

28565-28585 Schoenherr Rd

28565-28585 Schoenherr Rd, Warren, MI 48088

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REAL ESTATE FIRM Top Agent Realty



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Property Details

28565 Schoenherr Road, Warren, MI is a well-maintained medical office building consisting of 5 total units, with 1 end unit now available for lease. The building is occupied by established medical tenants including a pharmacy, health center, neurology office, and physical therapy provider, creating a strong referral ecosystem. The previous tenant was a urology practice, making this an ideal setup for most medical specialties.

The property features a freshly sealed and striped parking lot with 60 dedicated spaces, offering convenience for patients and staff. Located just minutes from major freeway access, the site benefits from easy regional connectivity.

Warren's surrounding population offers strong medical demand, with a dense mix of middle-aged and senior residents, large working-class communities, and a population of over 130,000+ within the city. Within a 1–3 mile radius, residents average mid-40s in age, a key demographic for preventative and specialty healthcare services.

Nearby medical facilities include Ascension Macomb-Oakland Hospital, Beaumont Hospital Troy, and other specialty centers, adding to the area's healthcare draw.

This space is ideal for medical, diagnostic, or therapy-based practices seeking a high-visibility, well-positioned suburban healthcare location.

Price: \$18.00 /SF/YR

- Close to major hospitals
- Close to 696
- Ample parking
- Fully occupied with 5 medical tenants

View the full listing here: <https://www.loopnet.com/Listing/28565-28585-Schoenherr-Rd-Warren-MI/38255300/>

Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area :	12,000 SF
Year Built:	1995
Walk Score ®:	65 (Somewhat Walkable)
Rental Rate Mo:	\$1.50 /SF/MO

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Listing space

1st Floor	Space Available:	2,025 SF
	Rental Rate:	\$18.00 /SF/YR
	Date Available:	November 01, 2025
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	Negotiable

End-cap suite offering strong visibility and signage opportunityFormer urology practice layout ideal for medical useExisting exam rooms, private offices, and procedure space (layout can be adapted)Plumbing in place for multiple exam rooms/sinksReception and waiting area already built outPrivate restroom plus common restrooms availableSecure staff/storage areaDesigned for efficient patient flowIdeal for specialty care, diagnostics, primary care, women's health, pain management, podiatry, dermatology, etc.Medical-Ready InfrastructureHIPAA-friendly floor planMedical-grade finishesBuilt-in cabinetry and counters (where applicable)Ample electrical capacity for medical equipmentAccess & ExposurePrivate side entrance + main building entryDirect parking access steps from the doorExterior windows with natural lightParking & Patient ConvenienceProximity to 60 shared parking spacesAmple patient turnover capacityADA-friendly accessTenant FlexibilitySpace can be reconfigured to meet specialty needsLandlord open to build-out discussionsDemand DriversHigh local patient base in mid-age and senior demographicsSurrounded by complementary medical neighbors for referrals

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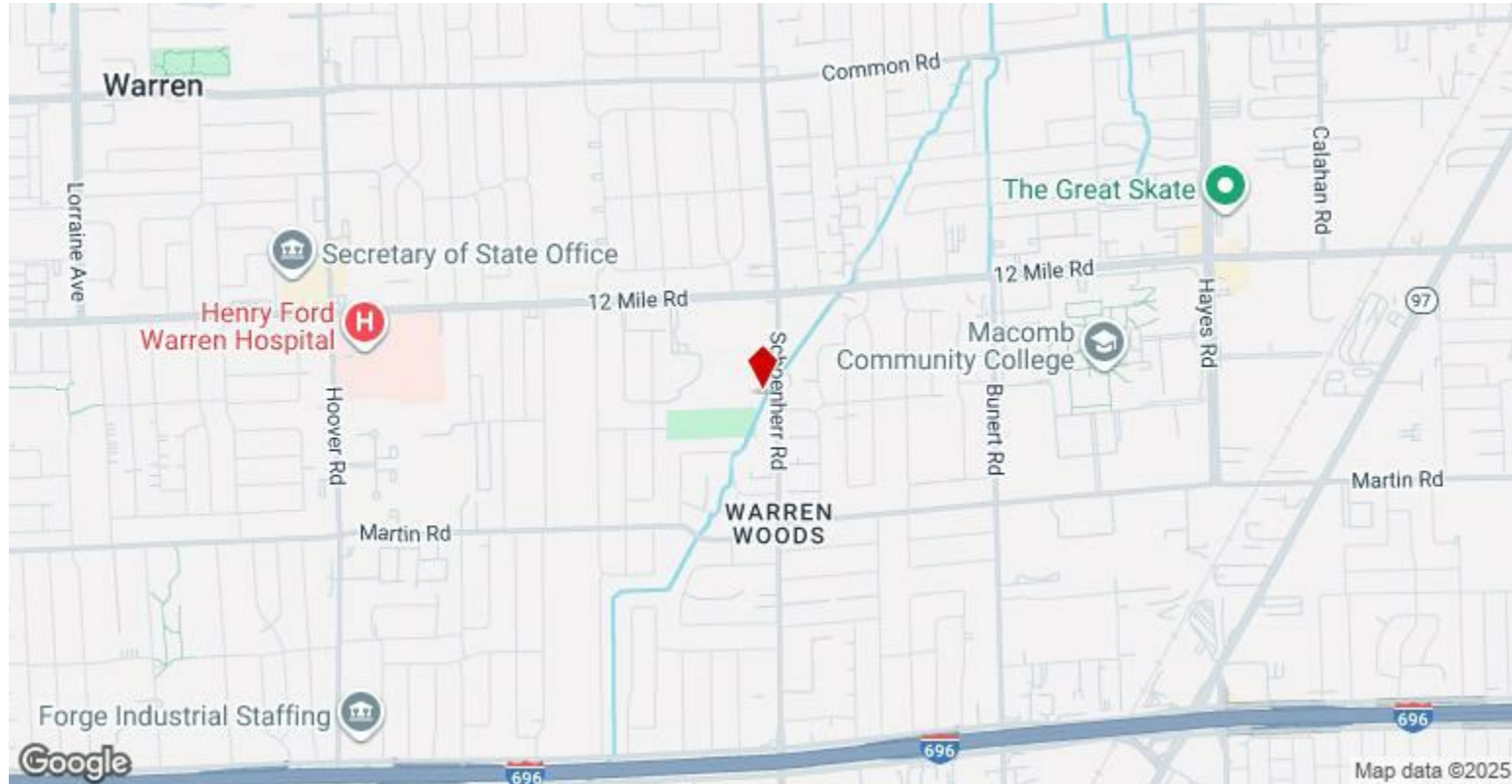
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Berkley Pharmacy	-	
Comprehensive Urology	-	
MHC	-	
Multicare Health Center LLC	-	
Neurology	-	
Pilot Physical Therapy	-	

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Location



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Property Photos



2_28565 schoenherr rd_001



3_28565 schoenherr rd_002

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Property Photos



1_28565 schoenherr rd_035



4_28565 schoenherr rd_003

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Property Photos



5_28565 schoenherr rd_005



6_28565 schoenherr rd_006

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Property Photos



7_28565 schoenherr rd_007



8_28565 schoenherr rd_008

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Property Photos



9_28565 schoenherr rd_009



10_28565 schoenherr rd_010

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Property Photos



11_28565 schoenherr rd_011



12_28565 schoenherr rd_012

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Property Photos



13_28565 schoenherr rd_013



14_28565 schoenherr rd_014

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Property Photos



15_28565 schoenherr rd_015



16_28565 schoenherr rd_016

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Property Photos



17_28565 schoenherr rd_017



18_28565 schoenherr rd_018

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Property Photos



19_28565 schoenherr rd_019



20_28565 schoenherr rd_020

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Property Photos



21_28565 schoenherr rd_021



22_28565 schoenherr rd_022

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Property Photos



23_28565 schoenherr rd_023



24_28565 schoenherr rd_024

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Property Photos



25_28565 schoenherr rd_025



26_28565 schoenherr rd_026

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Property Photos



27_28565 schoenherr rd_027



28_28565 schoenherr rd_028

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Property Photos



29_28565 schoenherr rd_029



30_28565 schoenherr rd_030

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Property Photos



31_28565 schoenherr rd_031



32_28565 schoenherr rd_032

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Property Photos



33_28565 schoenherr rd_033



34_28565 schoenherr rd_034

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Property Photos



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