

## 1150 CORPORATE OFFICE DRIVE

Milford, MI 48381



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 1150 Corporate Office Drive | Milford, MI 48381

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**PROPERTY OVERVIEW**

Office condominium in Milford with space for lease.

**OFFERING SUMMARY**

LEASE RATE:               \$14.50/SF, NNN  
NNN Charges:             \$6.70/SF  
Building Size:             16,662 SF  
Available Space:         Ste. 220 - 890 SF  
Zoning:                    CI - Local Business

**PROPERTY HIGHLIGHTS**

- Office/Medical Condominium close to downtown Milford.
- Immediate Occupancy.
- New roof and parking lot.
- Located between I-96 and the Village of Milford.
- Meticulously maintained building and premises.



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**BUILDING/PROPERTY INFORMATION:** 1150 Corporate Office Drive | Milford, MI 48381

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**BUILDING INFORMATION**

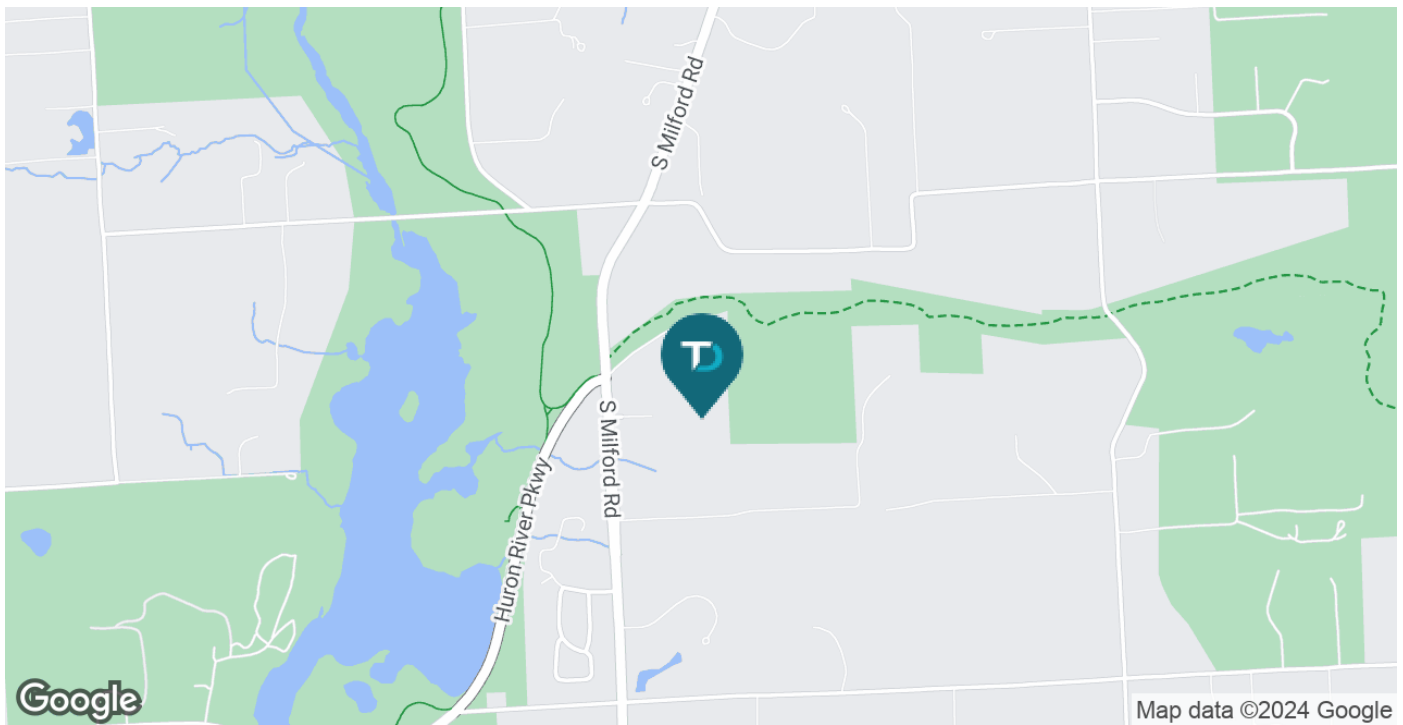
|                  |                                     |
|------------------|-------------------------------------|
| LEASE RATE:      | \$14.50/SF, NNN                     |
| NNN Charges:     | \$6.70/SF                           |
| Building Size:   | 16,662 SF                           |
| Available Space: | 890 SF                              |
| Utilities:       | Municipal Water &<br>Sanitary Sewer |
| Parking Spaces:  | Ample parking available.            |

**PROPERTY INFORMATION**

|                     |                       |
|---------------------|-----------------------|
| Lot Size:           | 10.03 Acres           |
| Zoning              | CI - Local Business   |
| 2022 Traffic Count: | Milford Road = 20,568 |

**LOCATION INFORMATION**

Located east off of Milford Road on Corporate Office Drive, just south of Huron River Parkway in Milford.



**ADDITIONAL PHOTOS:** 1150 Corporate Office Drive | Milford, MI 48381

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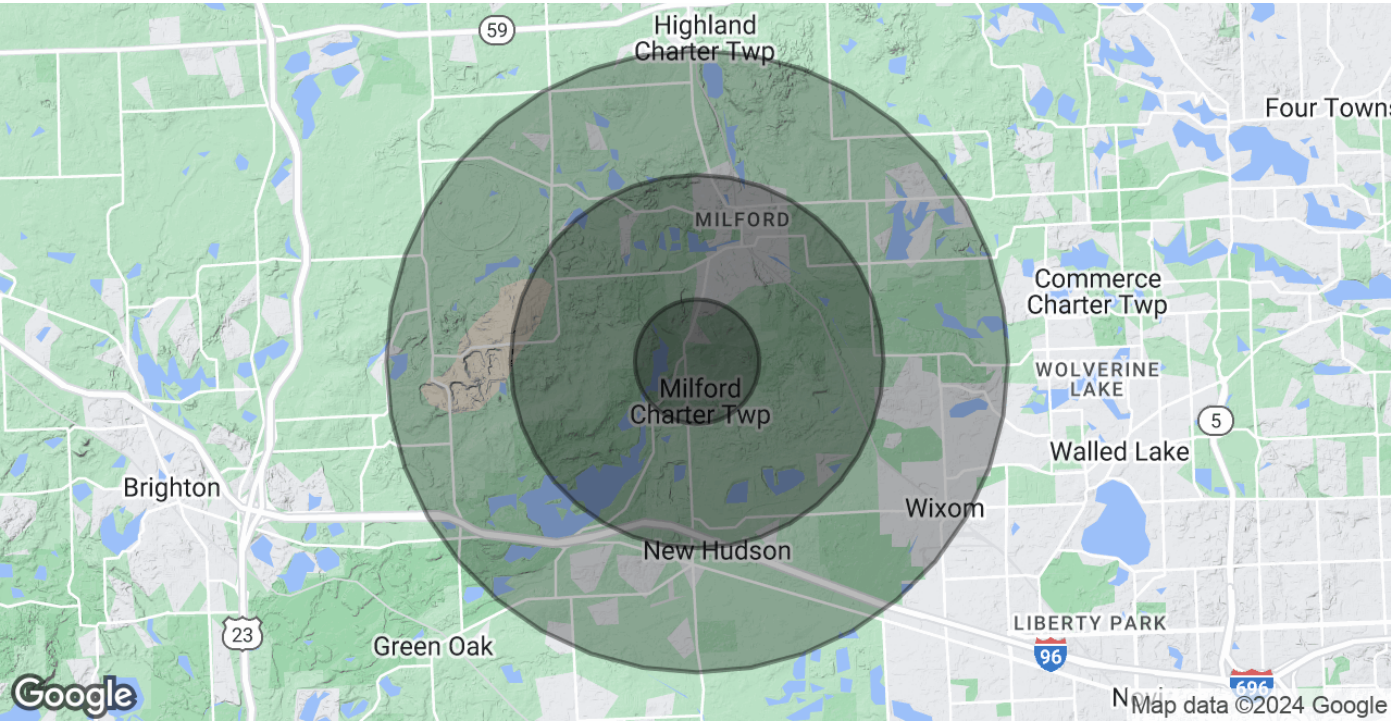


**RETAILER MAP:** 1150 Corporate Office Drive | Milford, MI 48381



DEMOGRAPHICS MAP & REPORT:

1150 Corporate Office Drive | Milford, MI 48381



|                                      | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>                    |           |           |           |
| Total Population                     | 675       | 14,480    | 46,379    |
| Average Age                          | 50.4      | 44.1      | 42.7      |
| Average Age (Male)                   | 52.1      | 43.8      | 42.0      |
| Average Age (Female)                 | 48.8      | 45.1      | 43.6      |
| <b>HOUSEHOLDS &amp; INCOME</b>       |           |           |           |
| Total Households                     | 270       | 5,969     | 18,014    |
| # of Persons per HH                  | 2.5       | 2.4       | 2.6       |
| Average HH Income                    | \$155,460 | \$118,335 | \$117,030 |
| Average House Value                  | \$437,867 | \$323,983 | \$296,012 |
| 2020 American Community Survey (ACS) |           |           |           |