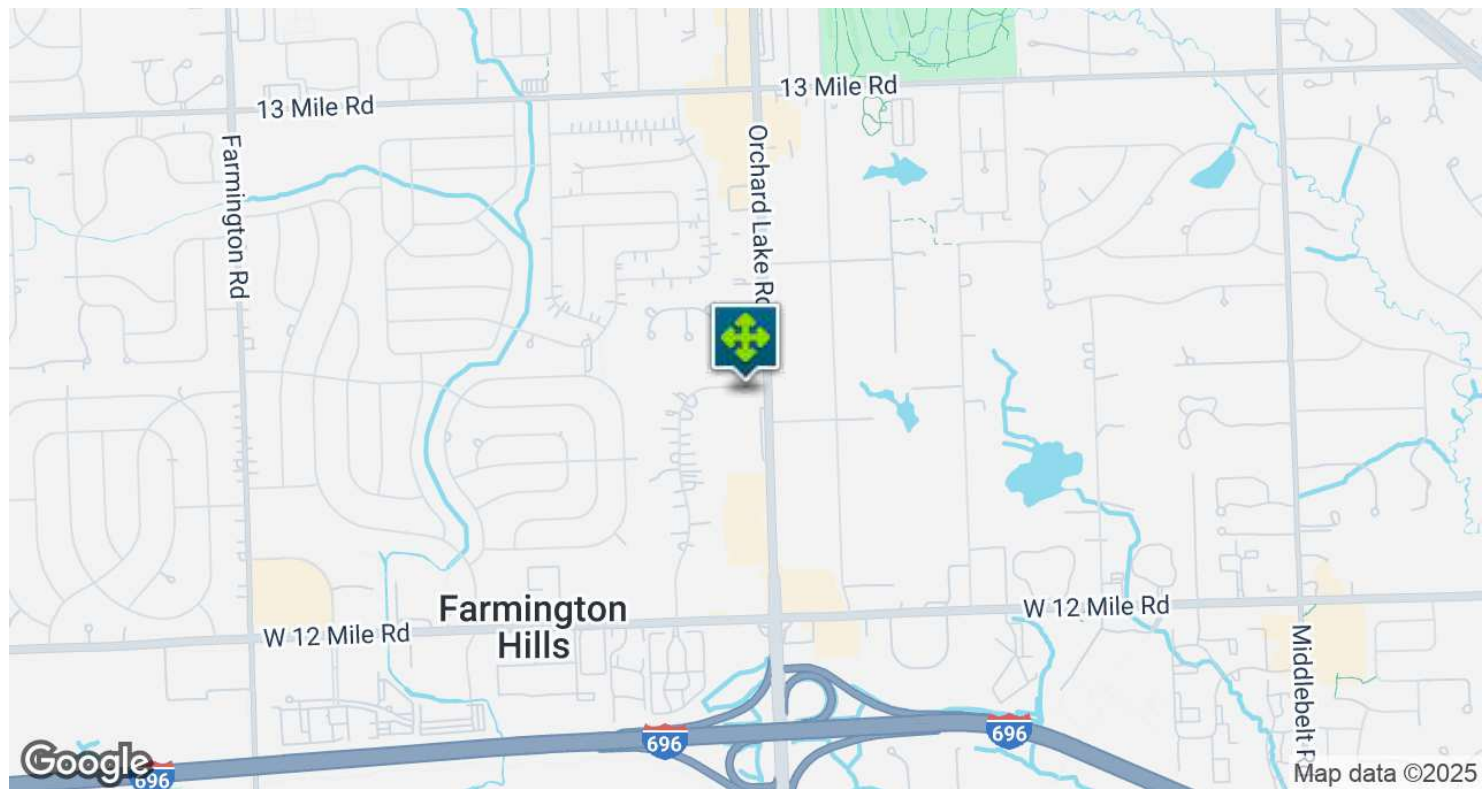
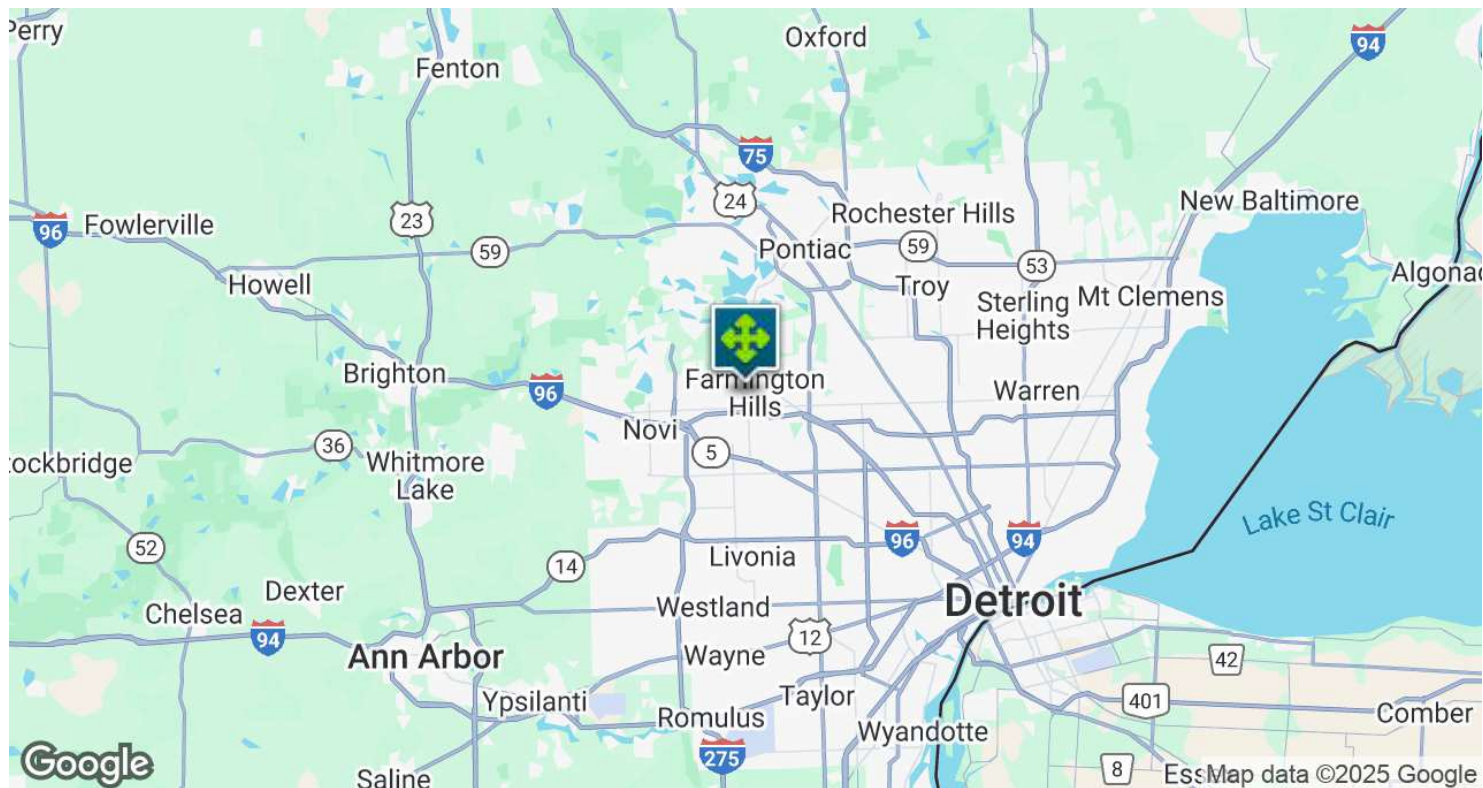
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LOCATION MAP

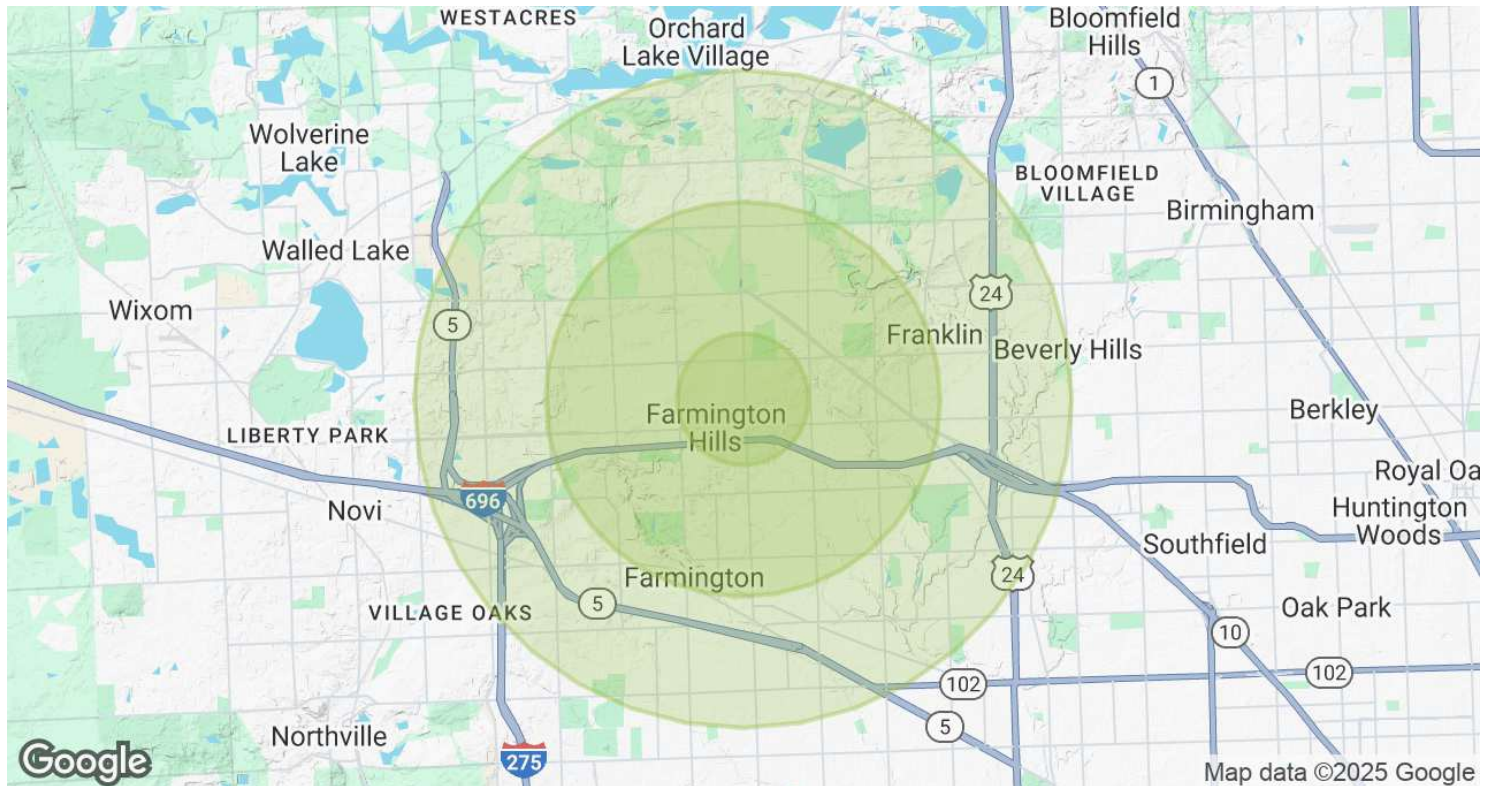


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DEMOGRAPHICS MAP & REPORT



| 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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