

OFFICE PROPERTY // FOR LEASE

# PRIVATE-ENTRY SUITES AVAILABLE AT WILLOW WOOD PROFESSIONAL VILLAGE

31550 - 31596 SCHOOLCRAFT RD

LIVONIA, MI 48150



- 1,718 SF dental/medical office
- 1,185 general office suite
- Individual entrance with suite signage
- Ample parking
- Beautiful wooded medical park w/ abundant landscaping
- Great freeway access
- Nets are \$4.90 p/SF



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

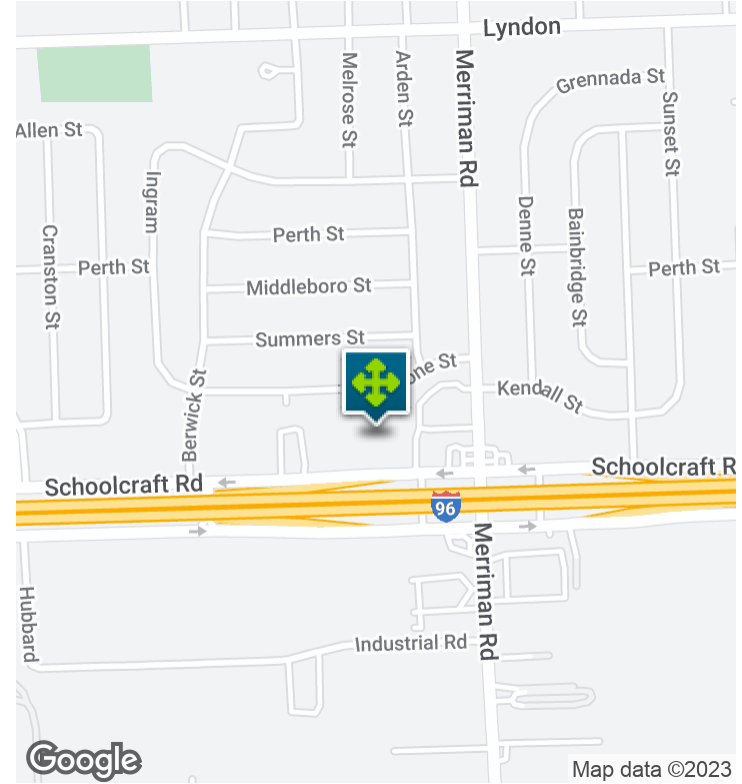
248.358.0100

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$17.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	10,000 SF
<b>Available SF:</b>	1,185 - 1,718 SF
<b>Lot Size:</b>	2.21 Acres
<b>Number of Units:</b>	2
<b>Year Built:</b>	1985
<b>Zoning:</b>	Office
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	7,451

## PROPERTY OVERVIEW

Two suites are now available at Willow Wood Professional Village. This is a 6-building professional park in a quiet wooded setting with great collaboration of medical and professional services. The complex is professionally managed and maintained with flexible buildout options. Each suite has a private entry and plenty of parking. Neighboring tenants include dentists, tax specialists, lawyers, psychologists, and chiropractors.

The 1,718 SF dental/medical suite features a large waiting room, a receptionist's office, multiple exam rooms, a lab, a break room, a private office, and two restrooms. The 1,815 SF office suite features three private offices, an office/conference room, a kitchen/lounge, a private restroom, and storage space.

## LOCATION OVERVIEW

Excellent location on Schoolcraft Road just minutes from I-96 and I-275 Expressways.

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## PROPERTY DETAILS

### LOCATION INFORMATION

<b>Building Name</b>	Willow Wood Professional Village
<b>Street Address</b>	31550 - 31596 Schoolcraft Rd
<b>City, State, Zip</b>	Livonia, MI 48150
<b>County</b>	Wayne
<b>Market</b>	Detroit
<b>Sub-market</b>	Southern I-275 Corridor
<b>Cross-Streets</b>	Schoolcraft & Merriman
<b>Side of the Street</b>	North
<b>Signal Intersection</b>	Yes
<b>Road Type</b>	Paved
<b>Market Type</b>	Medium
<b>Nearest Highway</b>	I-96

### BUILDING INFORMATION

<b>Building Size</b>	10,000 SF
<b>Building Class</b>	B
<b>Occupancy %</b>	46.18%
<b>Tenancy</b>	Multiple
<b>Number of Floors</b>	1
<b>Average Floor Size</b>	10,001 SF
<b>Year Built</b>	1985
<b>Construction Status</b>	Existing
<b>Condition</b>	Good
<b>Free Standing</b>	Yes
<b>Number of Buildings</b>	1

### PROPERTY INFORMATION

<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>Zoning</b>	Office
<b>Lot Size</b>	2.21 Acres
<b>APN #</b>	46-088-99-0010-005
<b>Corner Property</b>	No
<b>Traffic Count</b>	7,451
<b>Traffic Count Street</b>	Schoolcraft Rd
<b>Waterfront</b>	No
<b>Power</b>	Yes

### PARKING & TRANSPORTATION

<b>Street Parking</b>	No
<b>Parking Type</b>	Surface
<b>Parking Ratio</b>	2.9
<b>Number of Parking Spaces</b>	30

### UTILITIES & AMENITIES

<b>Security Guard</b>	No
<b>Handicap Access</b>	Yes
<b>Freight Elevator</b>	No
<b>Number of Elevators</b>	0
<b>Central HVAC</b>	Yes
<b>Leed Certified</b>	No
<b>Gas / Propane</b>	Yes



**P.A. COMMERCIAL**  
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ADDITIONAL PHOTOS



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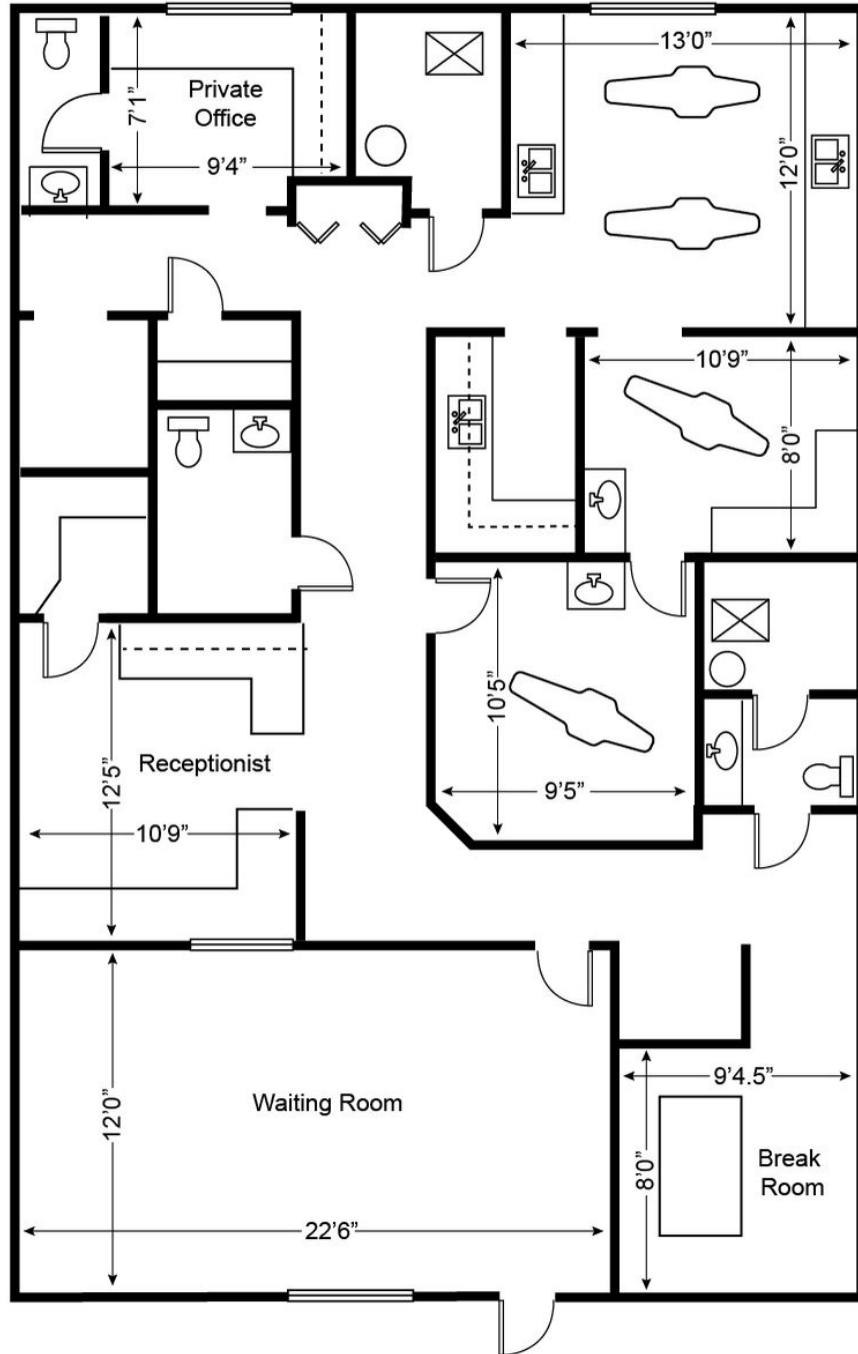
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# FLOOR PLANS



Suite 31560 | 1,718 SF



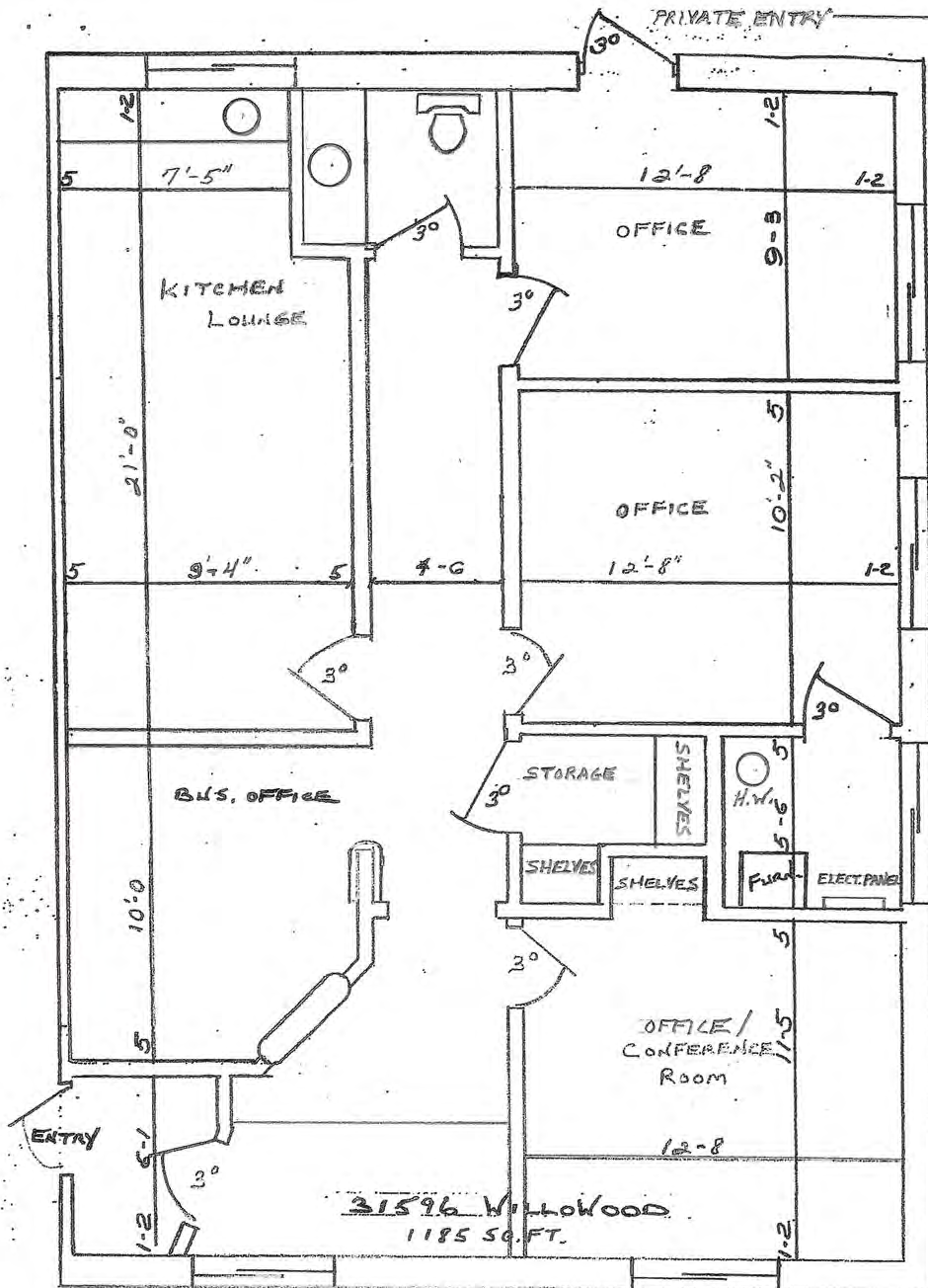
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# FLOOR PLANS



Suite 31596 | 1,185 SF



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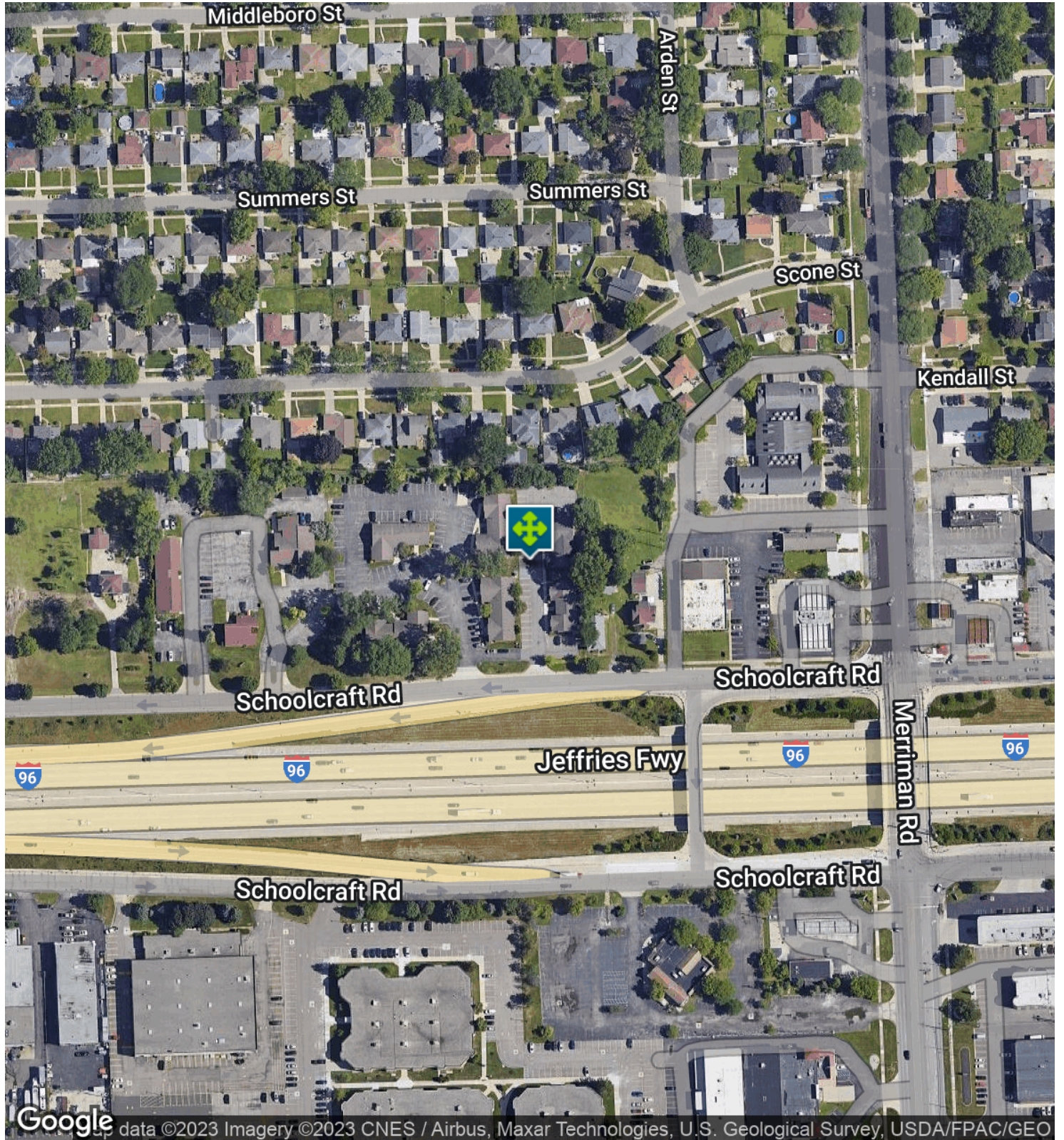
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# AERIAL MAP



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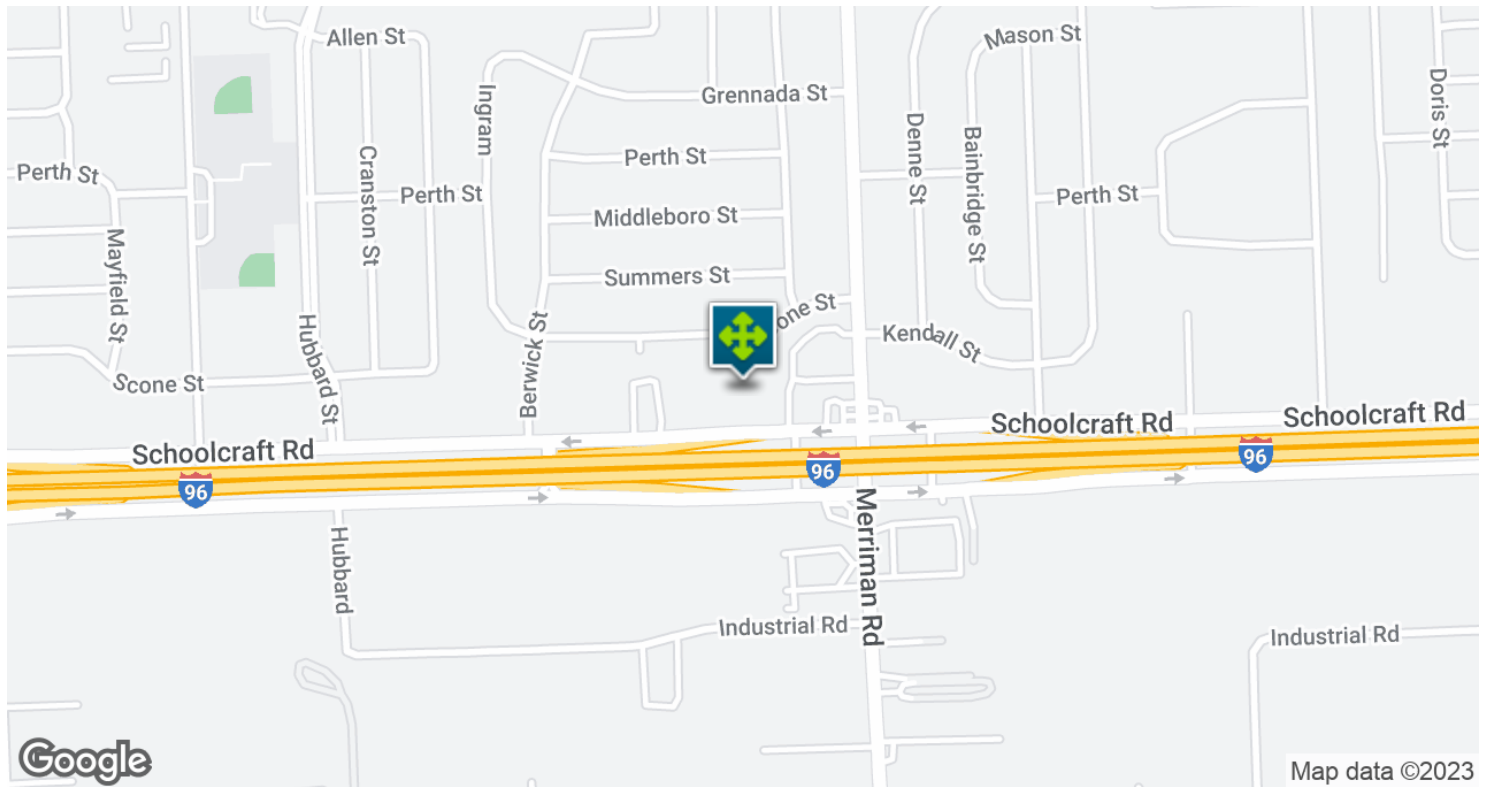
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# LOCATION MAP



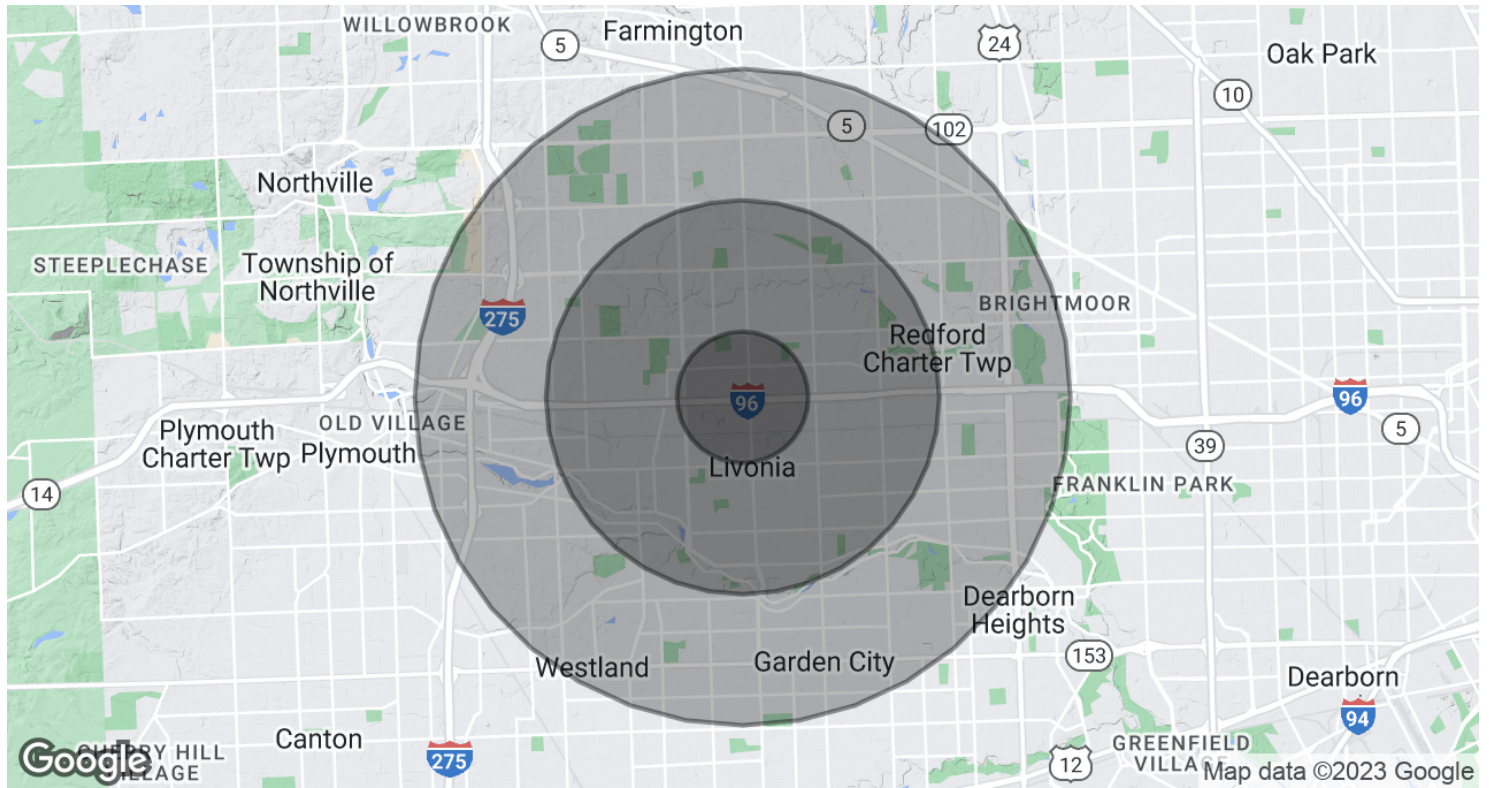
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,257	83,797	267,696
Average Age	41.7	41.8	40.9
Average Age (Male)	38.2	39.5	39.1
Average Age (Female)	44.9	43.7	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,760	31,731	106,504
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$73,365	\$74,261	\$67,862
Average House Value	\$184,948	\$176,416	\$164,097

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



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