

Blue Stone Medical Building

43650 GARFIELD RD, CLINTON TOWNSHIP, MI

CLASS A – MEDICAL OFFICE

MEDICAL & MOBILE IMAGING SPACE AVAILABLE

425-3,560 SQ. FT. AVAILABLE

[Virtual Tour Online](#)

www.bluestonepropertiesinc.com



Premier Medical Space Available

Space Features & Amenities:

- ☑ Fully Furnished Medical Office
- ☑ 13 Exam Rooms / Offices
- ☑ Private Waiting Room & Large Reception Area
- ☑ First Floor Space & Handicap Accessible
- ☑ Tall Ceilings and Elegant Finishes
- ☑ Private Kitchen & Employee Entrance
- ☑ 425 – 3,560 SQ. FT Available
- ☑ Private Waiting Room with Full Mobile Imaging Hook-Up

Building Amenities Highlighted:

- ☑ Two Story Atrium Lobby / Entry
- ☑ Under New Management & Ownership
- ☑ High Visibility Monument Signage
- ☑ 82 Car Parking Available
- ☑ Impeccable Landscaping
- ☑ Fully Sprinkled w/ Backup Generator
- ☑ Close Proximity To Henry Ford Hospital, Macomb Community College, Beaumont, M-59 and Partridge Creek Mall

For more information, please contact:

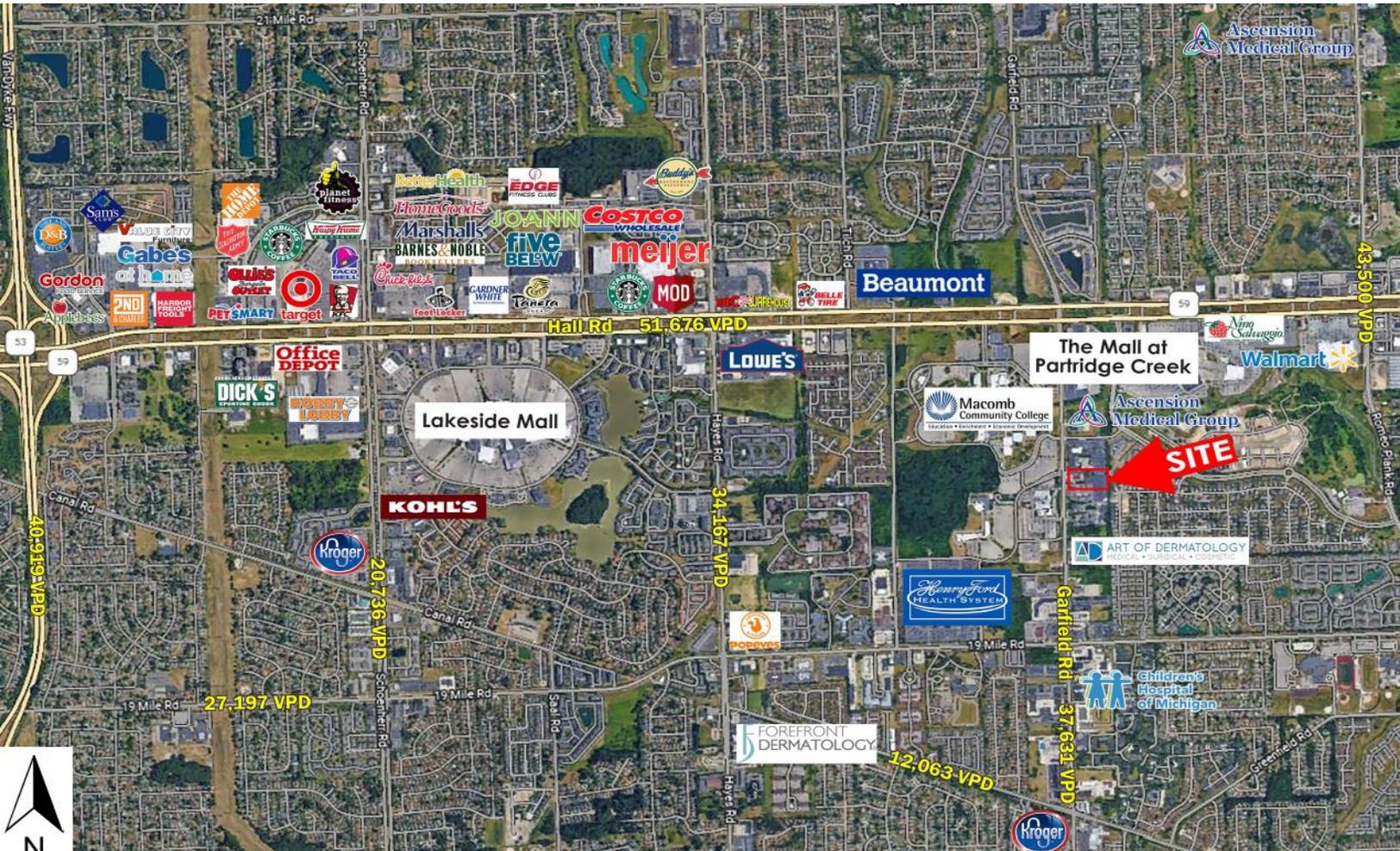
JOSH ZEID
(248) 496-0768
jzeit@sbre1.com



STOKAS BIERI REAL ESTATE

www.stokasbieri.com

LOCATION



Heavy Traffic Counts:

- Hall Rd (M-59) = 51,676 Average Vehicles / Day
- Garfield Rd = 37,631 Average Vehicles / Day
- 19 Mile Rd = 27,197 Average Vehicles / Day

Perfectly Located Near Hospitals and Shopping:

Henry Ford Hospital, Beaumont Hospital, Macomb Community College, Partridge Creek Mall, Lakeside Mall, and M-59

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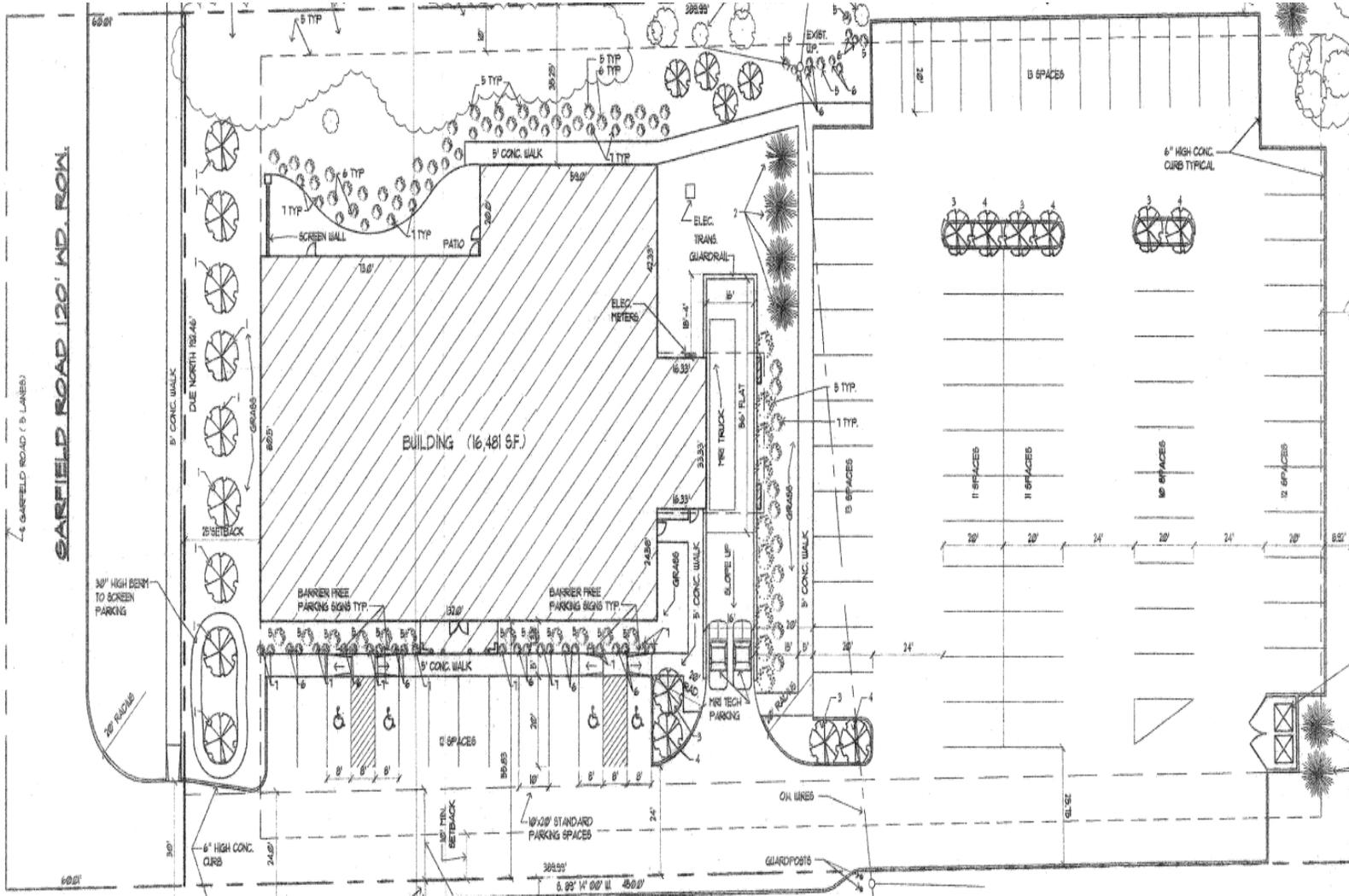
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SITE PLAN



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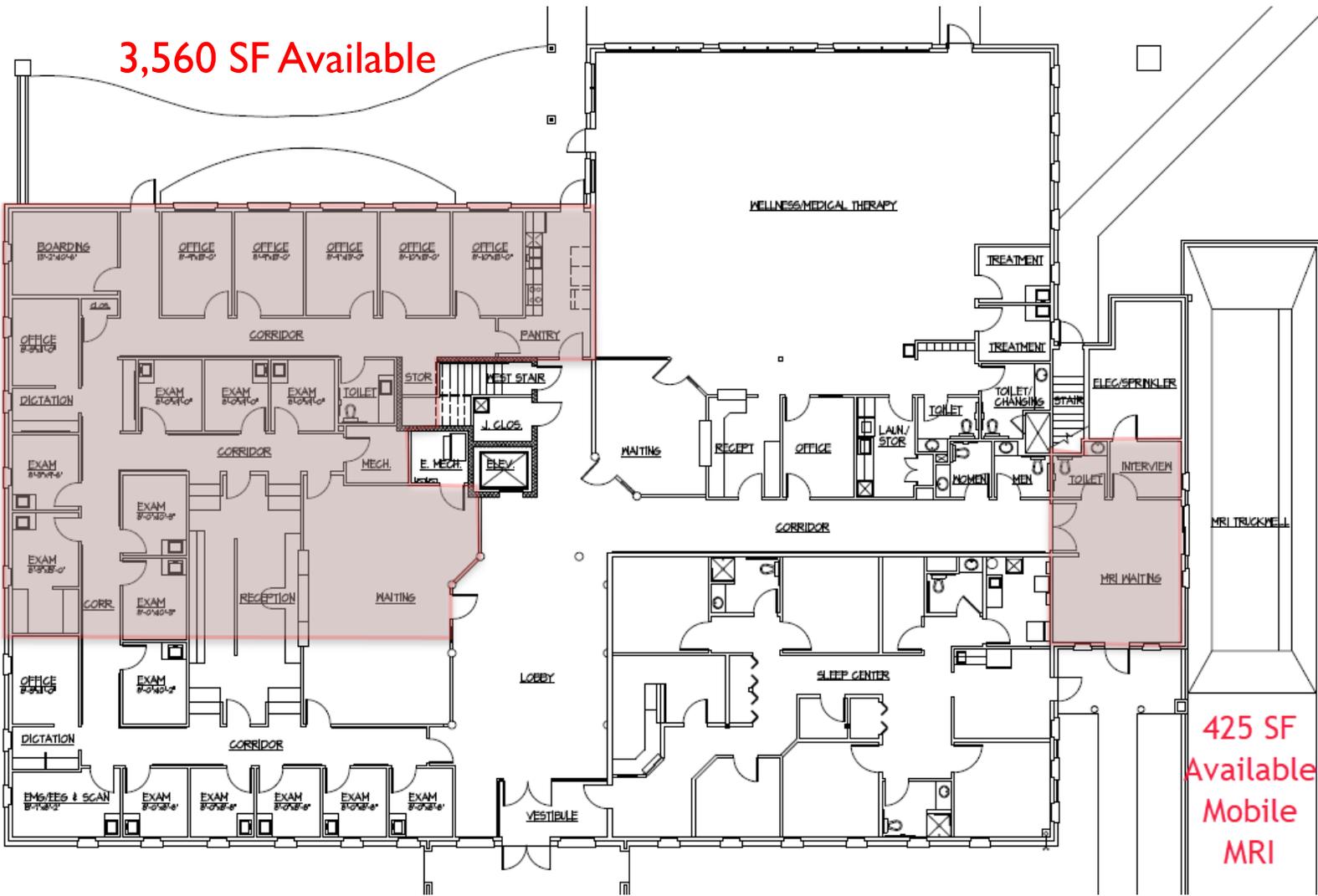


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BUILDING PLAN – MAIN LEVEL

3,560 SF Available



425 SF Available
Mobile MRI



Network Of Medical Services Within Building Include:



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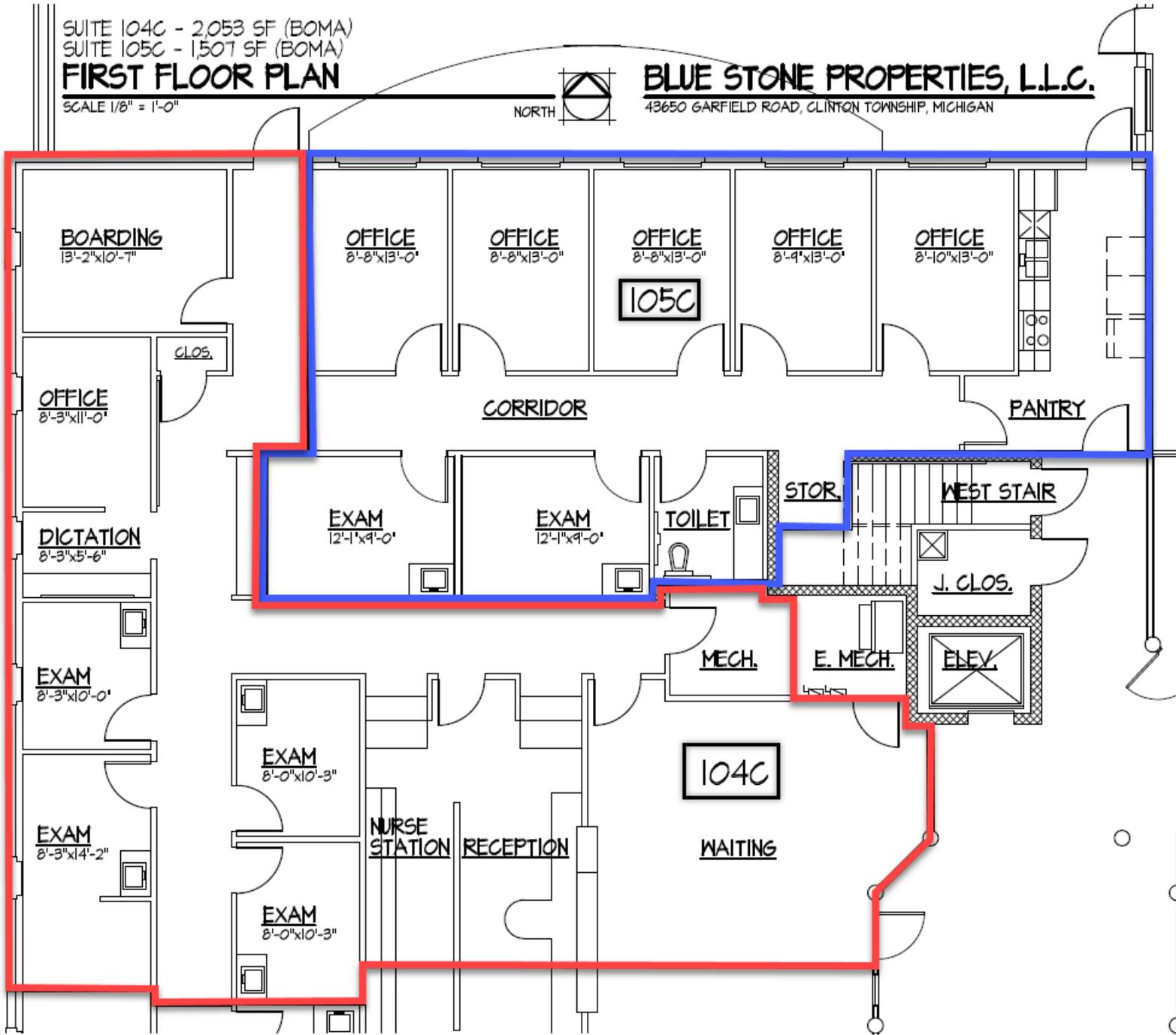
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SPACE PLAN – POTENTIAL SPLIT



Suite 104C = 2,053 BOMA S.F.

Suite 105C = 1,507 BOMA S.F.



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AVAILABLE – SUITE 102



Large Waiting Room



Mobile Imaging Overhead Door



Full Hook-Up for Mobile Imaging Truckwell



Private Entrance



In-suite Restroom

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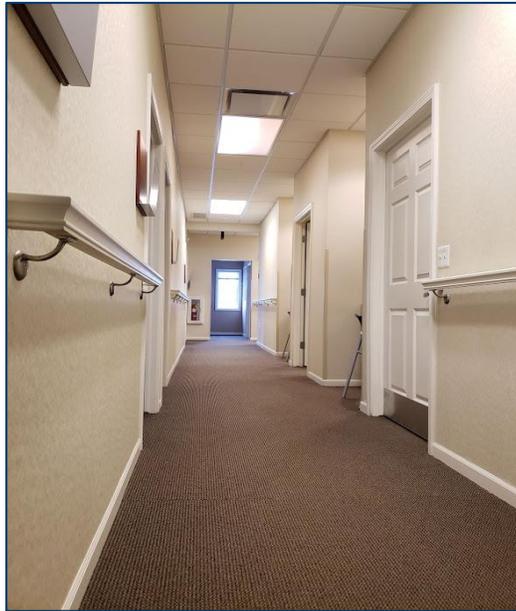
AVAILABLE – SUITE 104



Large Waiting Room



Dedicated File Room



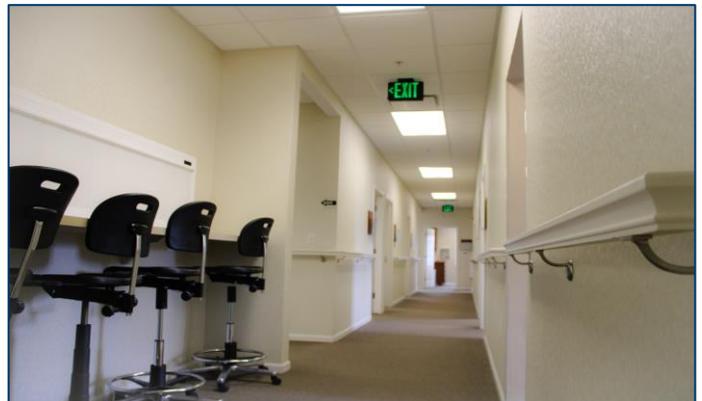
Suite 104 Hallway



Private Kitchen



Private Reception Desk



Nurses Station

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EXTERIOR PHOTOS



High Traffic Visibility on Garfield Rd



Private Entrance to Mobile Imaging Waiting Room



82 Car Parking



Private Patio Entrance



Beautiful Landscaping



Private Patio

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DEMOGRAPHICS

43650 Garfield Rd
Clinton Twp, MI 48038

1 mi radius 3 mi radius 5 mi radius 8 mi radius

Population

2022 Estimated Population	11,059	113,991	263,771	557,511
2027 Projected Population	10,945	113,113	265,037	561,646
2020 Census Population	11,214	115,064	264,440	559,618
2010 Census Population	10,331	109,430	251,497	532,082
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2022	0.6%	0.3%	0.4%	0.4%
2022 Median Age	45.8	42.8	42.1	41.6

Households

2022 Estimated Households	6,060	47,740	108,038	225,955
2027 Projected Households	6,091	48,018	109,890	230,435
2020 Census Households	6,104	47,870	107,653	225,378
2010 Census Households	5,573	44,208	100,014	210,369
Projected Annual Growth 2022 to 2027	0.1%	0.1%	0.3%	0.4%
Historical Annual Growth 2010 to 2022	0.7%	0.7%	0.7%	0.6%

Race and Ethnicity

2022 Estimated White	77.0%	81.9%	80.8%	80.0%
2022 Estimated Black or African American	15.1%	9.9%	10.6%	10.5%
2022 Estimated Asian or Pacific Islander	4.1%	3.7%	3.8%	4.8%
2022 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.2%
2022 Estimated Other Races	3.7%	4.4%	4.7%	4.6%
2022 Estimated Hispanic	2.4%	2.9%	3.1%	3.0%

Income

2022 Estimated Average Household Income	\$85,486	\$93,501	\$92,082	\$91,134
2022 Estimated Median Household Income	\$67,955	\$80,443	\$79,020	\$77,310
2022 Estimated Per Capita Income	\$46,842	\$39,268	\$37,814	\$37,018

Education (Age 25+)

2022 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.2%	3.2%	3.6%
2022 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.9%	4.5%	4.7%
2022 Estimated High School Graduate	34.9%	28.0%	29.1%	28.8%
2022 Estimated Some College	23.6%	23.3%	22.8%	22.2%
2022 Estimated Associates Degree Only	8.1%	11.1%	10.6%	10.8%
2022 Estimated Bachelors Degree Only	15.0%	19.3%	18.8%	18.8%
2022 Estimated Graduate Degree	12.4%	11.2%	10.9%	11.1%

Business

2022 Estimated Total Businesses	736	3,475	9,502	18,615
2022 Estimated Total Employees	14,793	43,198	121,145	219,537
2022 Estimated Employee Population per Business	20.1	12.4	12.7	11.8
2022 Estimated Residential Population per Business	15.0	32.8	27.8	29.9

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