EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

# 30680 Montpelier

30680 Montpelier Madison Heights, MI 48071




# FOR LEASE

**LISTED BY:**
Andrew Battersby
*Senior Associate*
abattersby@thomasduke.com

GetReal*quality*
**248.476.3700**

WWW.THOMASDUKE.COM

# FOR LEASE

## 30680 Montpelier

30680 Montpelier Madison Heights, MI 48071




Lease Rate: $12.95 SF/yr (Plus Electric)

### DESCRIPTION

14,200 SF office building available for lease in Madison Heights, MI.

### PROPERTY HIGHLIGHTS

- 1,482 SF & 3,474 SF available
- Outstanding location at 13 Mile & I-75
- Aggressive lease rate
- Ample parking
- Signage possible

# FOR LEASE

## 30680 Montpelier

30680 Montpelier Madison Heights, MI 48071

### BUILDING INFORMATION

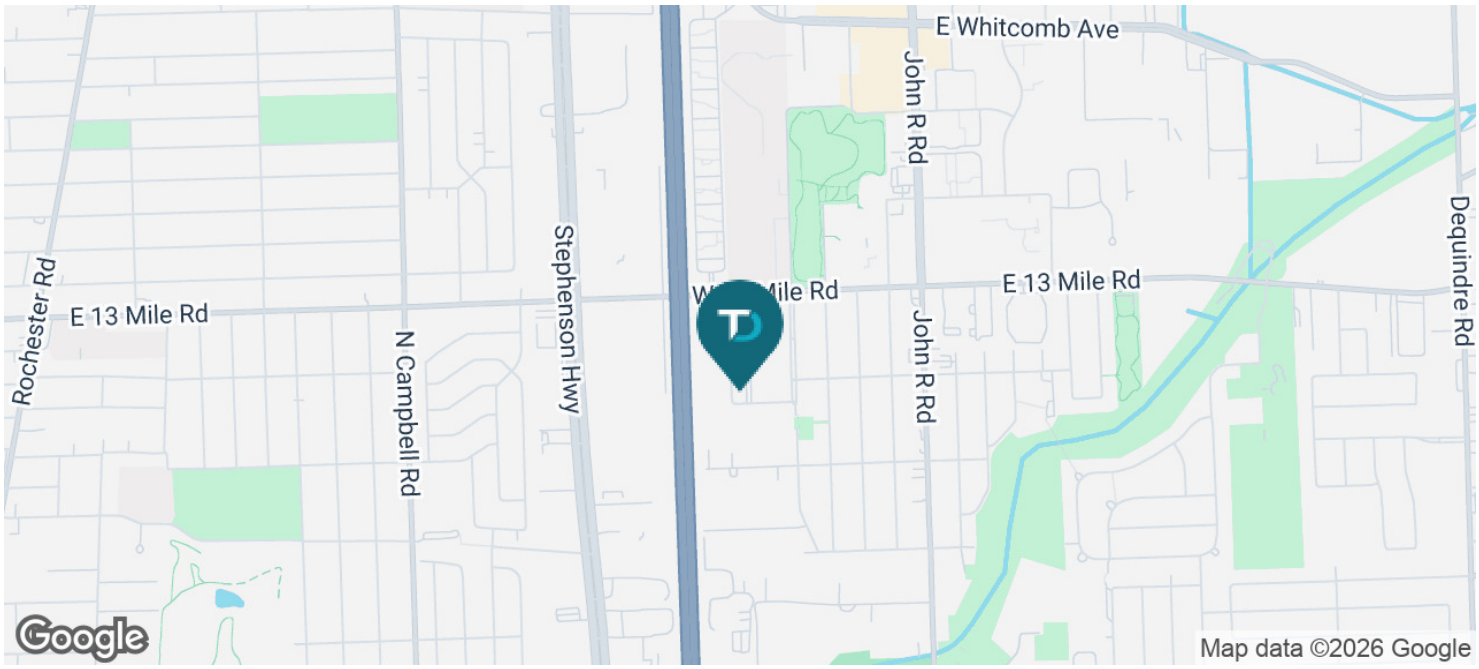
| | |
|---|---|
| Price/SF: | $12.95/SF + Electric |
| Building Size: | 14,200 SF |
| Year Built: | 1976 |
| Number of Floors: | 2 |
| Utilities: | City water and sewer |
| Parking Spaces: | 57 |

### PROPERTY INFORMATION

| | |
|---|---|
| Property Type: | Office |
| Property Subtype: | Office Building |
| Zoning | O-1 Office Servies |
| Traffic Count: | 25,667 Vehicles/Day on 13 Mile Rd (Costar, 2020) |
| Legal Description: | Available upon request |
| APN: | 25-11-201-023 |

### LOCATION INFORMATION

Located on Montpelier Dr, just south of E 13 Mile Rd.



# FOR LEASE

## 30680 Montpelier

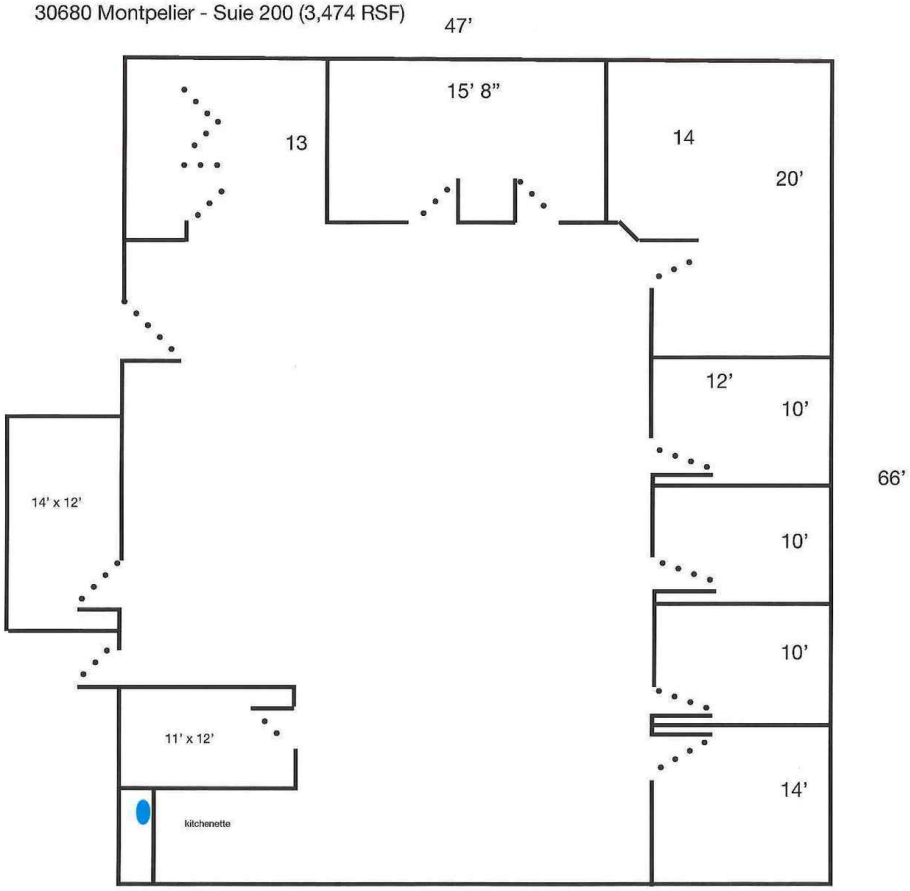
30680 Montpelier Madison Heights, MI 48071







30680 Montpelier - Suie 200 (3,474 RSF)

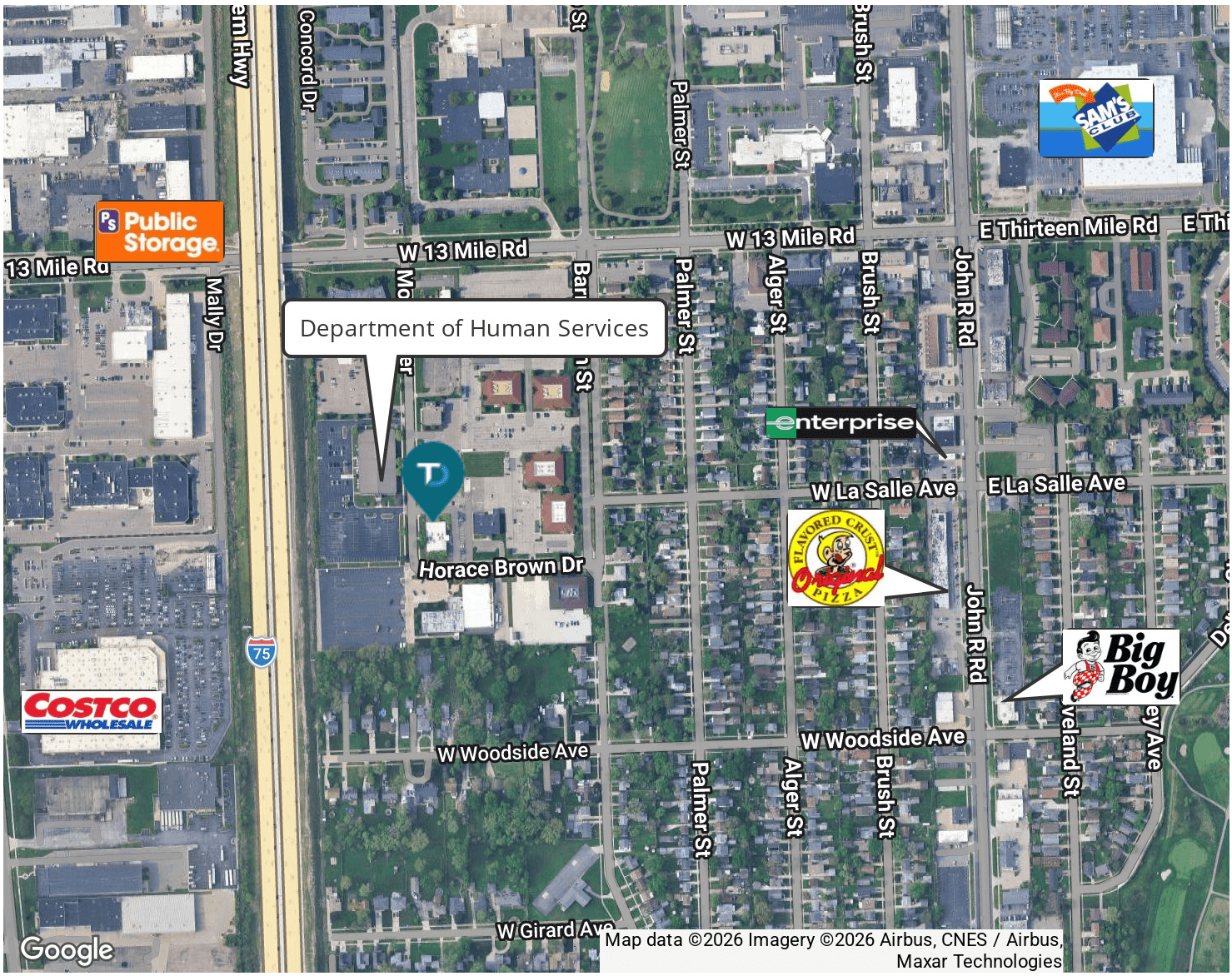



Measurements are approximate and not to scale.

# FOR LEASE

## 30680 Montpelier

30680 Montpelier Madison Heights, MI 48071




| DEMOGRAPHIC INFORMATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total population | 10,954 | 115,892 | 328,760 |
| Median age | 41.2 | 39.2 | 39.1 |
| Total households | 4,730 | 52,101 | 141,303 |
| Average HH income | $58,763 | $63,122 | $67,166 |
| Average house value | $152,317 | $172,520 | $187,303 |