

**OFFICE PROPERTY // FOR LEASE**

# **PREMIER MEDICAL/PROFESSIONAL OFFICE FOR LEASE AT LANDMARK BUILDING IN ST. CLAIR SHORES**

24715 LITTLE MACK AVENUE  
ST. CLAIR SHORES, MI 48080



- 2,700 SF of medical / professional space available
- The landlord will build to suit
- High-profile building with signage on busy Main Road
- High visibility with approx. 330' of frontage and 12,422 VPD
- Equity in the building could be available
- Conveniently located near the Grosse Pointes and Eastside suburbs
- Convenient expressway access to I-94 & I-696



**P.A. COMMERCIAL**  
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## EXECUTIVE SUMMARY



### Lease Rate

**\$22.50 SF/YR  
(NNN)**

### OFFERING SUMMARY

<b>Building Size:</b>	18,990 SF
<b>Available SF:</b>	2,700 SF
<b>Lot Size:</b>	1.75 Acres
<b>Year Built:</b>	1999
<b>Zoning:</b>	O-1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb East
<b>Traffic Count:</b>	12,422

### PROPERTY OVERVIEW

Introducing an exceptional opportunity for medical professionals seeking prime space on the Eastside. This high-profile property at 24715 Little Mack Avenue offers 2,700 SF of customizable medical /professional space with prominent signage on a bustling Main Road. The landlord is prepared to tailor the space to your exact specifications, and potential equity in the building may be available. Previously occupied by a highly regarded Orthopedic Practice, where several of their senior partners are retiring. They would like to reduce their space by 2,700 SF or could relocate if necessary. This property presents an ideal environment for healthcare practices to thrive. Don't miss the chance to establish your practice in this sought-after location.

### LOCATION OVERVIEW

Located in a mainly residential community on a busy main road with convenient access to residents of the Grosse Pointe Communities, St. Clair Shores, and other eastside suburbs.

### PROPERTY HIGHLIGHTS

- 2,700 SF of medical / professional space available
- The landlord will build to suit
- High-profile building with signage on busy Main Road
- High visibility with approx. 330' of frontage and 12,422 VPD



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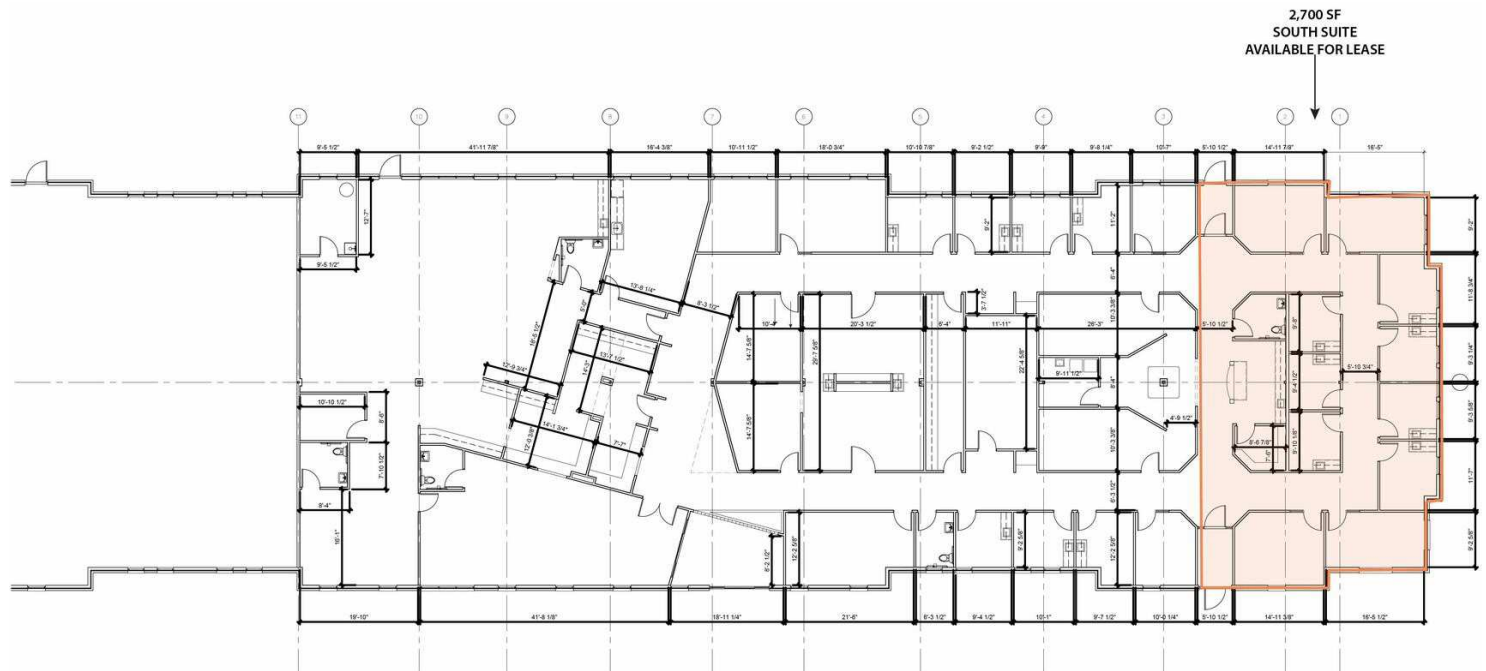
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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,700 SF	Lease Rate:	\$22.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
24715 Little Mack Ave, South Suite	Available	2,700 SF	NNN	\$22.50 SF/yr	-



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## PROPERTY DETAILS

Lease Rate	\$22.50 SF/YR
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### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	O-1
Lot Size	1.75 Acres
APN #	09-14-28-228-054
Lot Frontage	330 ft
Lot Depth	300 ft
Corner Property	No
Traffic Count	12422
Traffic Count Street	Little Mack Ave
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	200

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes

### LOCATION INFORMATION

Street Address	24715 Little Mack Avenue
City, State, Zip	St. Clair Shores, MI 48080
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	Little Mack and 10 Mile Rd
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	DTW

### BUILDING INFORMATION

Building Size	18,990 SF
Building Class	B
Tenancy	Multiple
Number of Floors	1
Average Floor Size	18,990 SF
Year Built	1999
Gross Leasable Area	13,000 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1



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## ADDITIONAL PHOTOS



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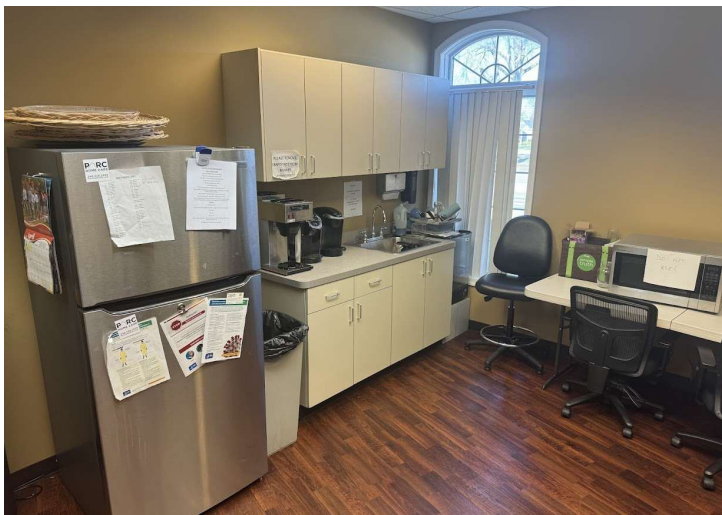
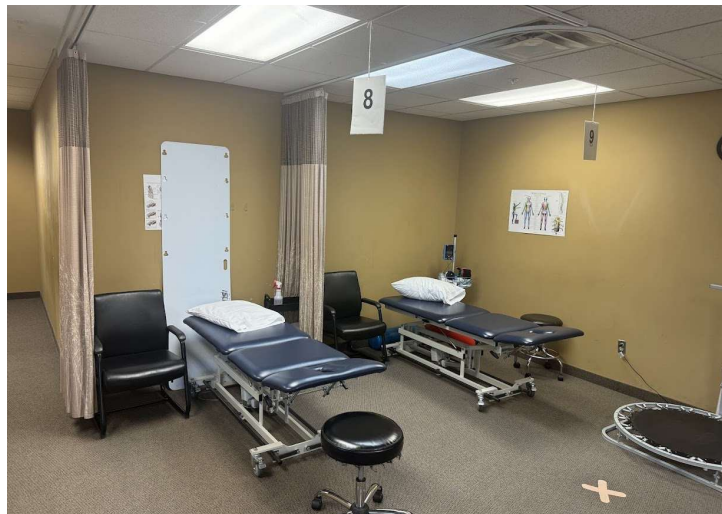
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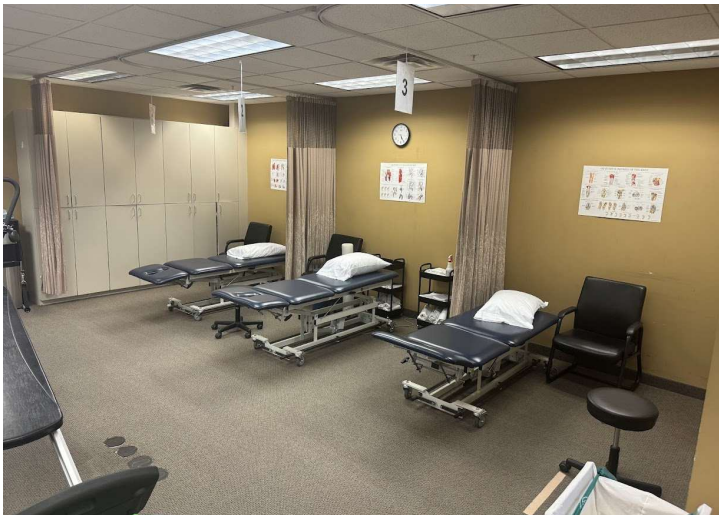
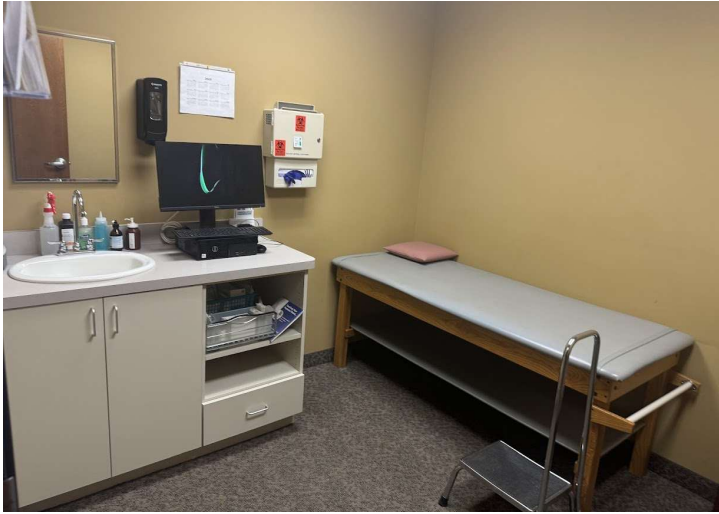
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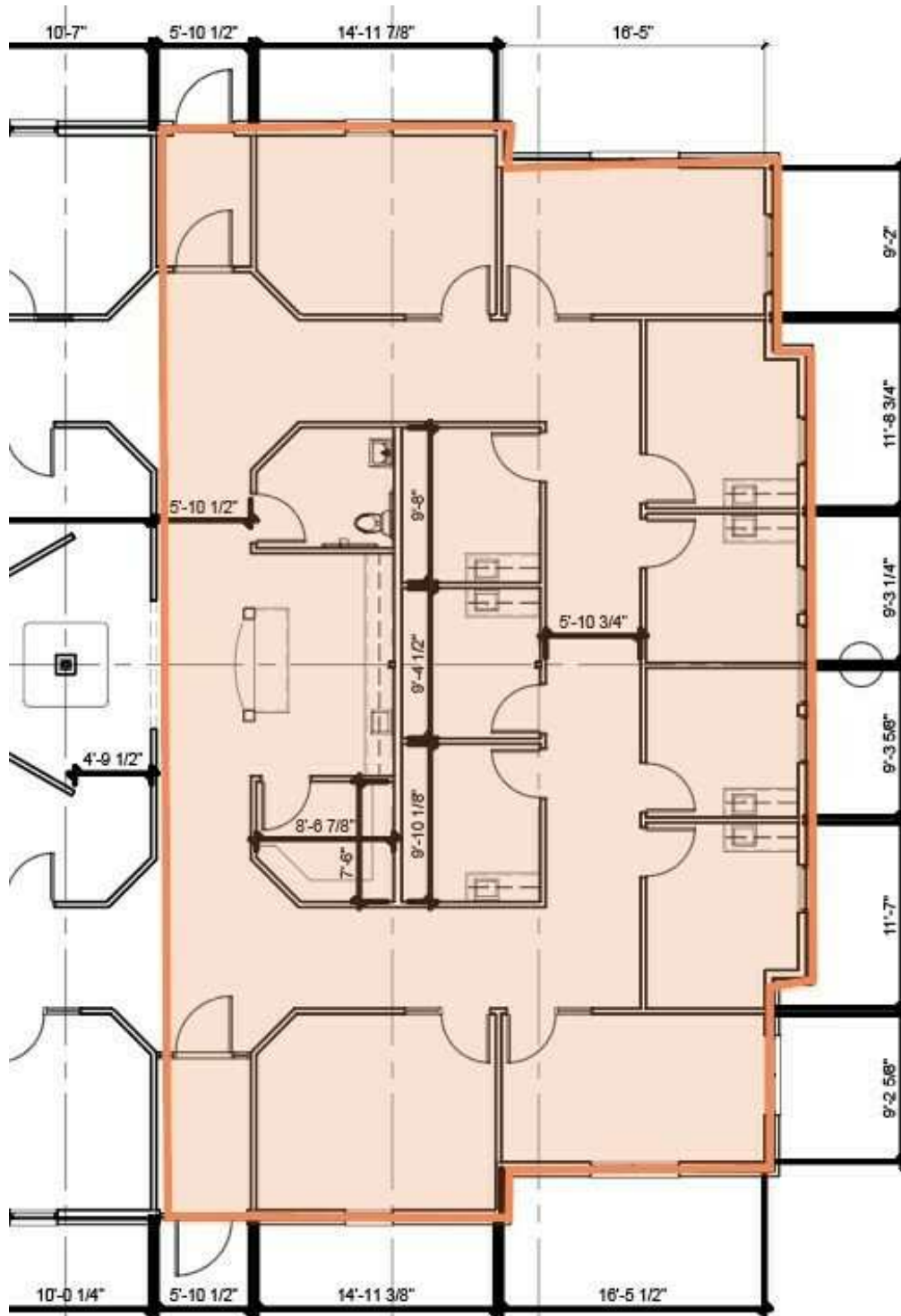
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## FLOOR PLANS



South Suite - 2,700 SF



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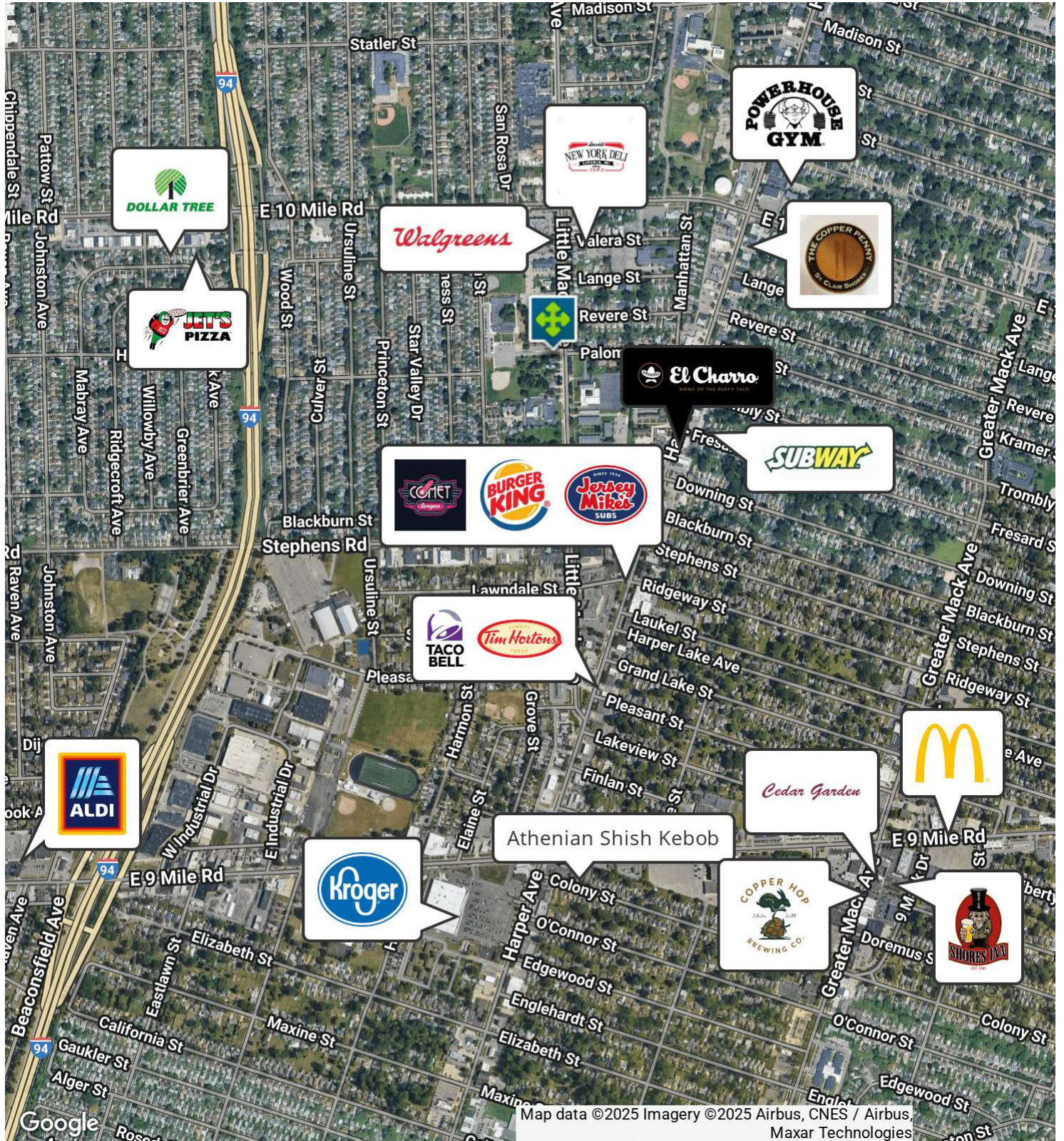
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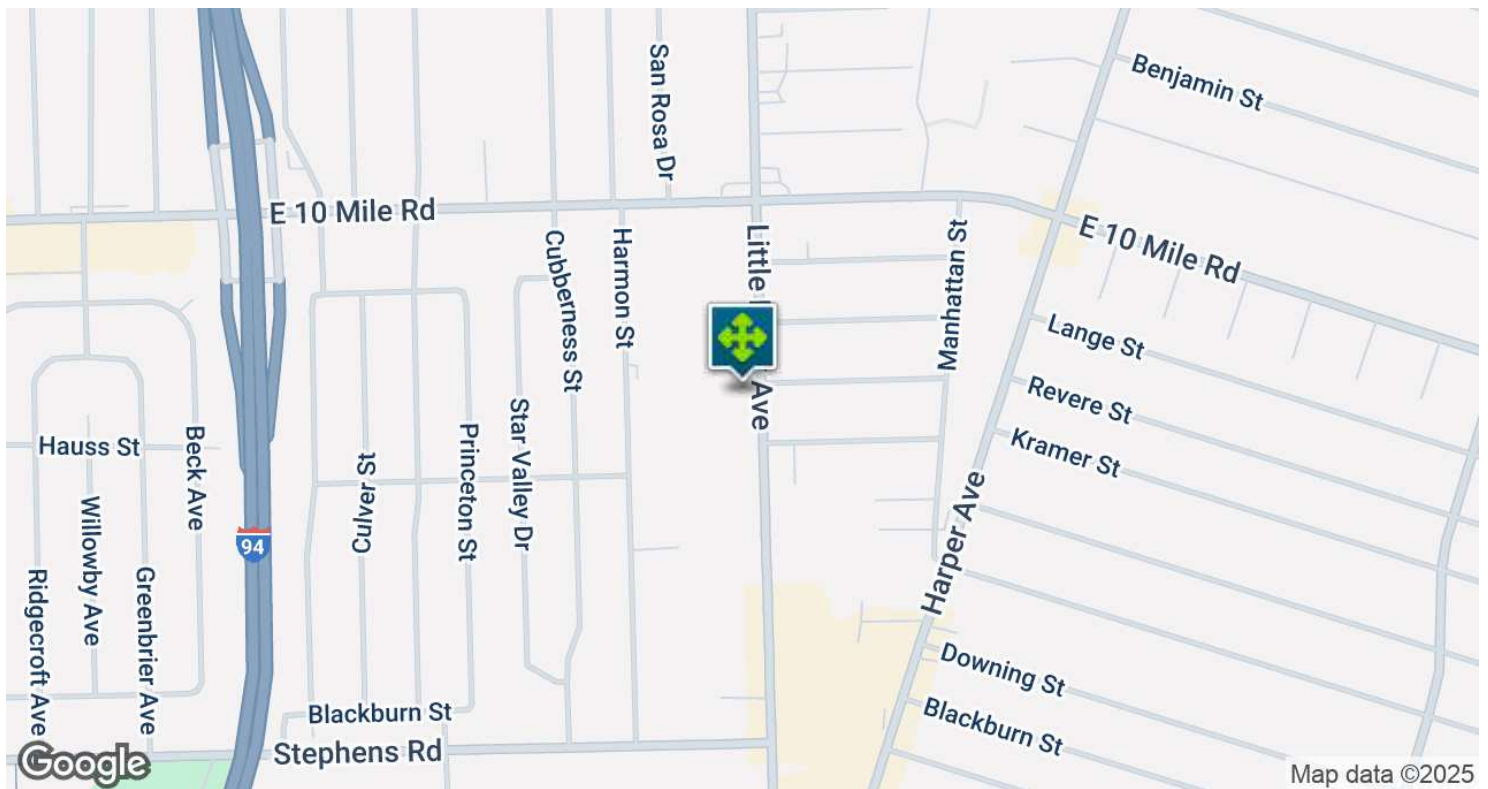
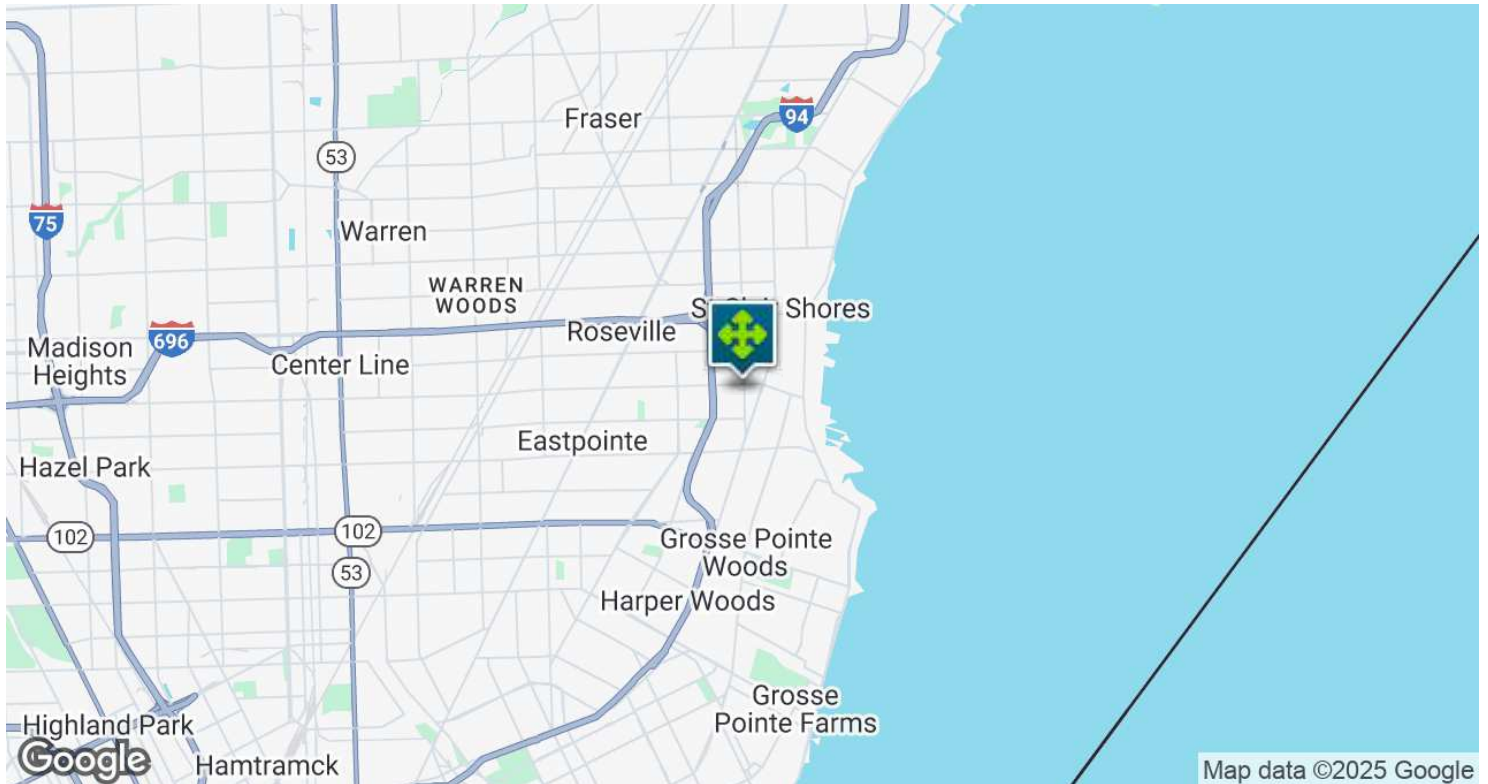
## RETAILER MAP





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## LOCATION MAP



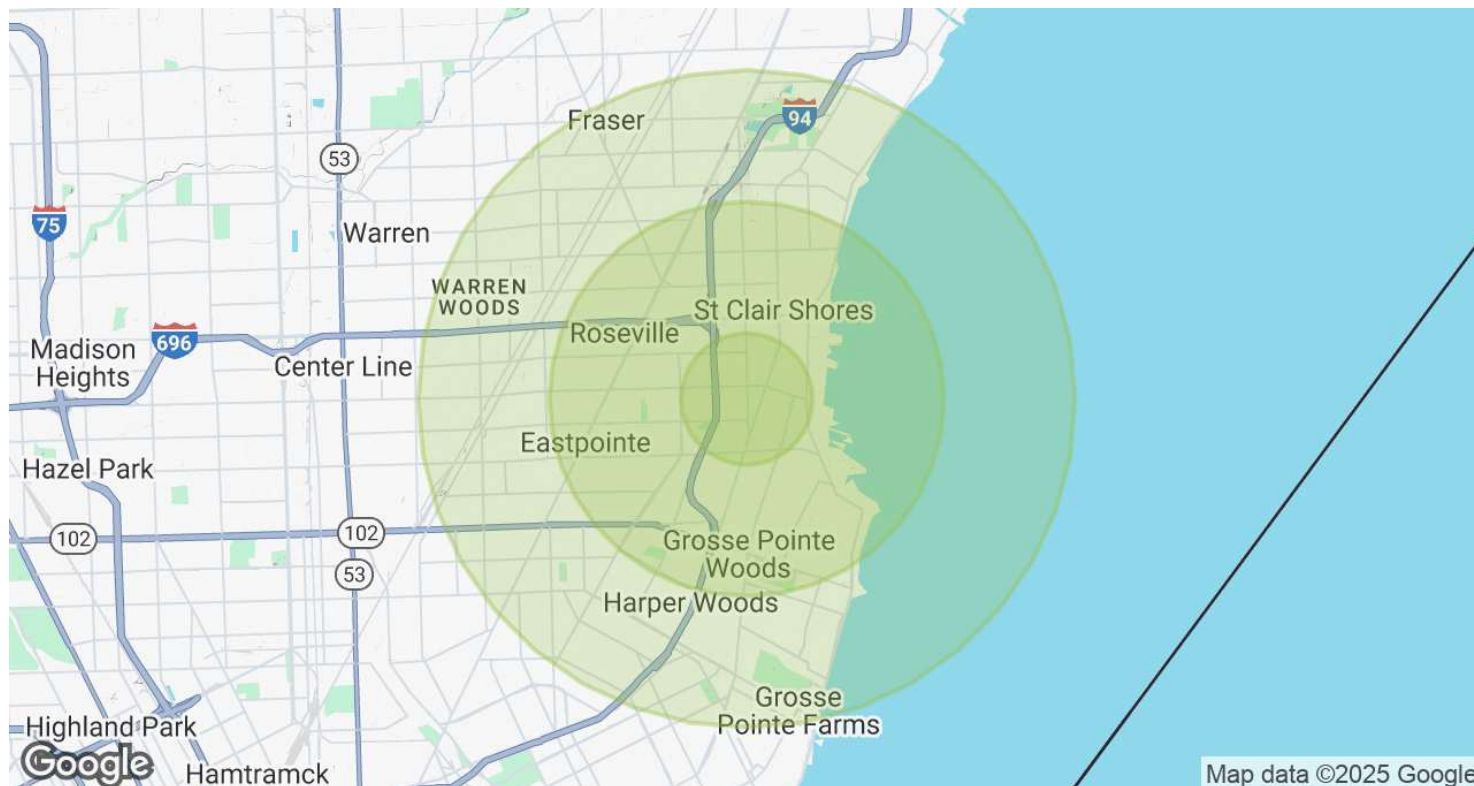
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,632	122,691	282,013
Average Age	43	42	40
Average Age (Male)	42	40	39
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,906	52,280	114,842
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$86,095	\$82,627	\$80,217
Average House Value	\$193,801	\$187,755	\$180,177

Demographics data derived from AlphaMap



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**FOR MORE INFORMATION, PLEASE CONTACT:**



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