

# OFFICE CONDO



## FOR SALE / LEASE

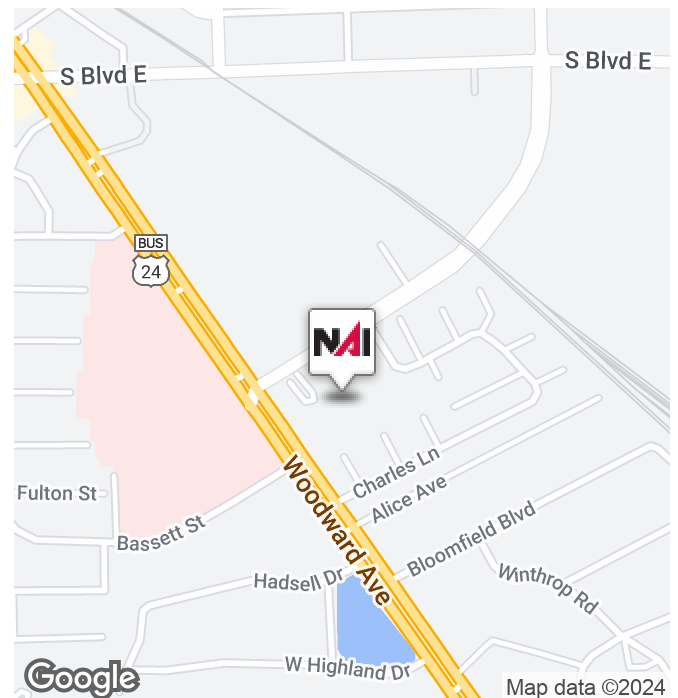


## 44200 Woodward Ave, Suite 215

Pontiac, Michigan 48341

### Property Highlights

- Sale Price \$450,000
- Rental Rate \$19.95/SF NNN
- Low Maintenance Ownership Opportunity
- 2,530 SF Rentable
- Located in Large Medical-Use Only Complex
- Near St Joseph Mercy Oakland Hospital



Commercial Real Estate Services, Worldwide.

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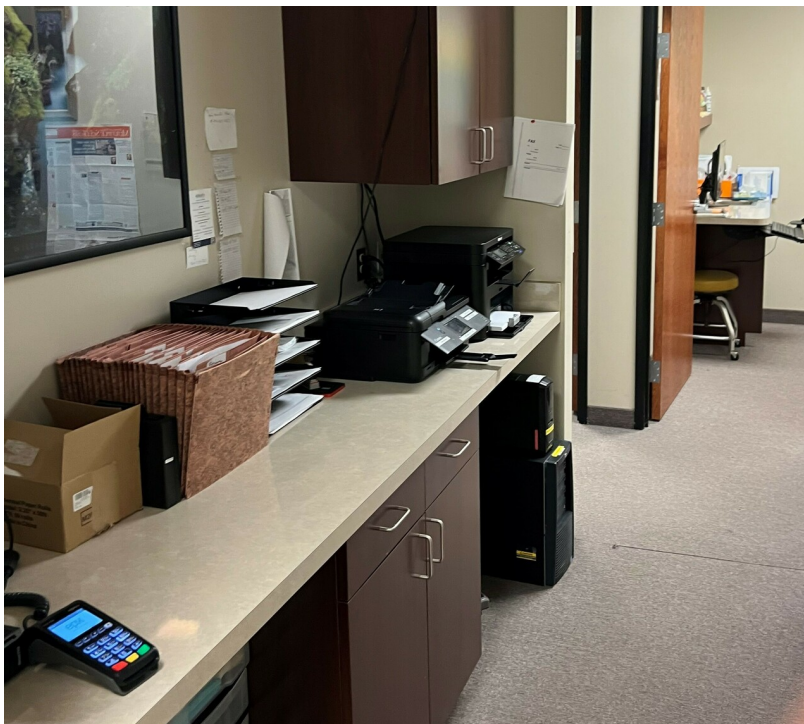




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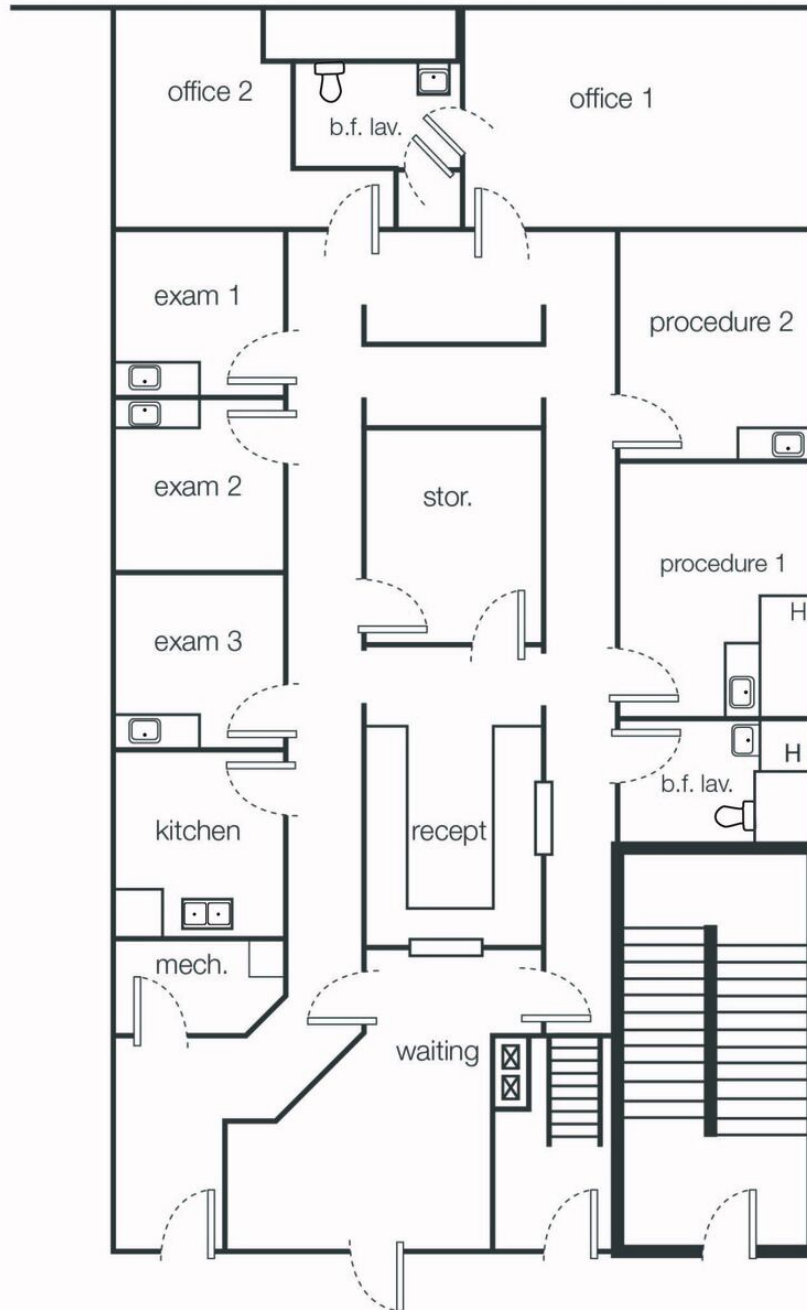
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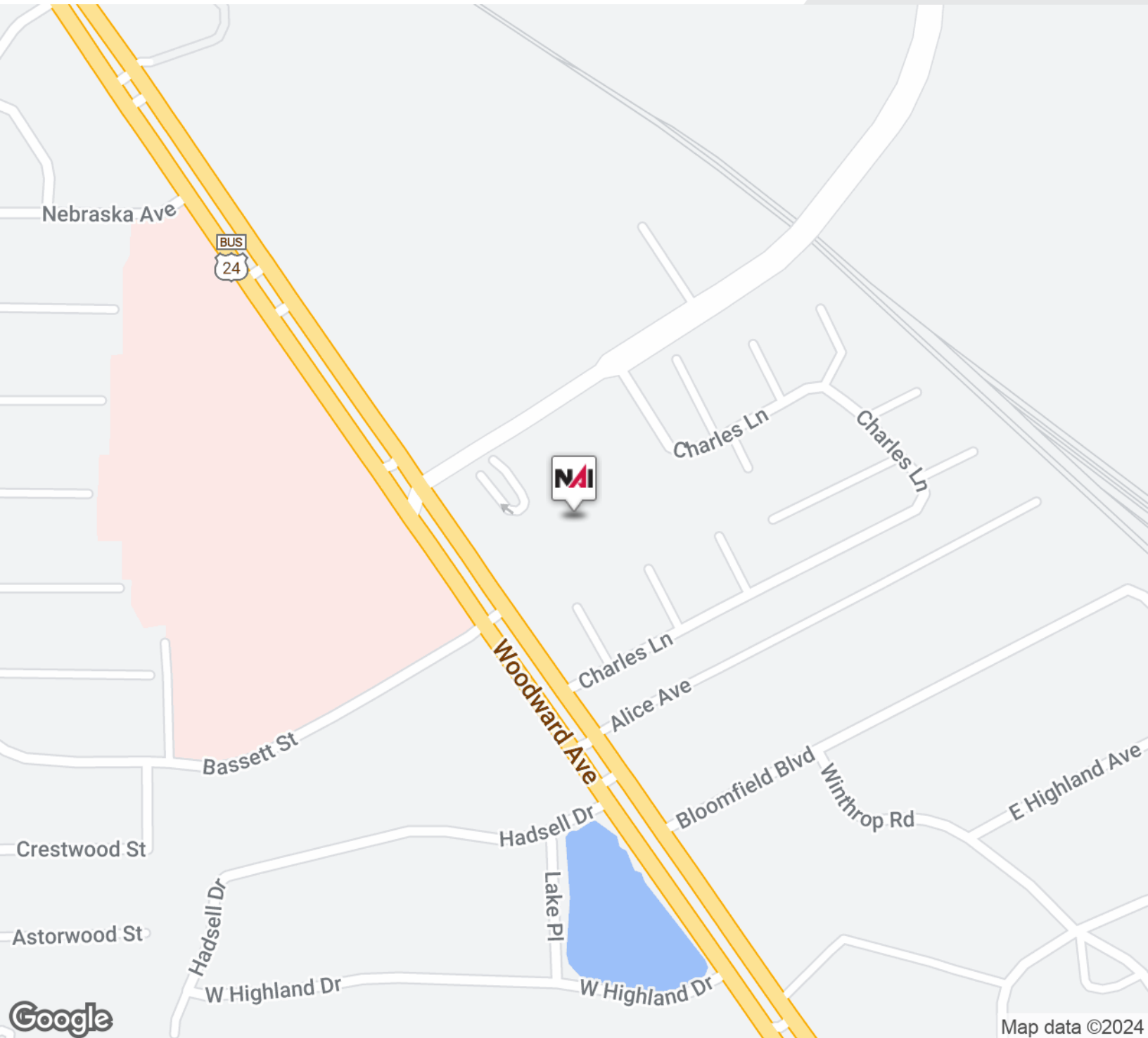




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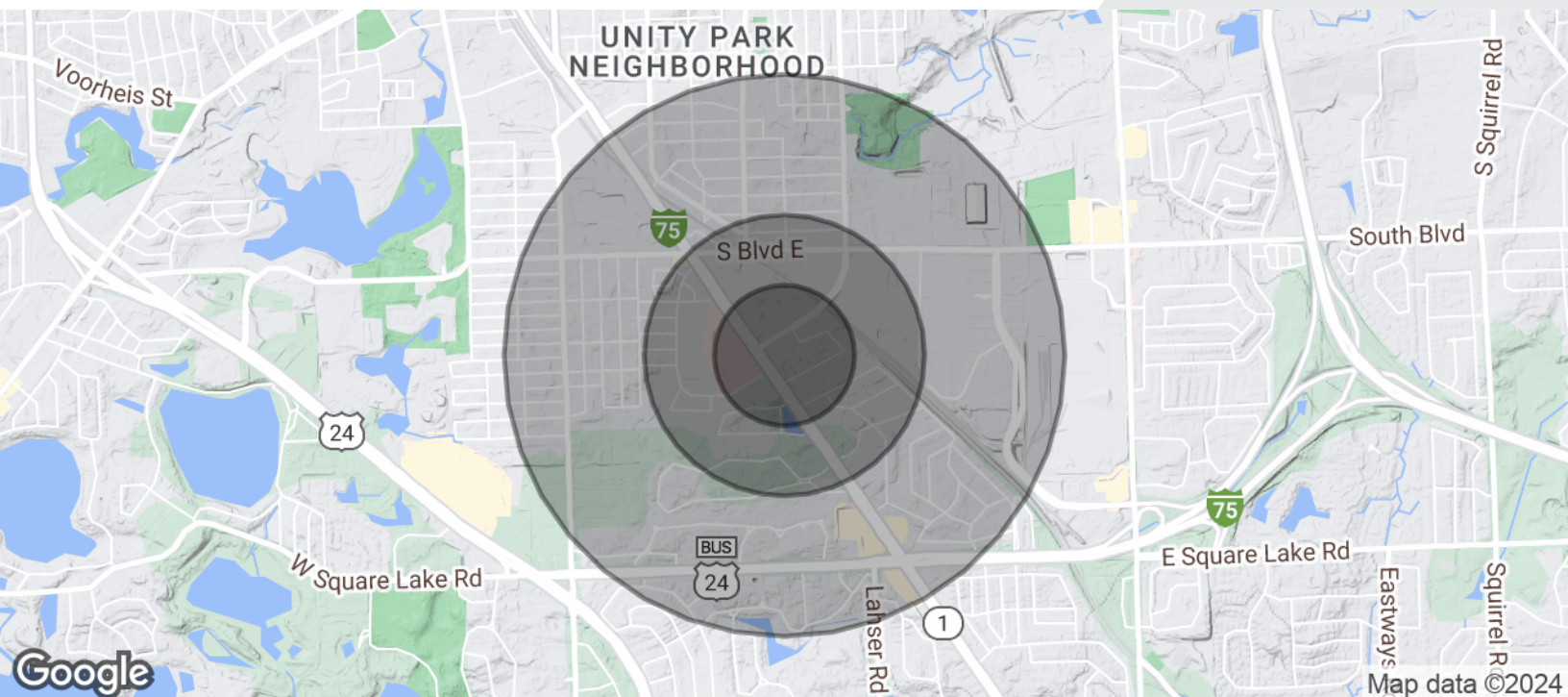
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### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	647	1,951	6,800
Average Age	42.1	42.3	42.2
Average Age (Male)	35.2	39.6	39.6
Average Age (Female)	45.0	42.9	42.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	346	968	3,258
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$46,453	\$50,480	\$56,816
Average House Value	\$51,060	\$86,391	\$122,296

2020 American Community Survey (ACS)



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