

## OFFICE PROPERTY FOR LEASE

# 3,543 SF Built-Out Medical Suite Near Ascension Macomb

29703 - 29753 HOOVER RD  
WARREN, MI 48903



Professionally managed and maintained  
medical complex

Newer building construction

Ample parking to accommodate 144 vehicles

Prominent main road signage & exposure



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### OFFERING SUMMARY

Available SF:	3,543 SF
Building Size:	17,832 SF
Lease Rate:	\$18.50 SF/yr (NNN)
Zoning:	Office
Year Built:	1998
Lot Size:	2.18 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	24,000

### PROPERTY OVERVIEW

This 3,543 SF suite within this attractive medical building has a waiting room, 9 exam rooms, 2 labs, 2 private offices, and plenty of storage.

### LOCATION OVERVIEW

This medical office complex is conveniently located close to major Macomb County Hospitals. Located on the corner of a major intersection at the corner of Hoover Rd and Common Rd in the middle of a nice suburban neighborhood on a well-known medical corridor.

### PROPERTY HIGHLIGHTS

- Professionally managed and maintained medical complex
- Newer building construction
- Ample parking to accommodate 144 vehicles
- Prominent main road signage & exposure

**JOHN E. DE WALD, CPA** Principal  
 johnd@pacommercial.com (P) 248.358.0100 x112 (C) 313.510.3777

**PHILLIP J. MYERS** Senior Associate  
 phil@pacommercial.com (P) 248.358.0100 x110 (C) 586.242.4047



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076



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// AVAILABLE SPACES

**LEASE TYPE** | NNN      **TOTAL SPACE** | 3,543 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$18.50 SF/yr



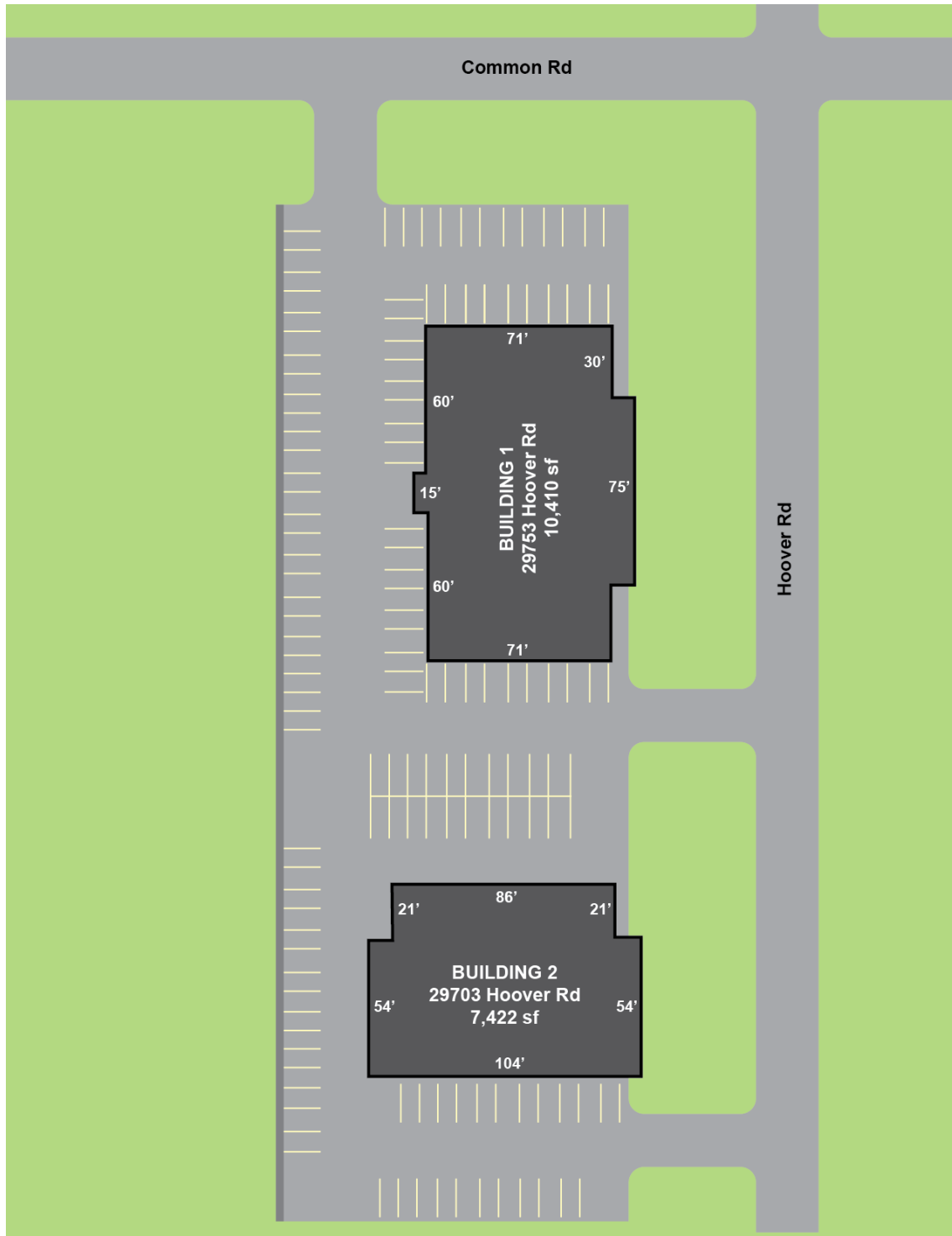
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
29703 Hoover Rd	Available	3,543 SF	NNN	\$18.50 SF/yr

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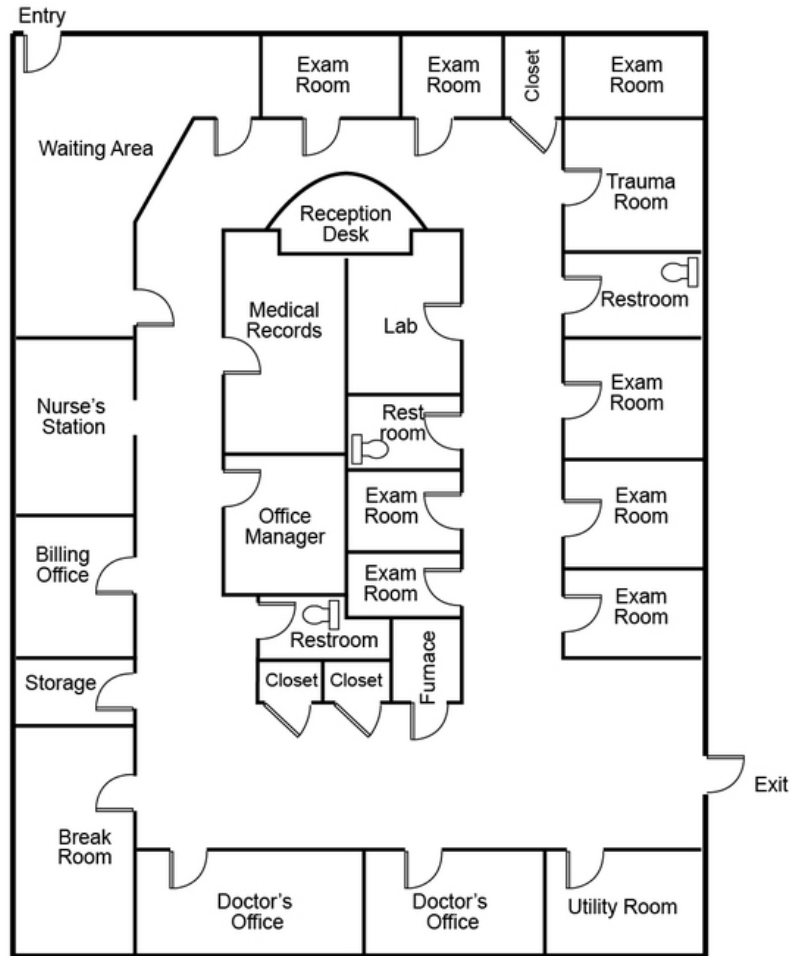
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29703 Hoover Rd  
3,543 SF

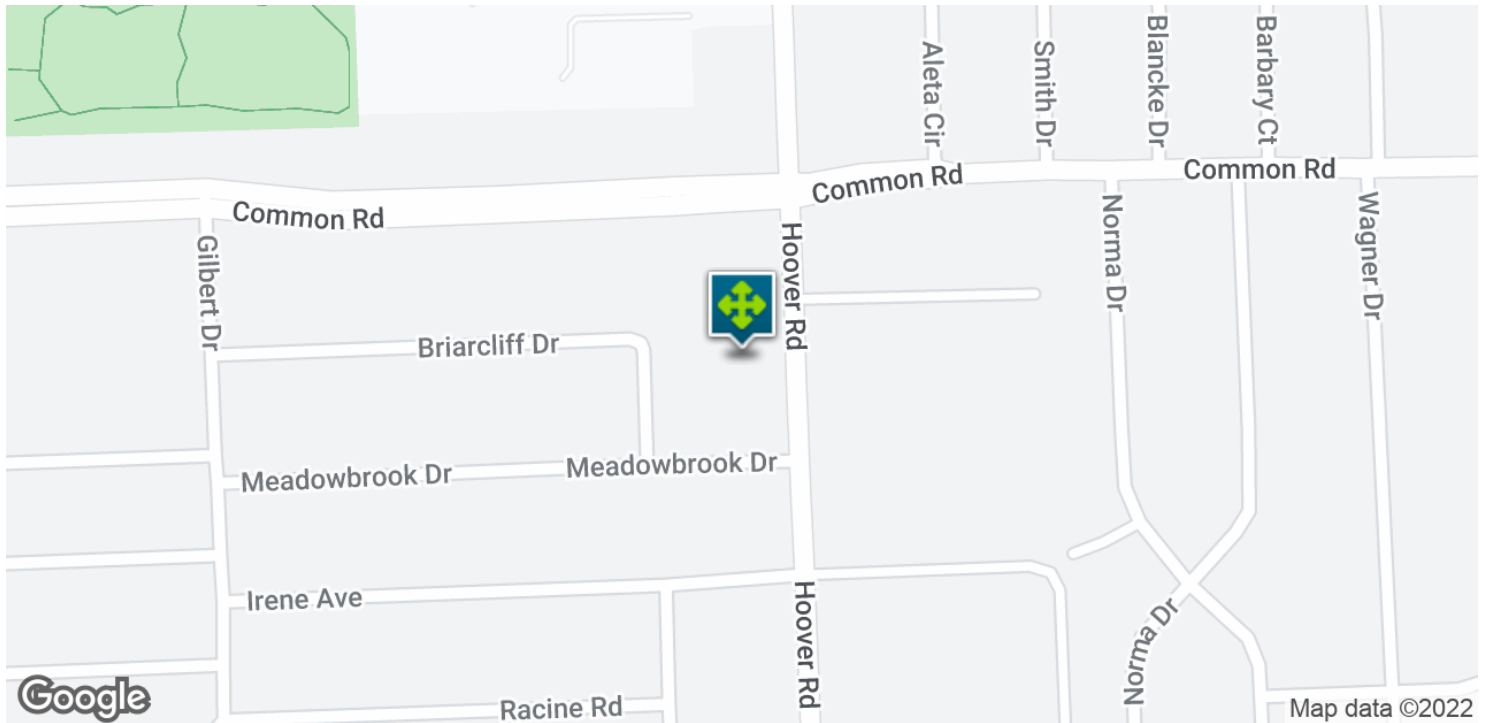
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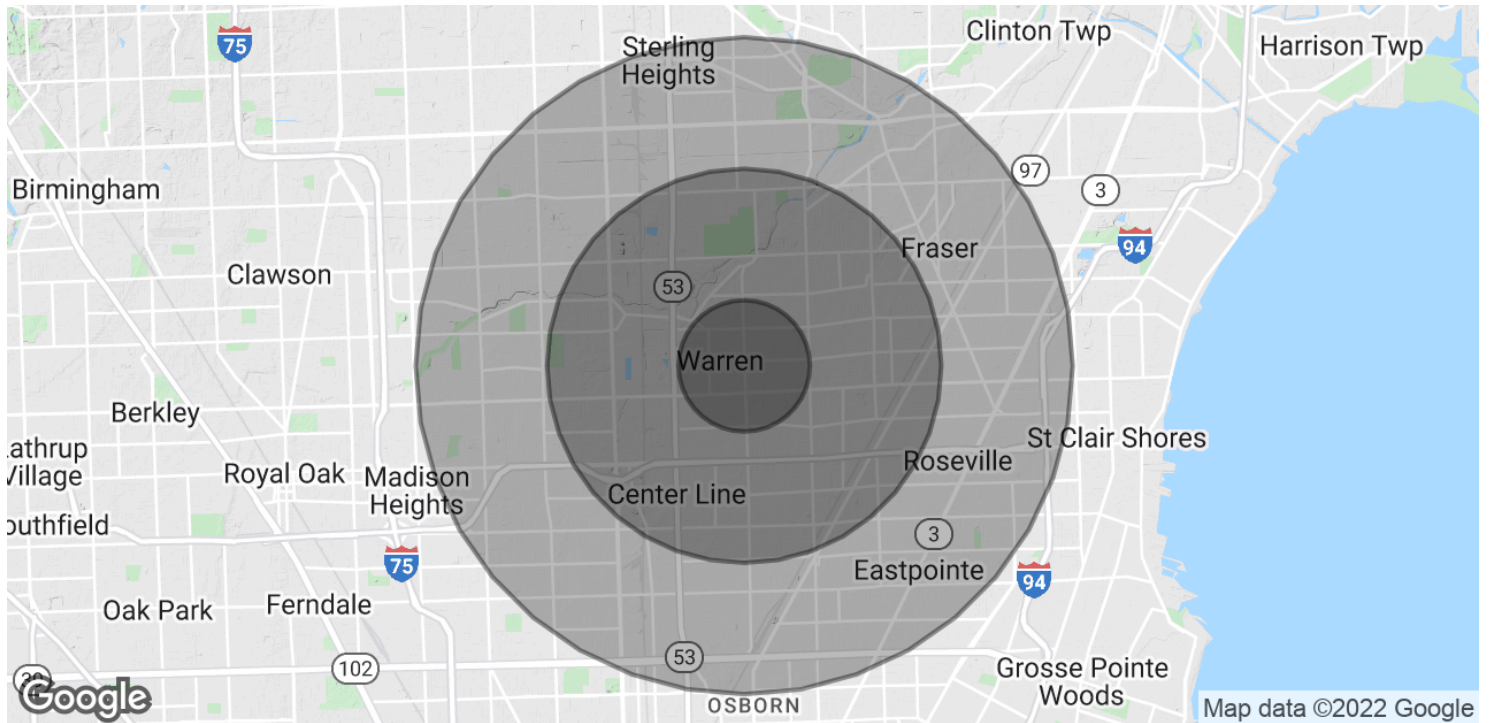


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,277	109,944	309,338
Average age	43.3	42.2	39.6
Average age (Male)	42.1	40.8	38.1
Average age (Female)	44.9	43.8	40.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,585	46,857	124,950
# of persons per HH	2.3	2.3	2.5
Average HH income	\$59,621	\$58,778	\$57,042
Average house value	\$143,960	\$145,883	\$143,975

\* Demographic data derived from 2010 US Census

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