# 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:

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greg.hornby@freg.com

248.324.2000

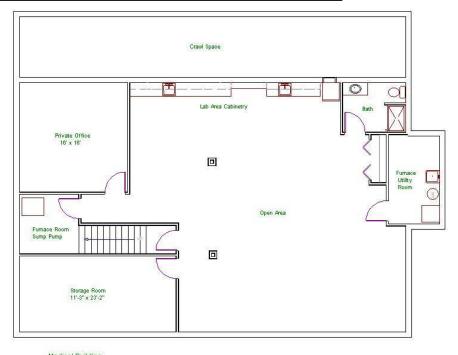
eCODE 133

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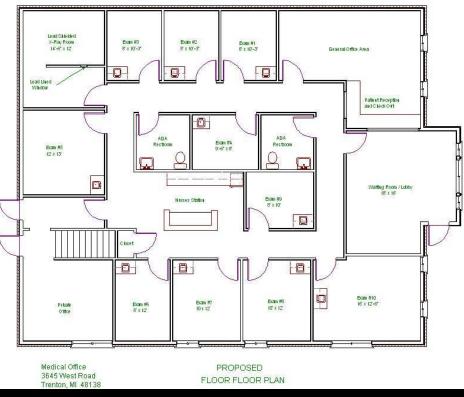
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Medical Building 3645 West Road Trenton, MI 48138

LOWER LEVEL FLOOR PLAN



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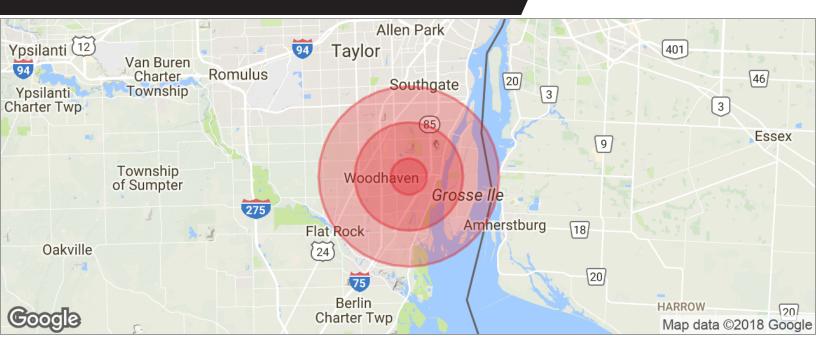
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| DEMOGRAPHICS        |           |           |           |
|---------------------|-----------|-----------|-----------|
| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
| Total population    | 11,314    | 57,220    | 145,463   |
| Median 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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