



### OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (NNN)
Available SF:	4,709 SF
Building Size:	11,340 SF
Lot Size:	1.1 Acres
Year Built:	2003
Zoning:	20-C4
County:	Lucas

### PROPERTY HIGHLIGHTS

- Ready to go medical space
- 4,709 SF includes, 10 exam rooms, dexa/procedure room, 6 doctors/administrator offices, 8 nurses stations, 3 billing stations, records room, lab and 30 person waiting room
- Great location just two miles from Central Ave. exit on I-475
- Owner will do what it takes to make you or your client a tenant!

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,717	28,561	72,550
Total Population	5,971	69,630	175,182
Average HH Income	\$83,217	\$82,281	\$70,109

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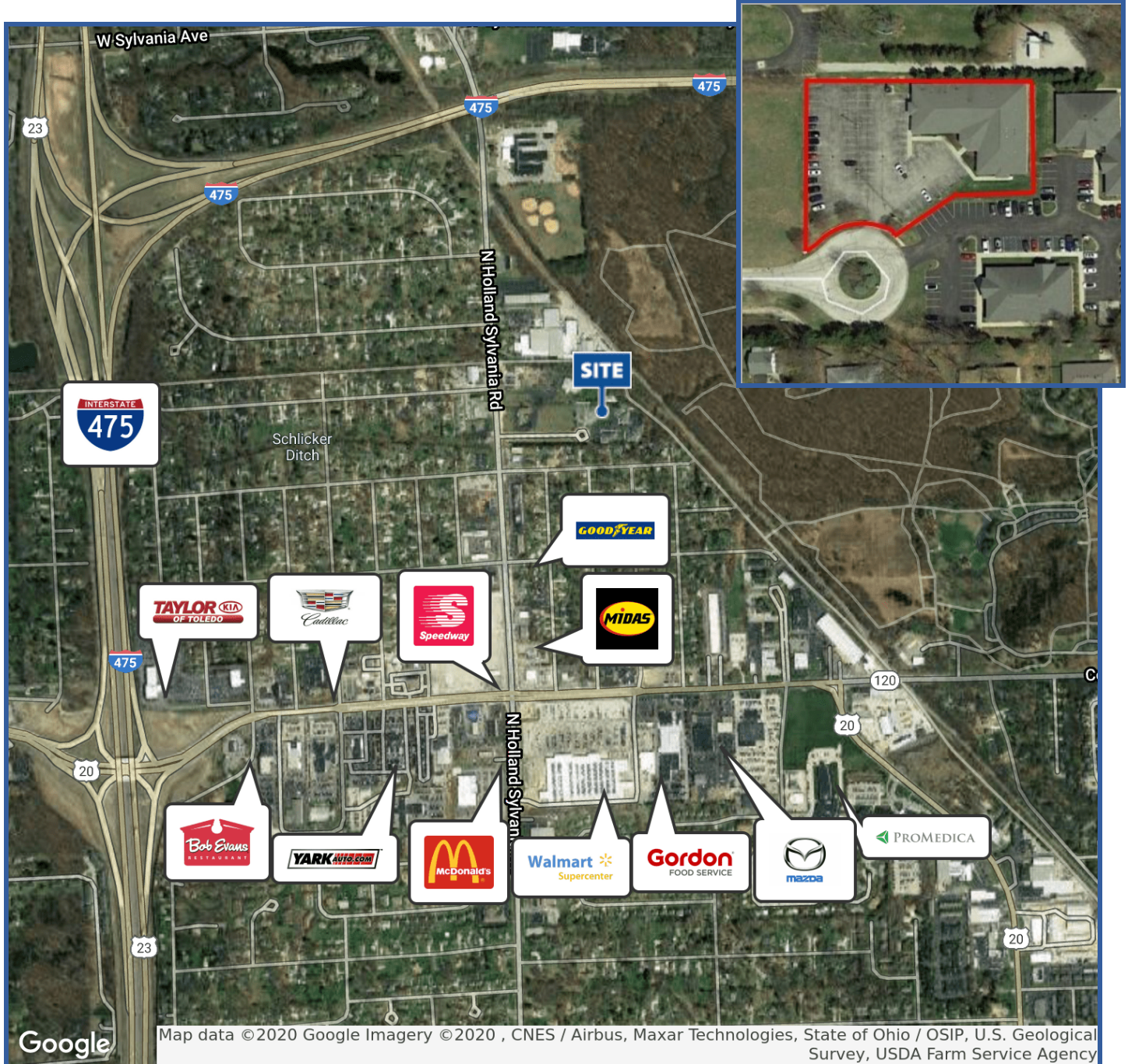
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