EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

30671-30675 STEPHENSON HWY

30675 Stephenson Hwy, Madison Heights, MI 48071



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 30675 Stephenson Hwy | Madison Heights, MI 48071



PROPERTY OVERVIEW

46,332 SF medical office/former surgical center available for lease.

OFFERING SUMMARY

Lease Rate:	$20 SF/yr (NNN)
Building Size:	46,332 SF
Available SF:	6,096 - 11,969 SF
Year Built:	1960
Zoning:	O1 - Office Services

PROPERTY HIGHLIGHTS

- High image building available for lease
- 6.096 SF & 11,969 SF available
- Ample parking
- Direct entry to suite
- Building and pylon signage available
- Contact Broker for additional details

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 30675 Stephenson Hwy | Madison Heights, MI 48071

BUILDING INFORMATION

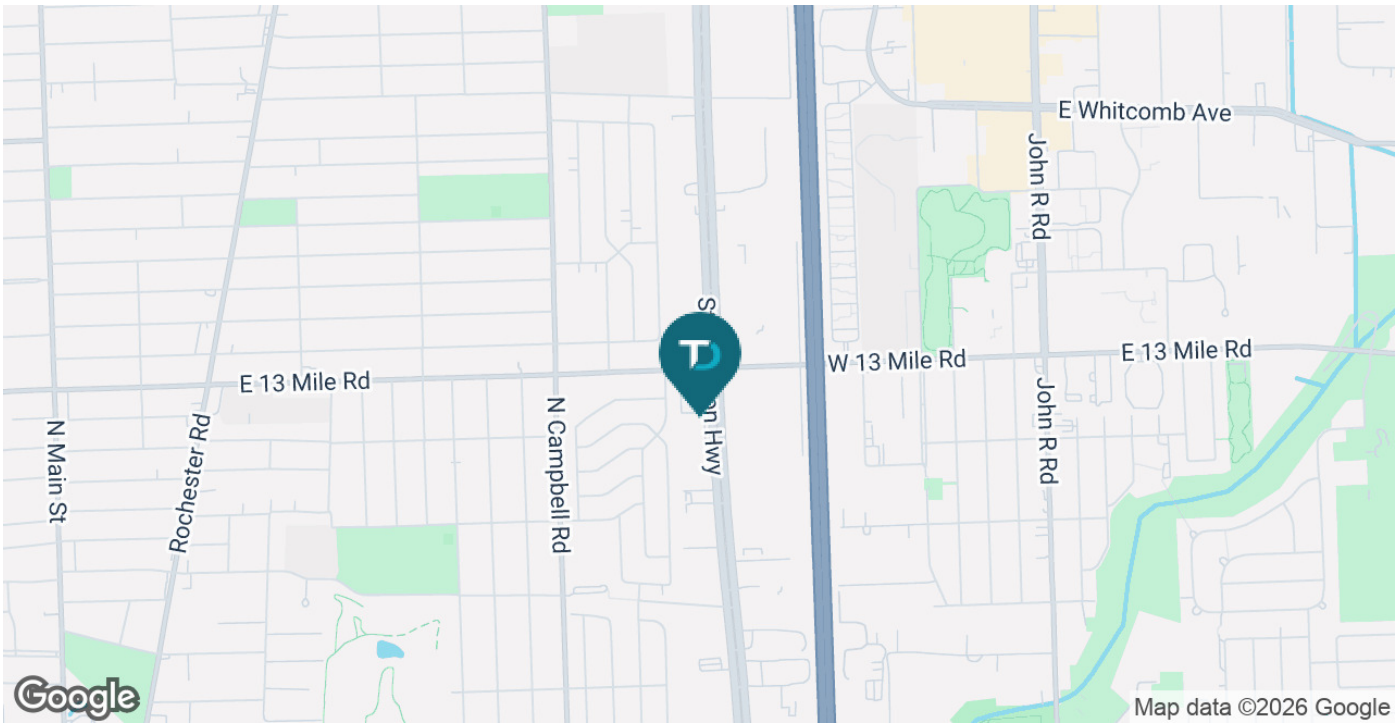
Price/SF:	$20.00/SF + NNN
Price/AC:	-
Year Built:	1960
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	71

PROPERTY INFORMATION

Lot Size:	2.05 AC
Property Type:	Office
Property Subtype:	Medical
Zoning	O1 - Office Services
Traffic Count:	13,279 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	25-11-126-022

LOCATION INFORMATION

Located on the west side of Stephenson Hwy, one block south of W 13 Mile Rd.



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LEASE SPACES: 30675 Stephenson Hwy | Madison Heights, MI 48071



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,096 - 11,969 SF	Lease Rate:	$20 SF/yr

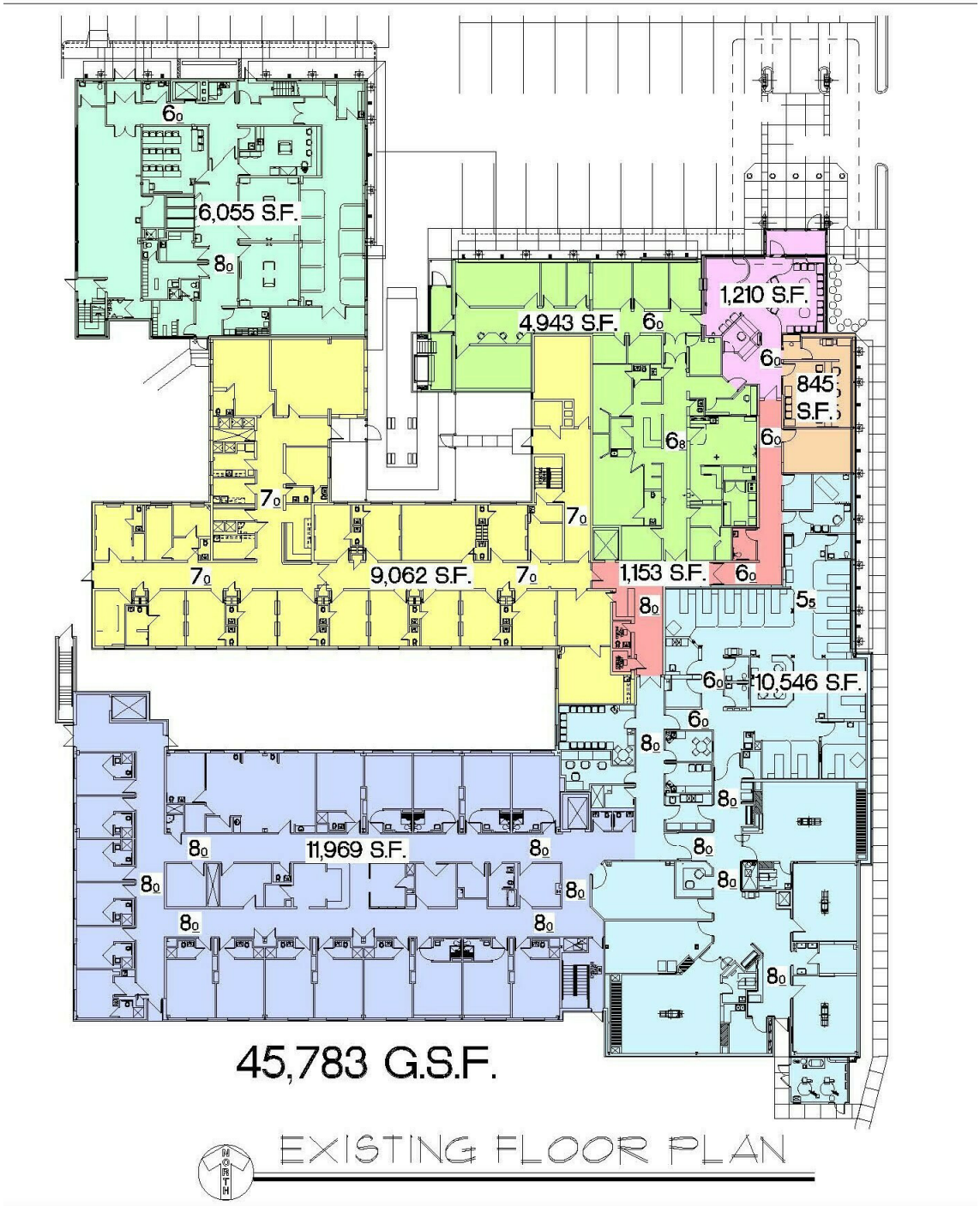
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
30671	Available	11,969 SF	NNN	$20.00 SF/yr
30675	Available	6,096 SF	NNN	$20.00 SF/yr

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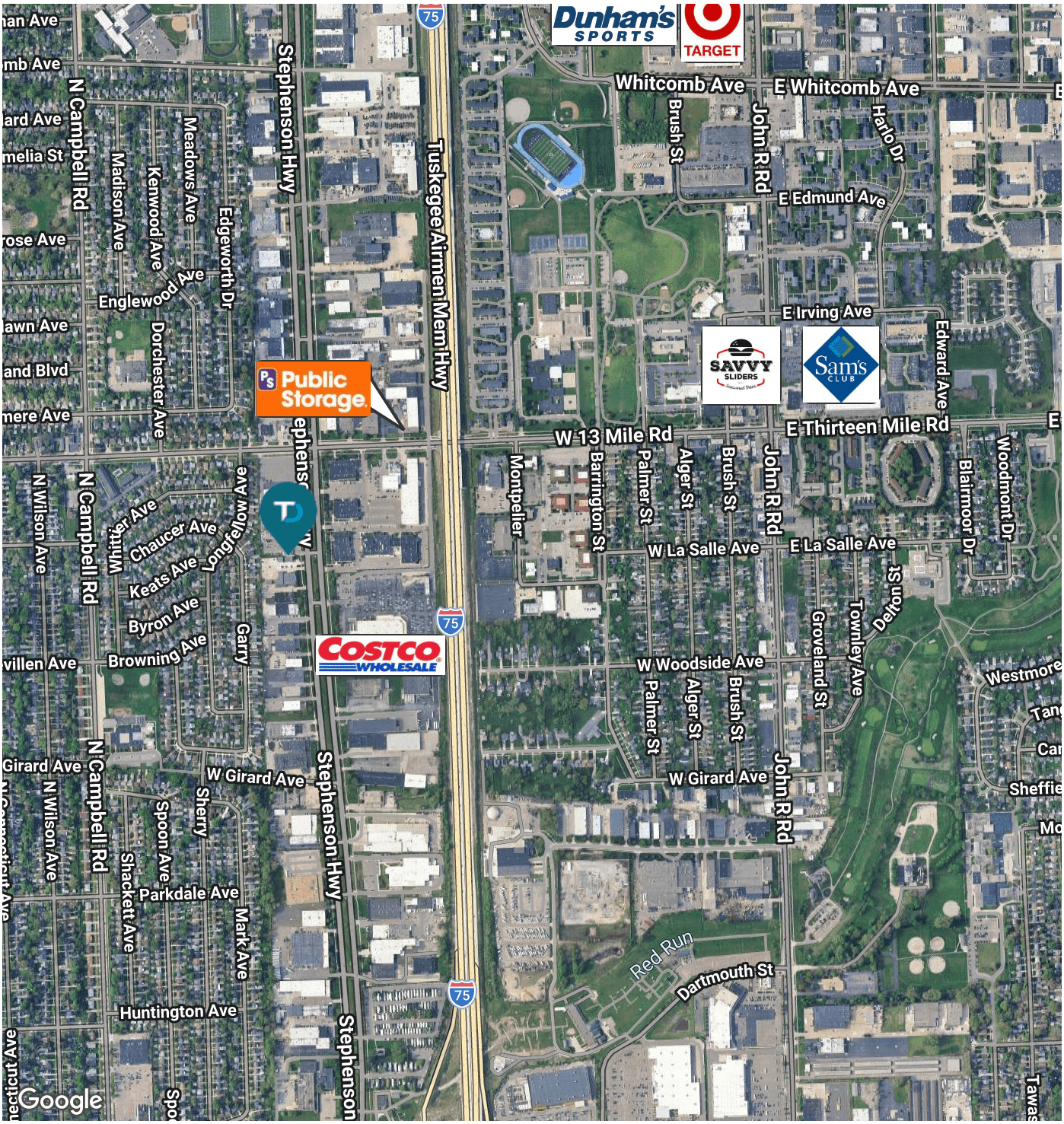
FLOOR PLAN: 30675 Stephenson Hwy | Madison Heights, MI 48071



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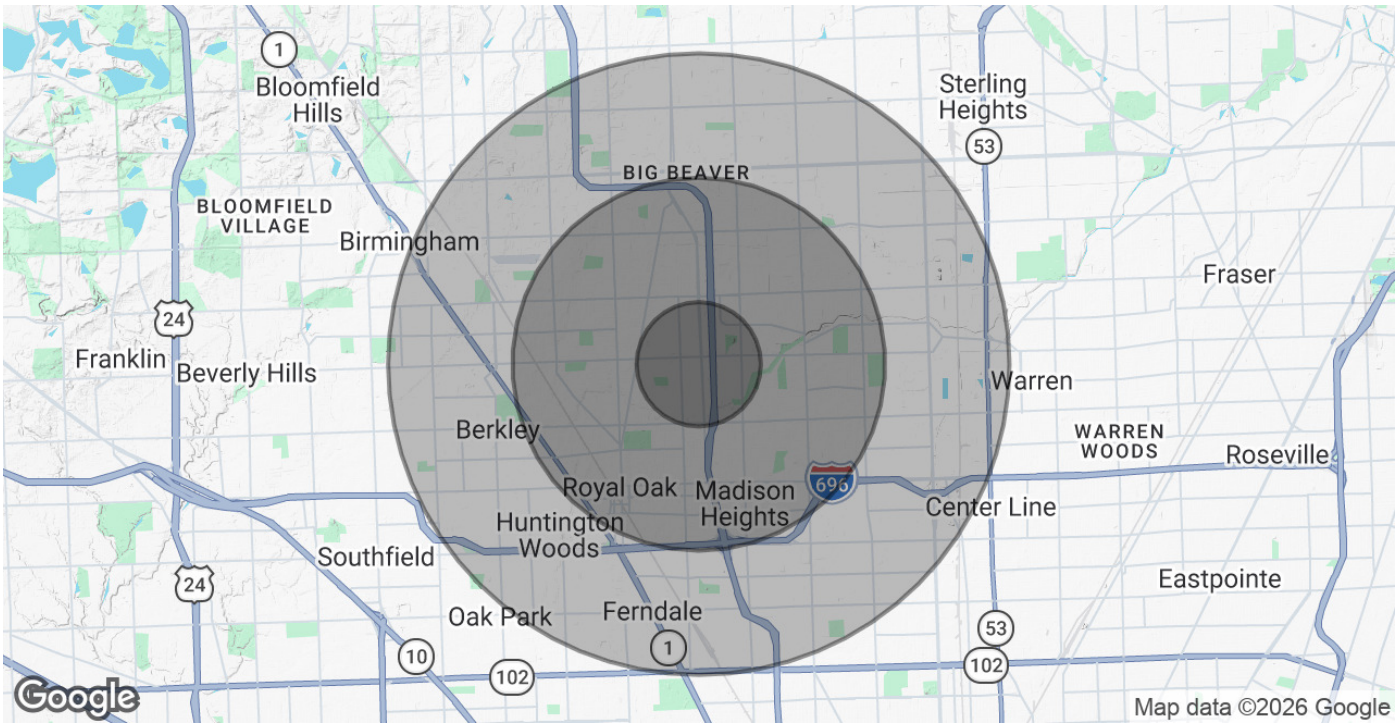
RETAILER MAP: 30675 Stephenson Hwy | Madison Heights, MI 48071



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DEMOGRAPHICS MAP & REPORT: 30675 Stephenson Hwy | Madison Heights, MI 48071



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	11,993	118,695	320,208
Average Age	38.3	40.3	39.9
Average Age (Male)	37.9	39.4	38.8
Average Age (Female)	41.9	42.2	41.2

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	6,038	56,689	142,107
# of Persons per HH	2.0	2.1	2.3
Average HH Income	$87,761	$102,936	$107,642
Average House Value	$275,210	$274,249	$284,768

2023 American Community Survey (ACS)