

38865 DEQUINDRE RD #105

38865 Dequindre Rd, Troy, MI 48085



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 38865 Dequindre Rd | Troy, MI 48085

**PROPERTY OVERVIEW**

Medical office condo for lease offering (5) patient rooms, (2) private offices, and staff lounge with kitchenette.

OFFERING SUMMARY

Lease Rate: \$18 SF/yr (NNN)
Building Size: 8,100 SF
Available SF: 2,025 SF
Year Built: 2004
Zoning: NN Node E

PROPERTY HIGHLIGHTS

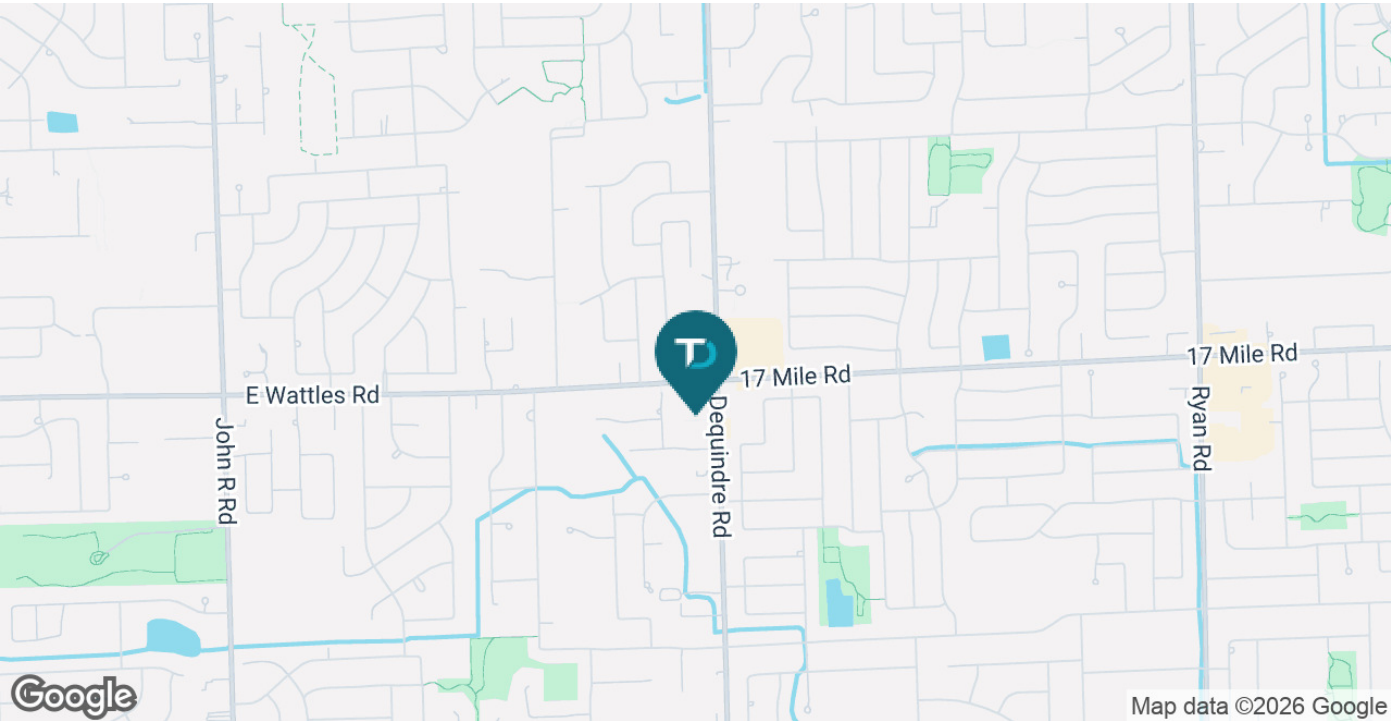
- 2,025 SF medical office condo
- Professionally managed
- Prominent monument signage
- Sufficient parking
- Close proximity to Beaumont Hospital (3mi)

BUILDING/PROPERTY INFORMATION: 38865 Dequindre Rd | Troy, MI 48085

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$18.00/SF + NNN	Property Type:	Office
Building Size:	8,100 SF	Property Subtype:	Office Building
Year Built:	2004	Zoning	NN Node E
Number of Floors:	1	Traffic Count:	21,661 Vehicles/Day (Costar, 2022)
Parking Spaces:	40	Legal Description:	Available upon request
		APN:	20-24-226-117

LOCATION INFORMATION

Located on the west side of Dequindre Rd, just south of 17 Mile Rd.



LEASE SPACES: 38865 Dequindre Rd | Troy, MI 48085



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,025 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
105	Available	2,025 SF	NNN	\$18.00 SF/yr

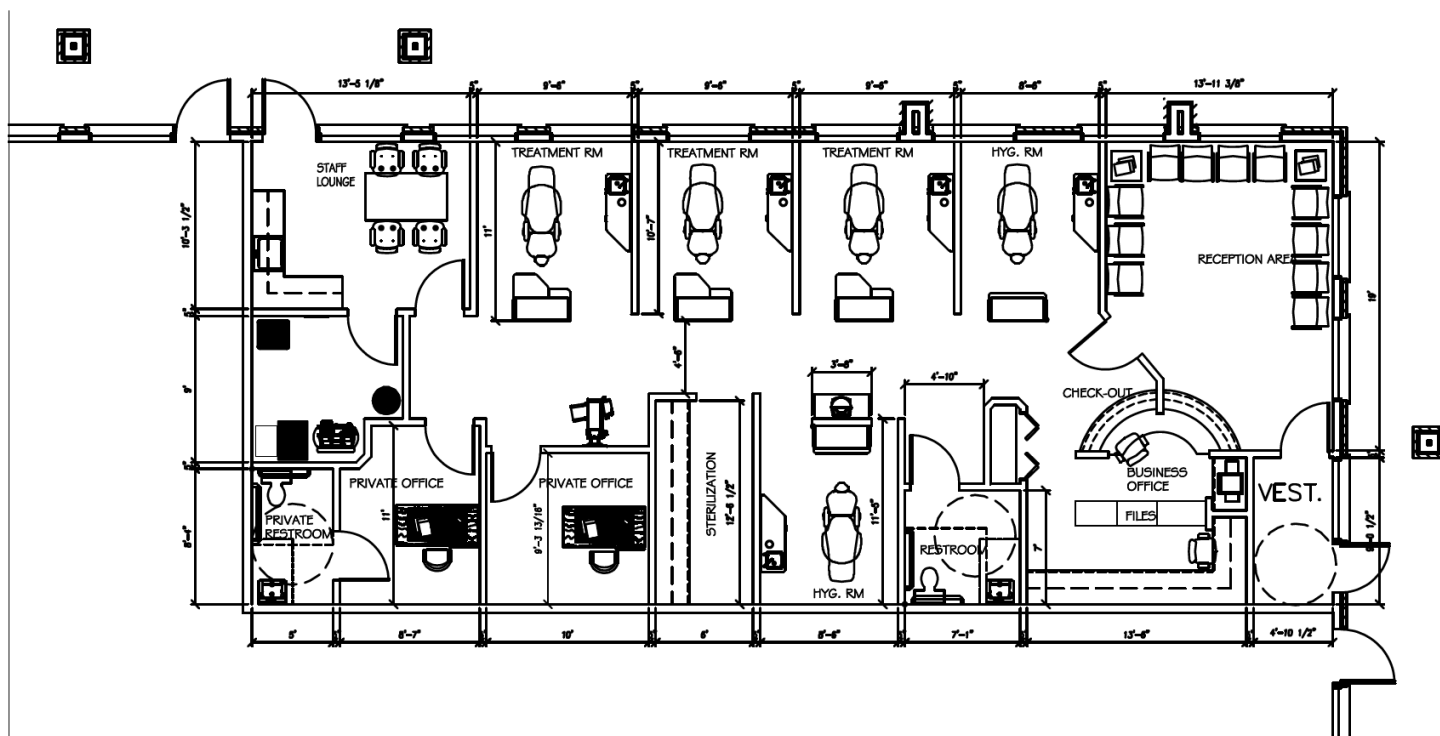
ADDITIONAL PHOTOS: 38865 Dequindre Rd | Troy, MI 48085



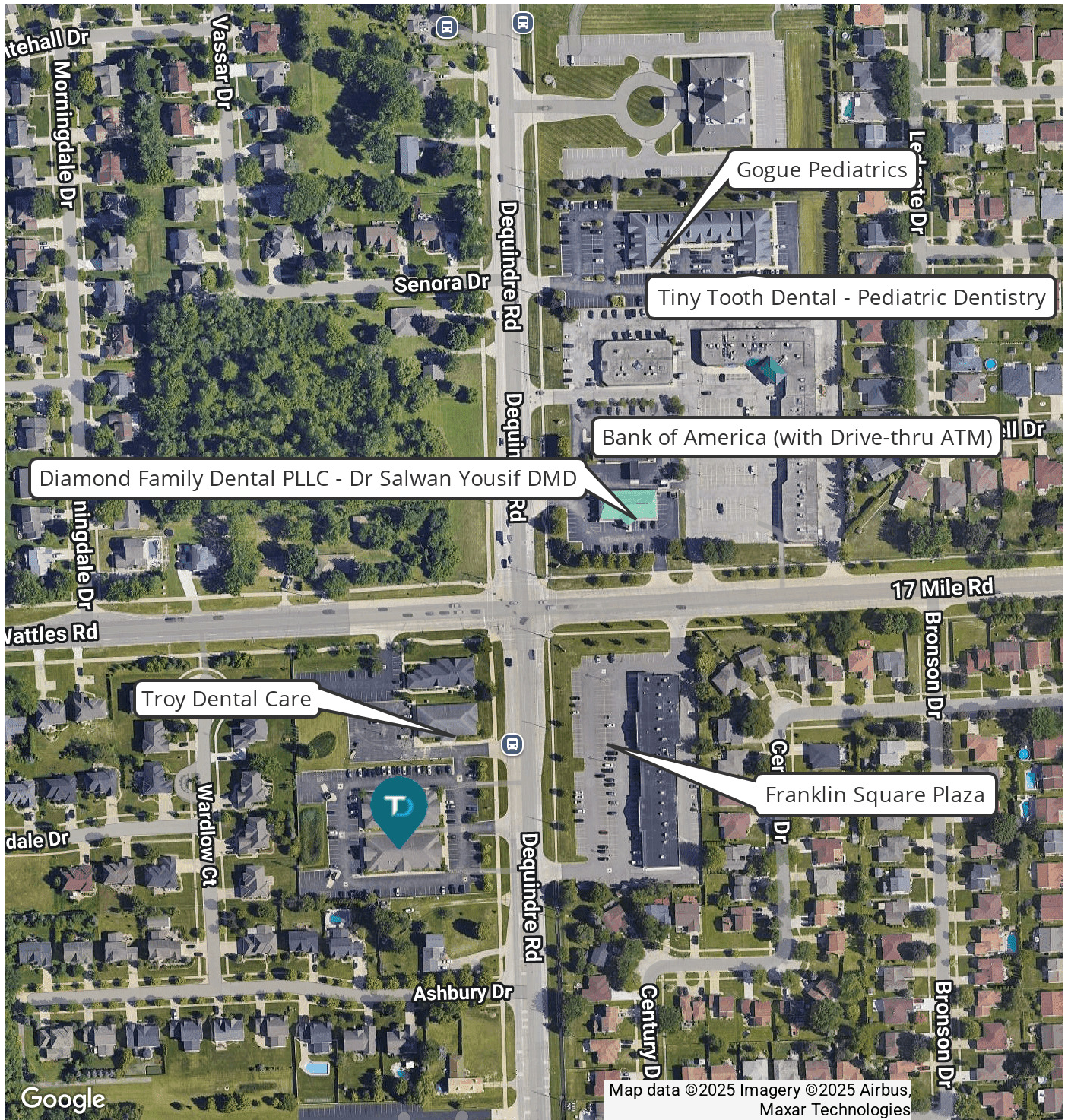
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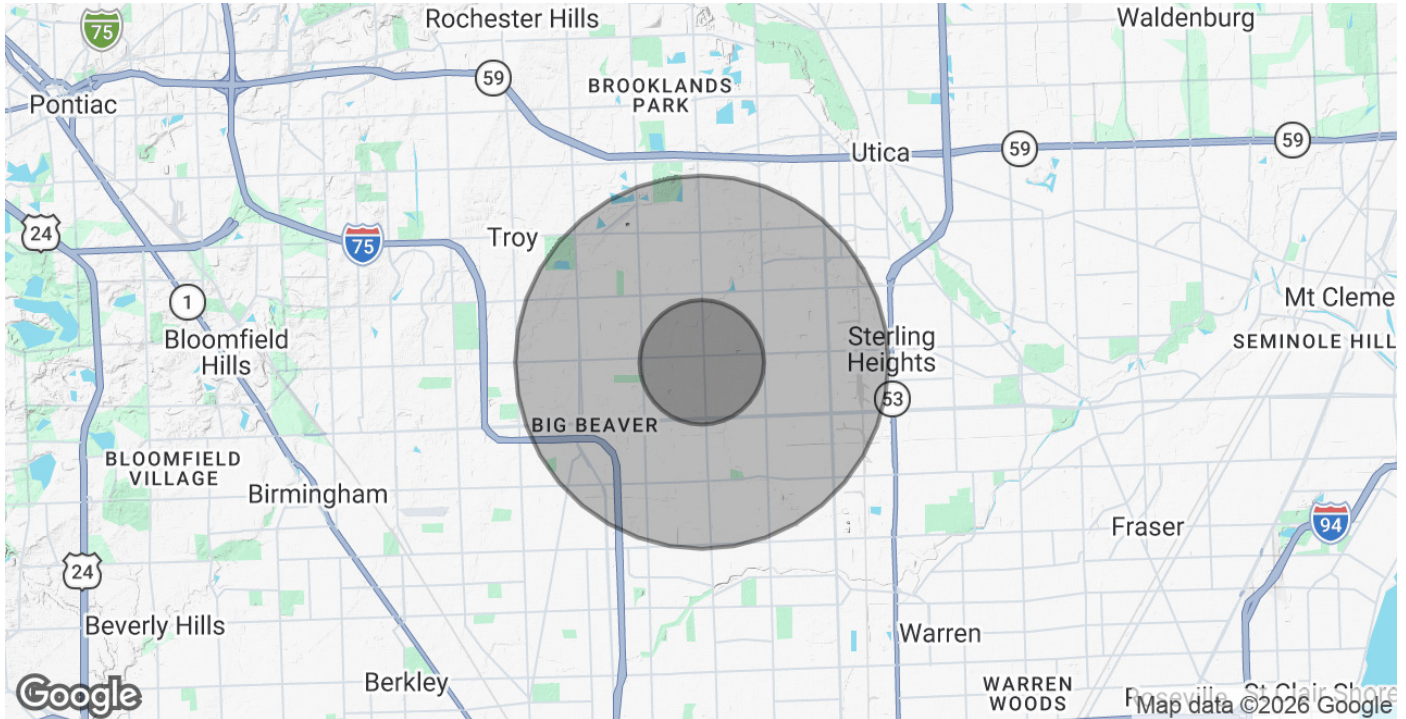
FLOOR PLANS: 38865 Dequindre Rd | Troy, MI 48085



RETAILER MAP: 38865 Dequindre Rd | Troy, MI 48085



DEMOGRAPHICS MAP & REPORT: 38865 Dequindre Rd | Troy, MI 48085



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,954	93,588	241,915
Average Age	42.3	42.1	41.1
Average Age (Male)	41.5	39.9	39.6
Average Age (Female)	42.9	43.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,814	34,138	99,719
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$104,474	\$94,125	\$87,087
Average House Value	\$258,613	\$232,258	\$213,271

2020 American Community Survey (ACS)