

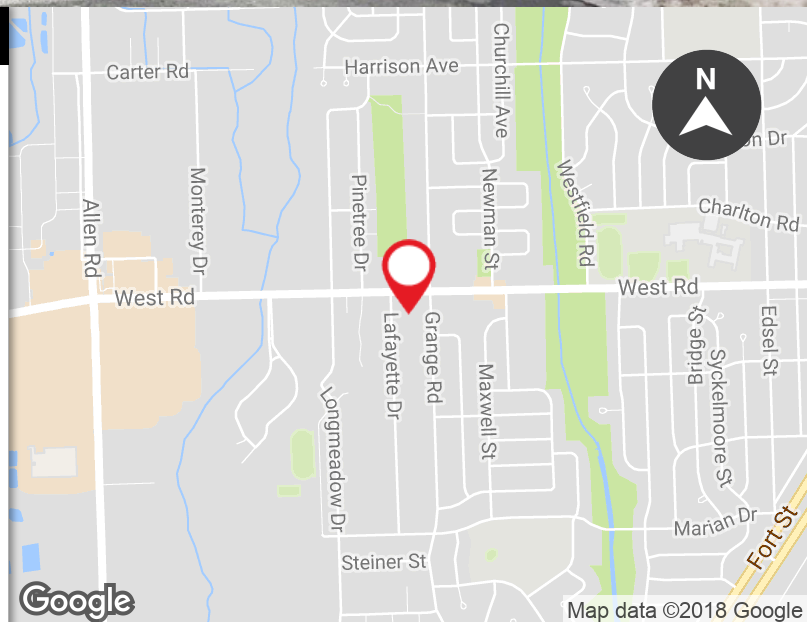
# FOR SALE/LEASE

FORMER SOUTH VALLEY INTERNAL MEDICINE  
3645 WEST ROAD  
TRENTON, MI 48183



## PROPERTY FEATURES:

- 5,600 SF medical office for lease
- Formerly "South Valley Internal Medicine"
- Move in ready, can be available in 30 days
- Can be converted to dental or other medical specialties
- On busy West Road, minutes from I-75
- Lease rate: \$17.50/SF NNN
- Sale price: call listing broker to discuss



FOR MORE INFORMATION PLEASE CONTACT:

**GREG HORNBY**

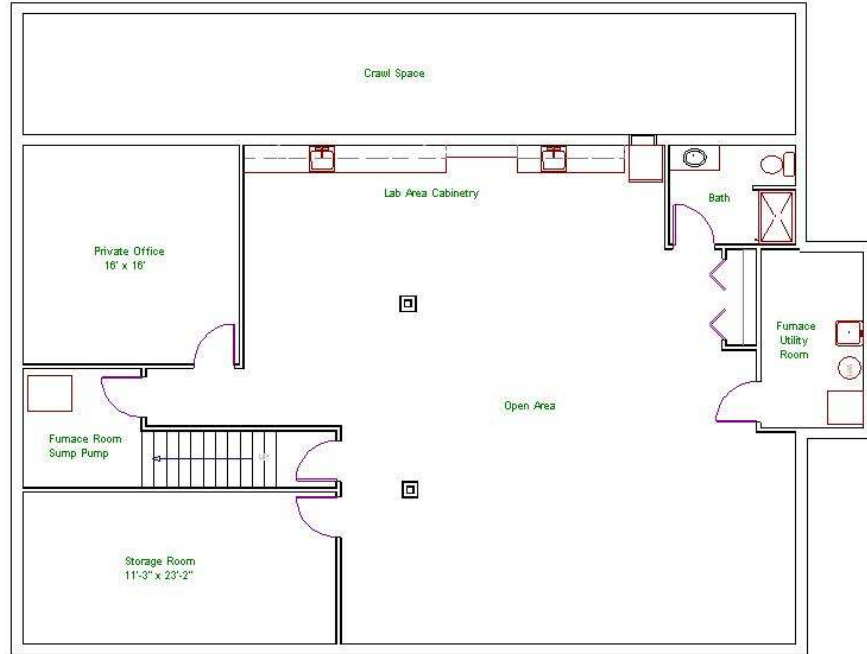
greg.hornby@freg.com

**248.324.2000**

**eCODE 133**

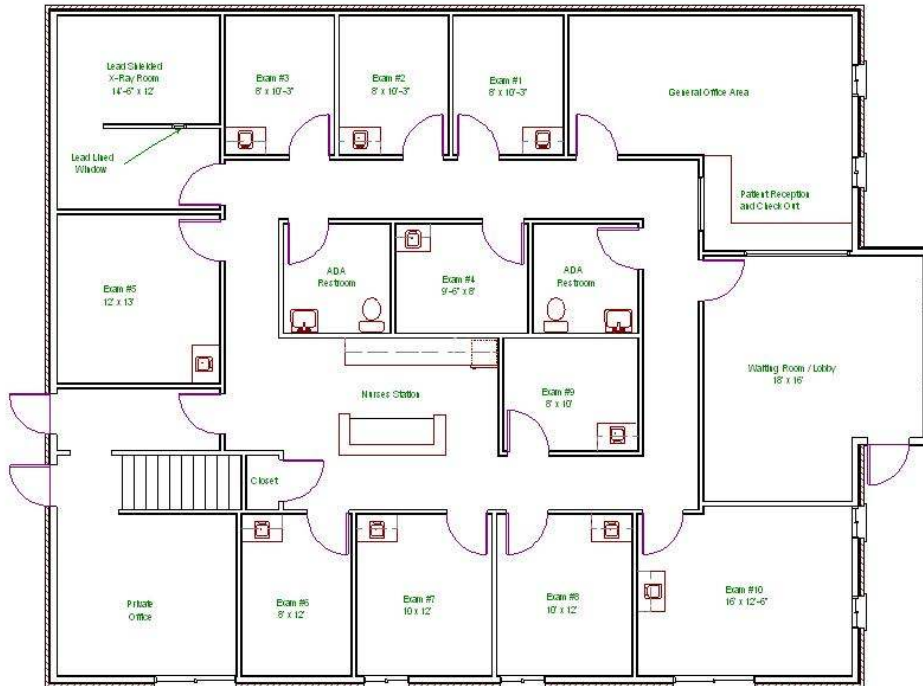
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3645 WEST ROAD  
TRENTON, MI 48183



Medical Building  
3645 West Road  
Trenton, MI 48138

LOWER LEVEL FLOOR PLAN



Medical Office  
3645 West Road  
Trenton, MI 48138

PROPOSED  
FLOOR FLOOR PLAN

FOR MORE INFORMATION PLEASE CONTACT:

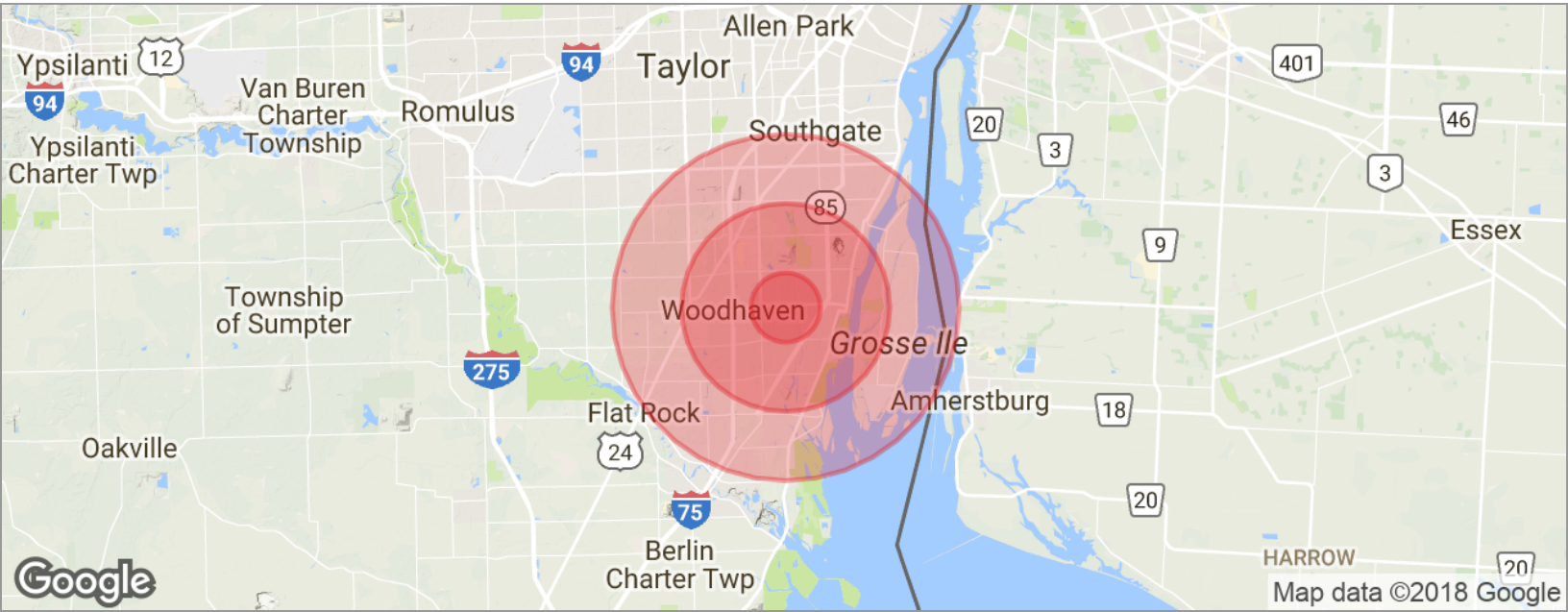
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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,314	57,220	145,463
Median age	44.2	42.0	40.1
Median age (male)	41.0	39.6	38.3
Median age (Female)	46.4	43.8	41.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,405	22,148	56,750
# of persons per HH	2.6	2.6	2.6
Average HH income	\$69,241	\$69,789	\$66,765
Average house value	\$160,631	\$168,453	\$178,813

\* Demographic data derived from 2010 US Census

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