

OFFICE PROPERTY // FOR LEASE

## 4,750 SF RECENTLY RENOVATED MEDICAL/OFFICE SUITE

64541 VAN DYKE AVE

WASHINGTON, MI 48095



- Beautiful medical/office building constructed in 2004
- Renovated in 2024 with high-end finishes throughout
- 4,750 SF Suite available - former physical therapy clinic
- Many uses possible - ideal for general office or medical users
- Ample parking for 34 vehicles
- High-visibility location on Van Dyke Rd, just south of 30 Mile Rd
- Across from major shopping Center in Washington Twp.



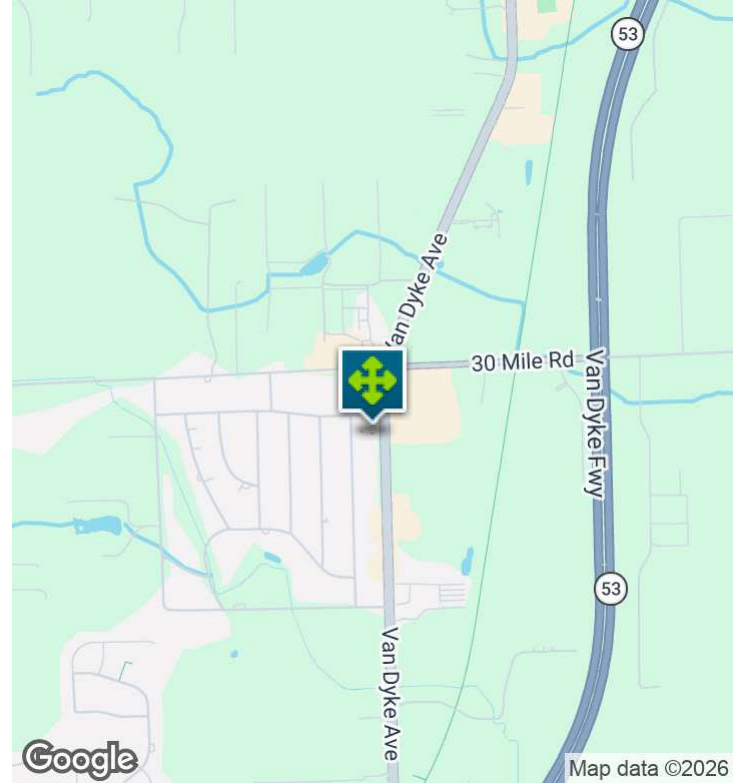
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[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$17.95 SF/YR (MODIFIED GROSS + UTILITIES)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	8,096 SF
<b>Available SF:</b>	4,750 SF
<b>Lot Size:</b>	1.03 Acres
<b>Year Built:</b>	2004
<b>Renovated:</b>	2024
<b>Zoning:</b>	LC
<b>Market:</b>	Detroit
<b>Submarket:</b>	St Clair & Lapeer Counties

## PROPERTY OVERVIEW

Discover the perfect space for your medical or general office needs at 64541 Van Dyke Ave in Washington Twp. This beautiful medical office building, renovated in 2024, boasts high-end finishes and ample parking for 34 vehicles. Featuring a 4,750 SF former physical therapy clinic space for lease, this versatile property offers various usage possibilities. The suite features an open floor plan with four private restrooms and a private entrance.

## LOCATION OVERVIEW

Enjoy high-visibility on Van Dyke Rd, just south of 30 Mile Rd, offering an ideal location for your business. With its prime location and exceptional amenities, this property is an excellent choice for those seeking a professional and inviting space. The area surrounding the property offers an abundance of amenities, including access to major shopping centers and a variety of dining options. Situated in Washington Township, it provides a perfect balance between suburban tranquility and urban convenience.

## PROPERTY HIGHLIGHTS

- Beautiful medical/office building constructed in 2004
- Renovated in 2024 with high-end finishes throughout
- 4,750 SF Suite available - former physical therapy clinic

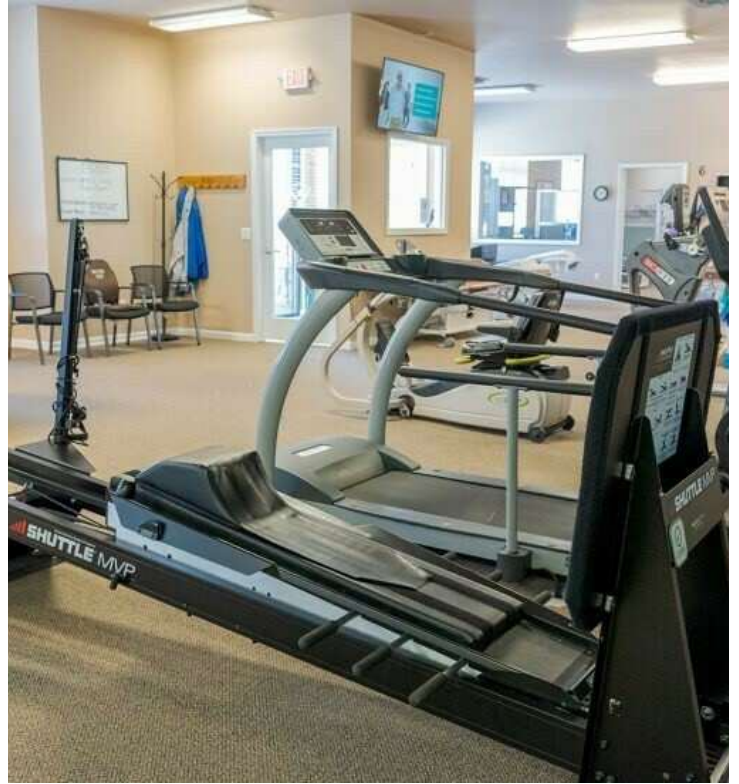


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# ADDITIONAL PHOTOS



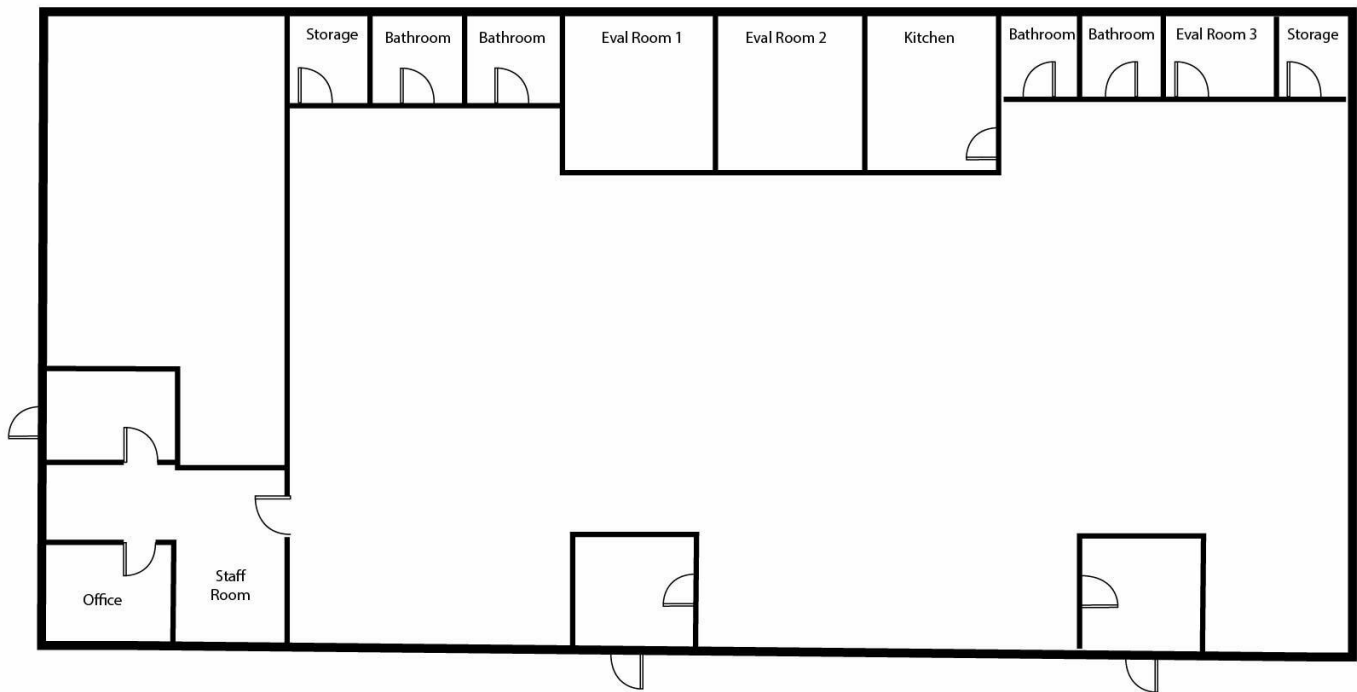
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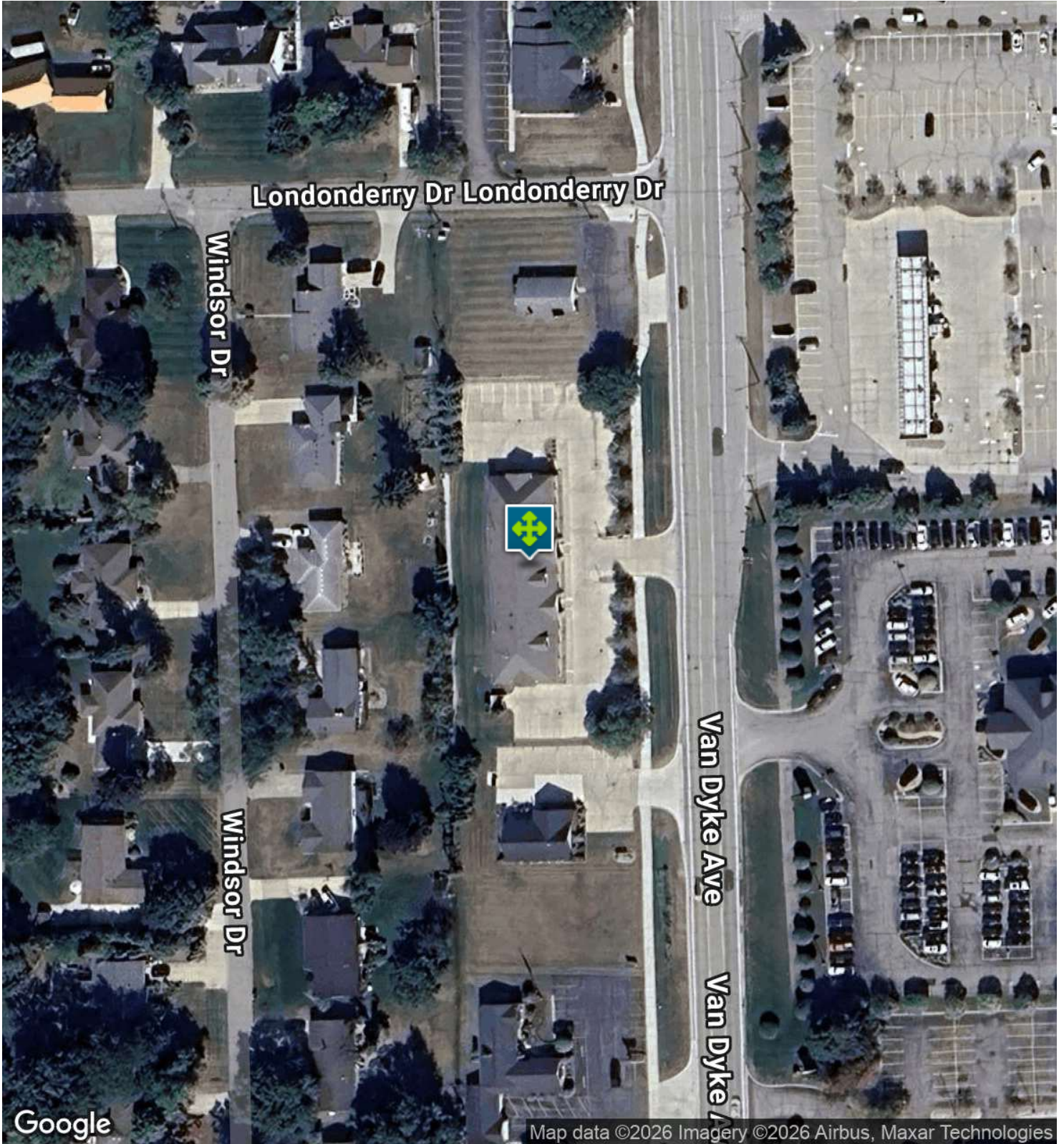
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# FLOOR PLANS



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# AERIAL MAP



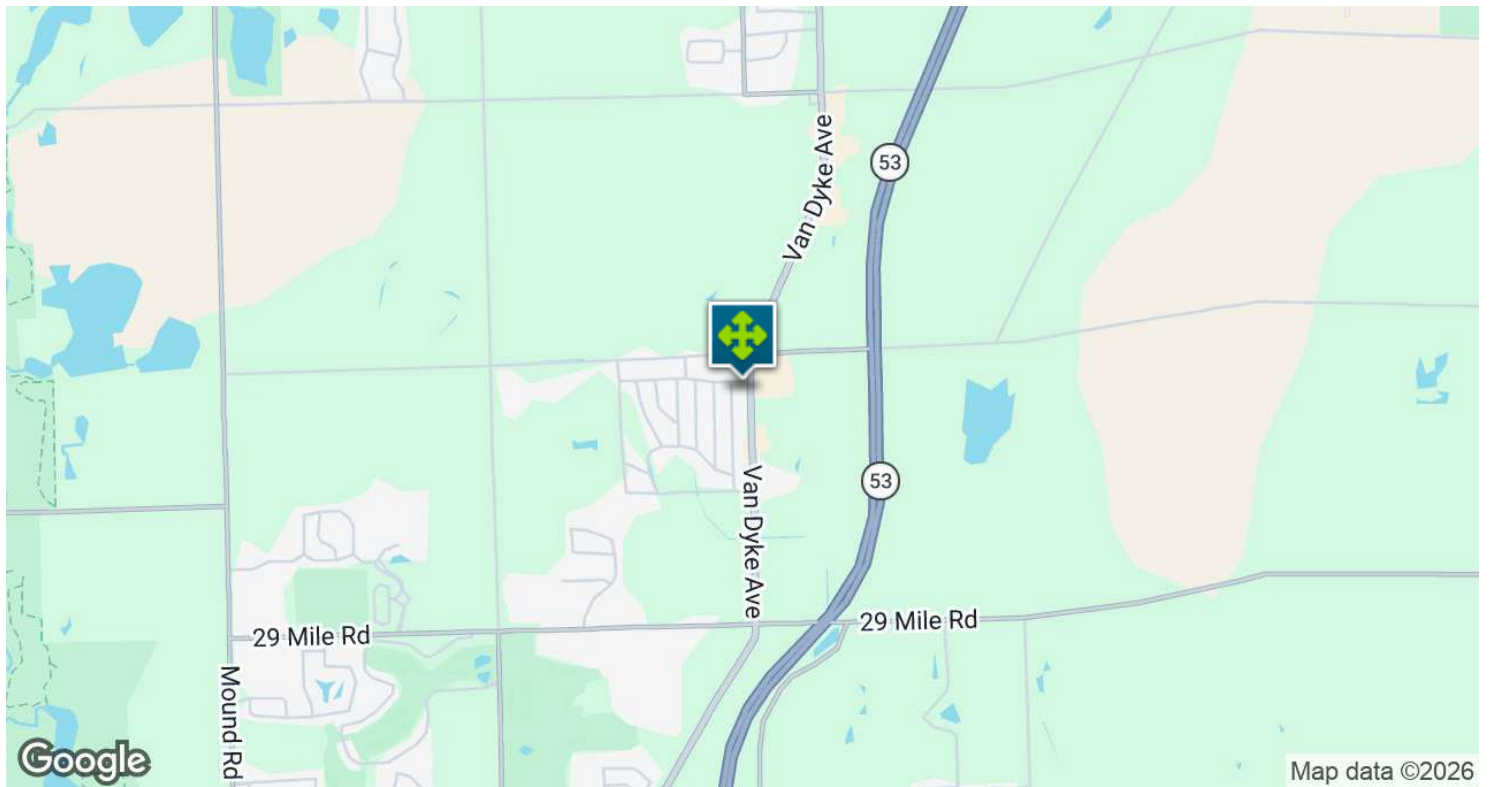
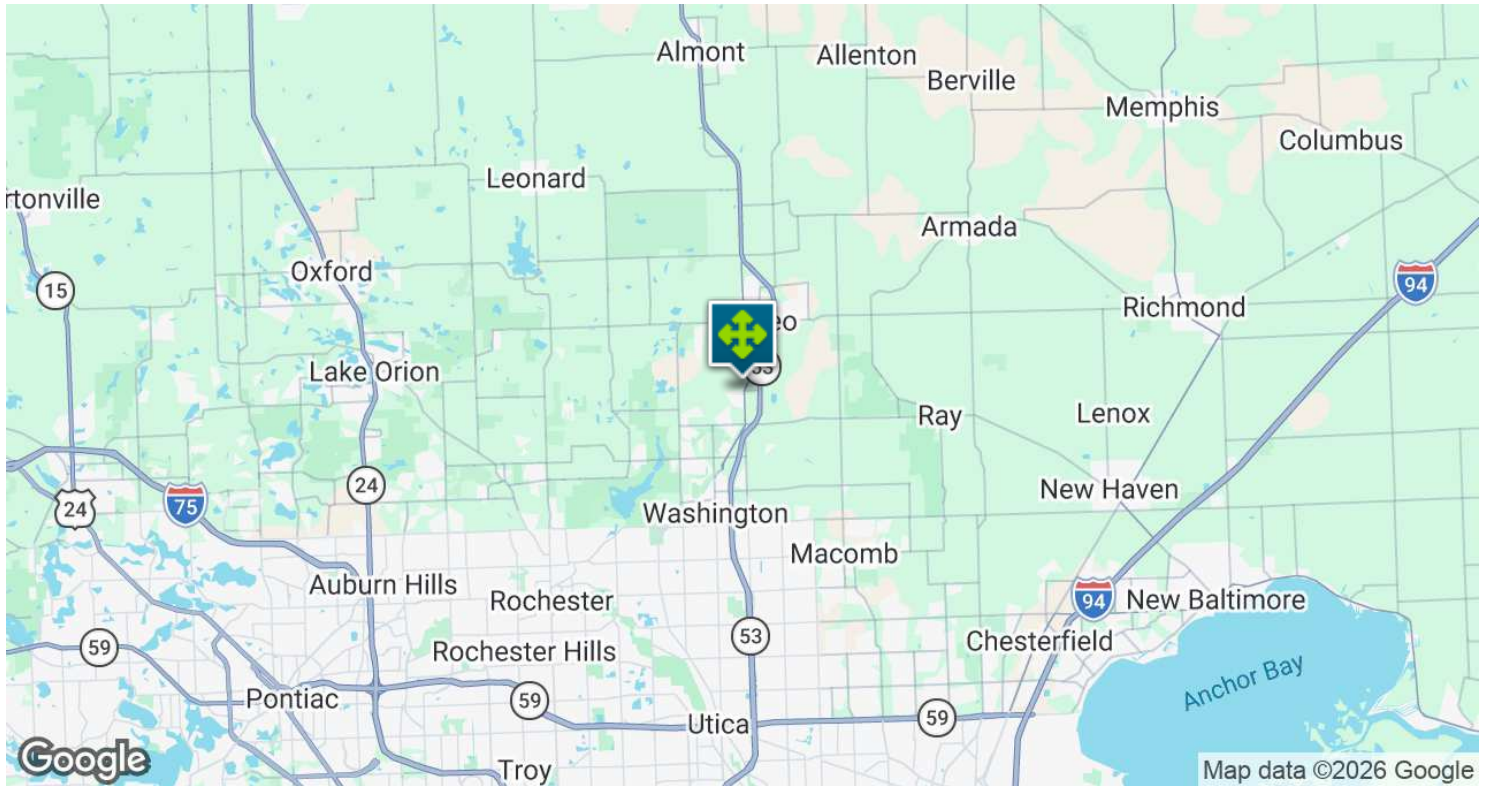
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# LOCATION MAP

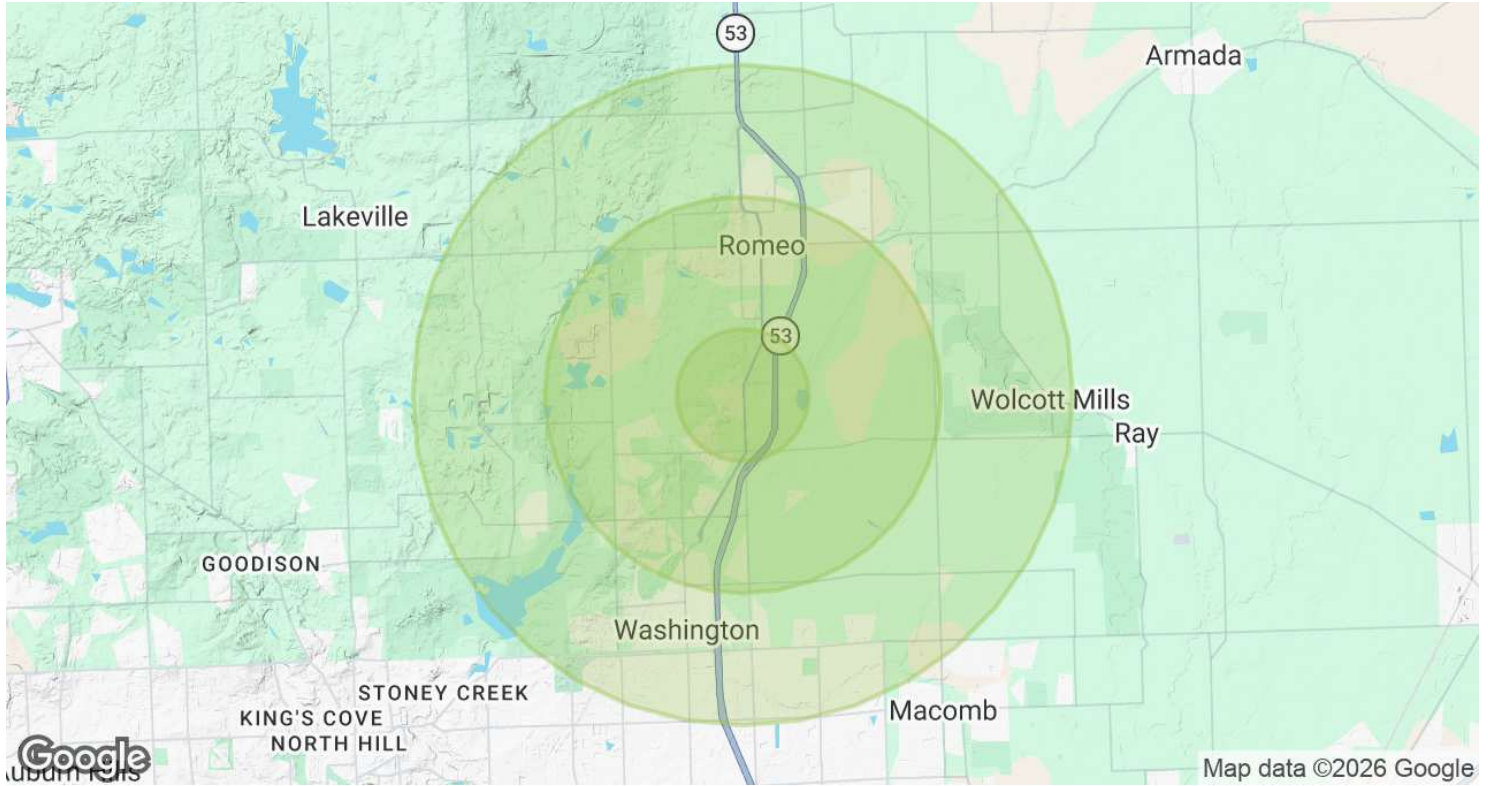


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	1,297	18,380	48,291
<b>Average Age</b>	48.4	45.7	43.5
<b>Average Age (Male)</b>	51.1	45.7	42.8
<b>Average Age (Female)</b>	46.3	46.5	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	528	7,309	18,740
<b># of Persons per HH</b>	2.5	2.5	2.6
<b>Average HH Income</b>	\$125,080	\$116,470	\$130,502
<b>Average House Value</b>	\$385,848	\$401,014	\$389,210

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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