

MEDICAL OFFICE FOR LEASE



Baldwin, S. of Maybee

Orion Twp., MI

**Insite**
COMMERCIAL

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

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**Baldwin, S. of Maybee
Orion Township, Michigan**

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: Baldwin Road, S. of Maybee
Orion Township, MI

Parcel ID #: 09-29-301-084 & 09-29-301-085

Total Building Size: 20,000 SF

Total Size Available: 20,000 SF

Lease Price: \$35.00 NNN PSF

Delivery: Late Q3 2021

Demographics within

5 Mile Radius:

Population: 101,248 Persons

Households: 39,698 Homes

Avg. HH Income: \$102,615 Annually

Traffic Count: 22,000 VPD on Baldwin

Comments: Proposed medical office building located on the west side of Baldwin, S. of Maybee in Orion Township, MI. Construction currently underway, delivery estimated for Q2 2021. Contact Broker for more detailed site plans.

For Information Contact:
Mo Abubars or Randy Thomas
248-359-9000



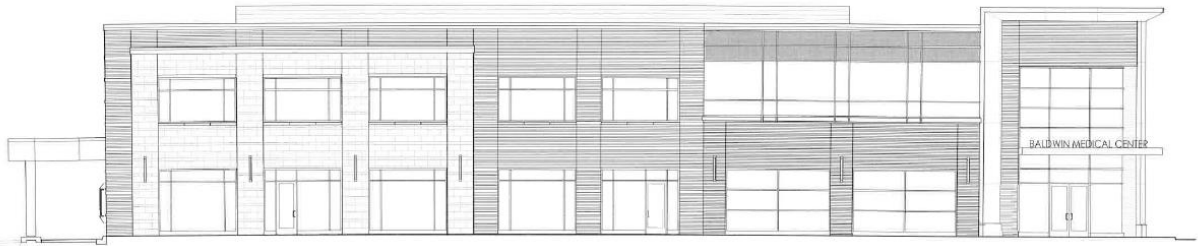


OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



PROPOSED TWO STORY OFFICE BUILDING

BALDWIN MEDICAL CENTER
BALDWIN ROAD
ORION CHARTER TOWNSHIP, MICHIGAN



ARCHITECTURAL



ARCHITECTURAL
DESIGN
INTERIOR
LANDSCAPE
EXTERIOR

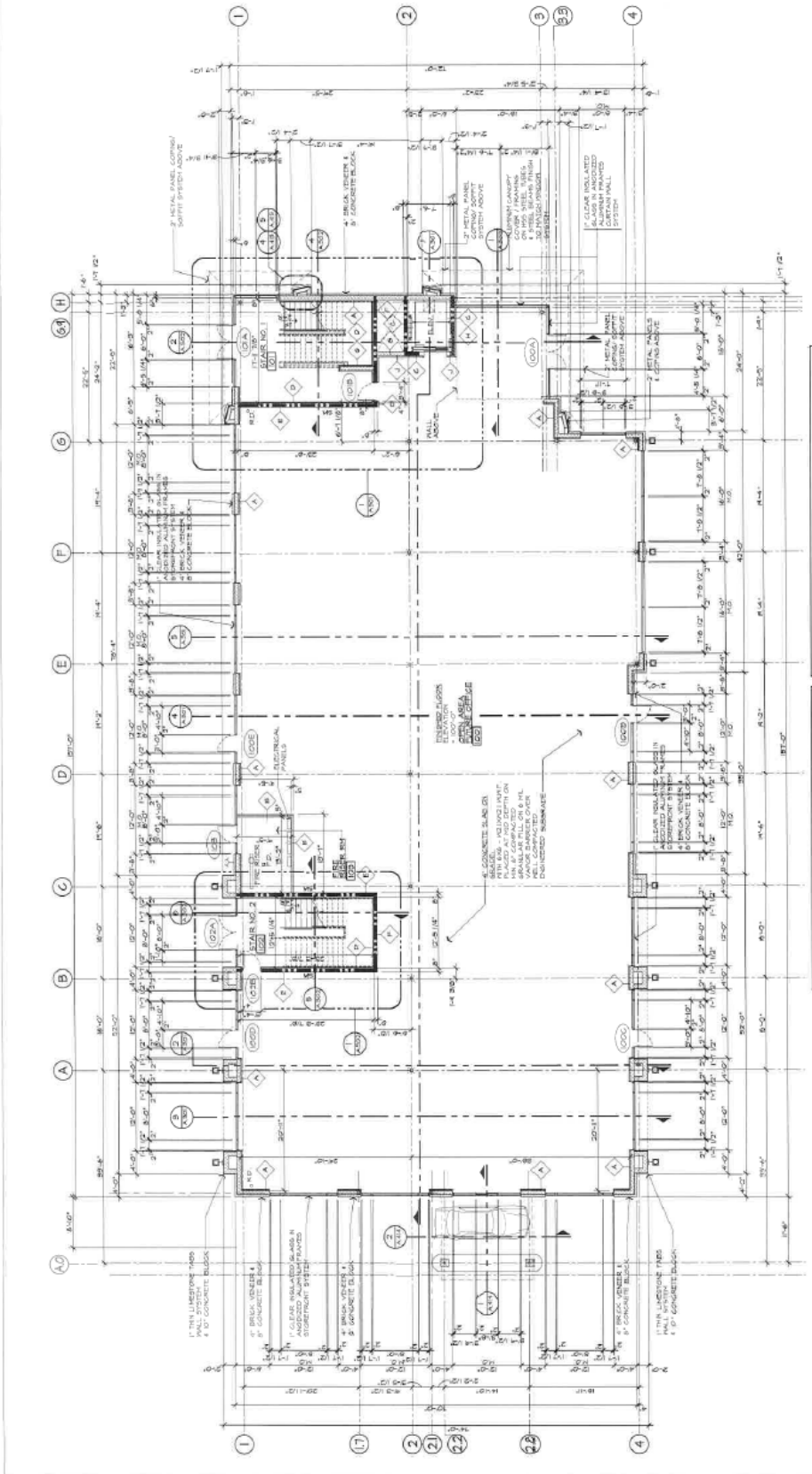
G.A.V. & ASSOCIATES, INC.
24811 DUNDRAKE LAKE RD. STE. 1100A
FAIRMONT, MICHIGAN 48424
PHONE (248) 955-9197

PROJECT INFORMATION	LOCATION MAP	SHEET INDEX	SHEET INDEX	SHEET INDEX	SHEET INDEX	ISSUED FOR
<p>PROJECT NUMBER: 1028</p> <p>PROJECT LOCATION: BALDWIN MEDICAL CENTER ORION TWP. TOWNSHIP</p> <p>ARCHITECT: G.A.V. & ASSOCIATES, INC. 24811 DUNDRAKE LAKE RD. FAIRMONT, MI 48424 PHONE: (248) 955-9197</p> <p>THE DESIGN PROFESSIONAL IS RESPONSIBLE FOR THE FOLLOWING: ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, EXTERIOR DESIGN, EXTERIOR LIGHTING, AND SIGNAGE.</p> <p>2. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FOR THE CONTRACTOR TO CONSTRUCT AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL QUALITY (MDEQ). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES AND THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL QUALITY (MDEQ). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES AND THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL QUALITY (MDEQ).</p>		<p>1.0001 TITLE SHEET, LOCATION MAP & SHEET INDEX</p> <p>1.0002 LOTS 1 THROUGH 10, PROJECT GENERAL NOTES, LIST OF EXISTING UTILITIES & ADJUSTMENT</p>				<p>ISSUED FOR:</p> <p>PROJECT NO. 1028</p> <p>SCALE</p>



FIRST FLOOR PLAN

ISSUED FOR:	DATE:	
PROJECT:	NO.:	
ARCHITECTURAL DESIGN	RESIDENTIAL COMMERCIAL INDUSTRIAL	
GVA ASSOCIATES 800 W. WASHINGTON STREET, SUITE 200 ANN ARBOR, MICHIGAN 48106 PH: 734.769.7700 WWW.GVA-ASSOCIATES.COM		
ORION TOWNSHIP, MICHIGAN BALDWIN ROAD BALDWIN MEDICAL CENTER PROPOSED TWO STORY OFFICE BUILDING		
DRAWN:	REVISION:	CHECKED:
DATE:	DATE:	DATE:
FILE NAME: 1		
JOB # 1000		
SHEET TITLE: FIRST FLOOR PLAN		
SHEET # 1		
SCALE: 1/8" = 1'-0"		



SYMBOL	DESCRIPTION
[Symbol]	2" STEEL I-FRAMING CHANNELS MIN. 24 GA. @ 8" O.C. WITH 1/2" THICK INSULATED ALUMINUM FINISHED EXTERIOR FINISH. EXTEND TO INTERIOR OF WING SIZE ABOVE.
[Symbol]	6" G.I. WALL WITH ALL LACER TYPE URETE JOINT REPLY. #11 UNRATED FIRE RATED JOINT REPLY. #11 UNRATED FIRE RATED JOINT REPLY. #11 UNRATED JOINT SYSTEM II. CROSS NO. 1000-0000.
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- FLOOR PLAN GENERAL NOTES:**
1. SHOWN CURB AND FLOOR FINISH. CORNER WITH OWNER.
 2. CONDUIT ALL UTILITIES HERE LOCATING WITH OWNER AND UTILITY COMPANY.
 3. ELEVATIONS, CORNER DIMENSIONS FOR LIFTING AND POWER ON THE
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
- FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"
- N**

SECOND FLOOR PLAN

ISSUED FOR	DATE

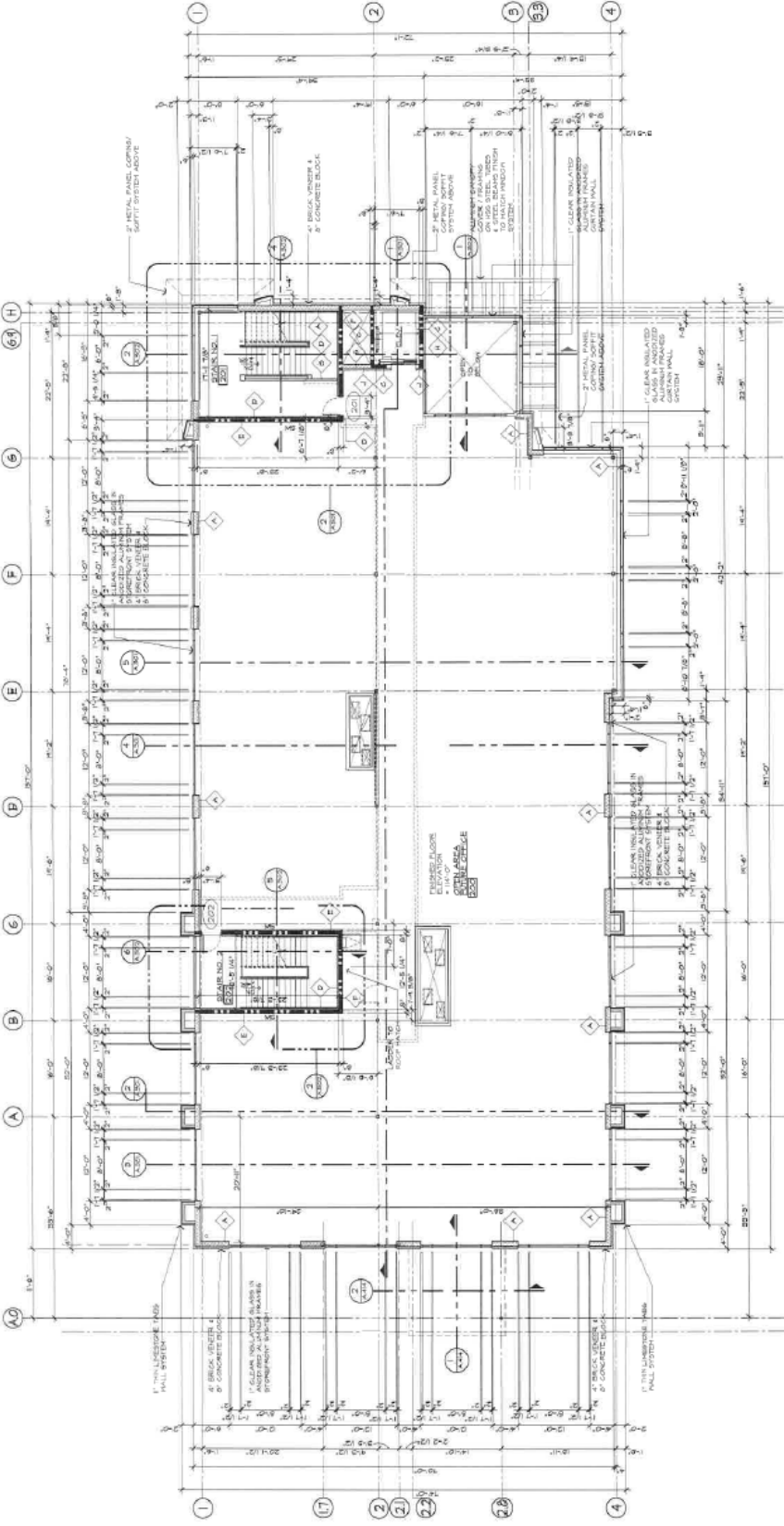
ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
10000 WOODLAND DRIVE
ANN ARBOR, MI 48106
734.769.8800
www.gavassociates.com



PROPOSED TWO STORY OFFICE BUILDING
BALDWIN MEDICAL CENTER
BALDWIN ROAD
ORION TOWNSHIP, MICHIGAN

DATE: 10/20/10
SCALE: 1/8" = 1'-0"
SHEET TITLE: SECOND FLOOR PLAN
SHEET # : A.102



SYMBOL	DESCRIPTION
◊	8" G.I. WALL WITH 6A LAGGER TYPE HORIZ. JOINT REIN.
◊	1" CLEAR INSULATED ALUMINUM FRAMED SYSTEM WALL
◊	8" G.I. WALL WITH 6A LAGGER TYPE HORIZ. JOINT REIN.
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◊	8" G.I. WALL WITH 6A LAGGER TYPE HORIZ. JOINT REIN.
◊	1" CLEAR INSULATED ALUMINUM FRAMED SYSTEM WALL

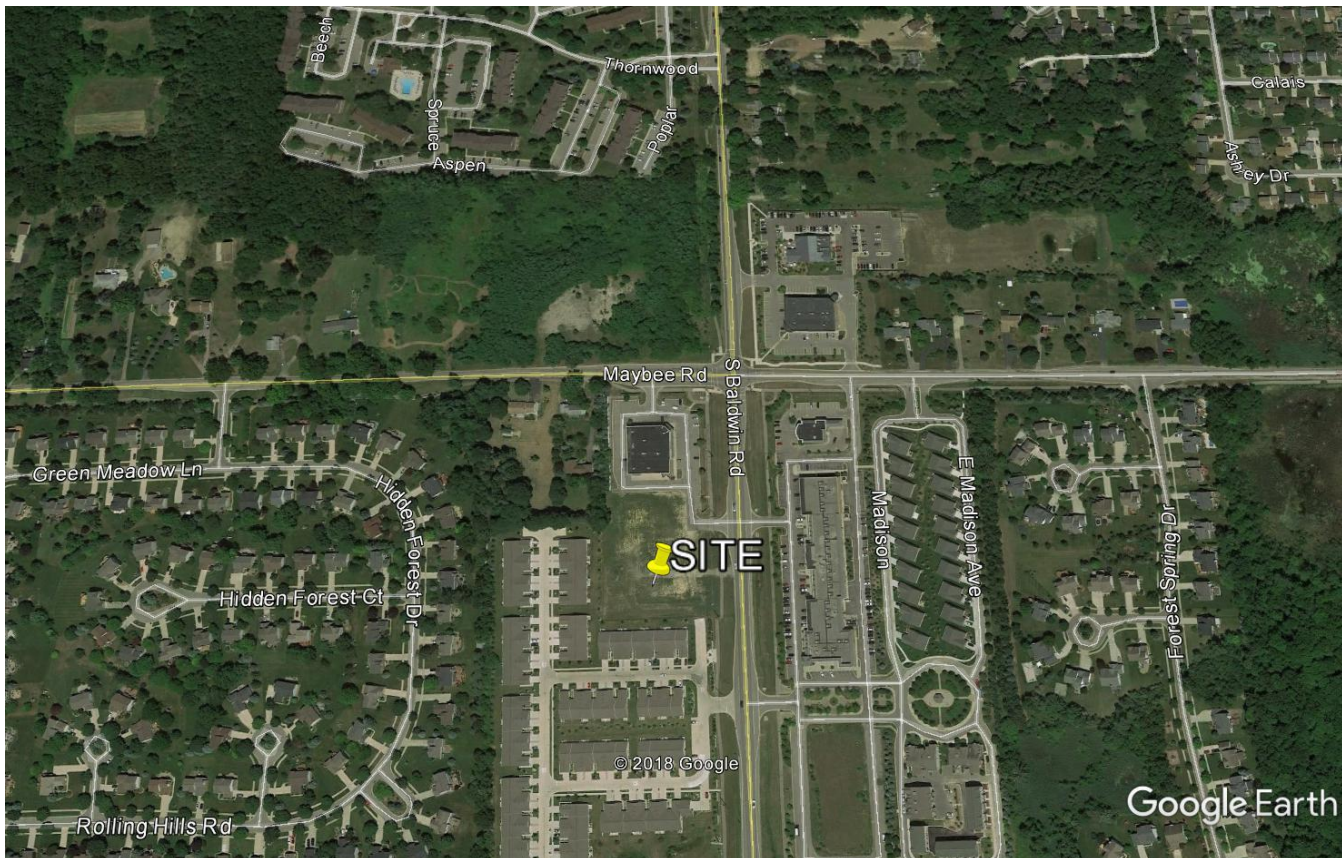
WALL LEGEND

◊	2" STEEL Z-PILING CHANNEL WALL 24 GA. # 20. 1" BEGUM VENTILATOR 4" CONCRETE DECK. 1" CLEAR INSULATED ALUMINUM FRAMED SYSTEM WALL WITH 6A LAGGER TYPE HORIZ. JOINT REIN. 8" G.I. WALL WITH 6A LAGGER TYPE HORIZ. JOINT REIN. 1" CLEAR INSULATED ALUMINUM FRAMED SYSTEM WALL
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◊	8" G.I. WALL WITH 6A LAGGER TYPE HORIZ. JOINT REIN. 1" CLEAR INSULATED ALUMINUM FRAMED SYSTEM WALL

FLOOR PLAN GENERAL NOTES:

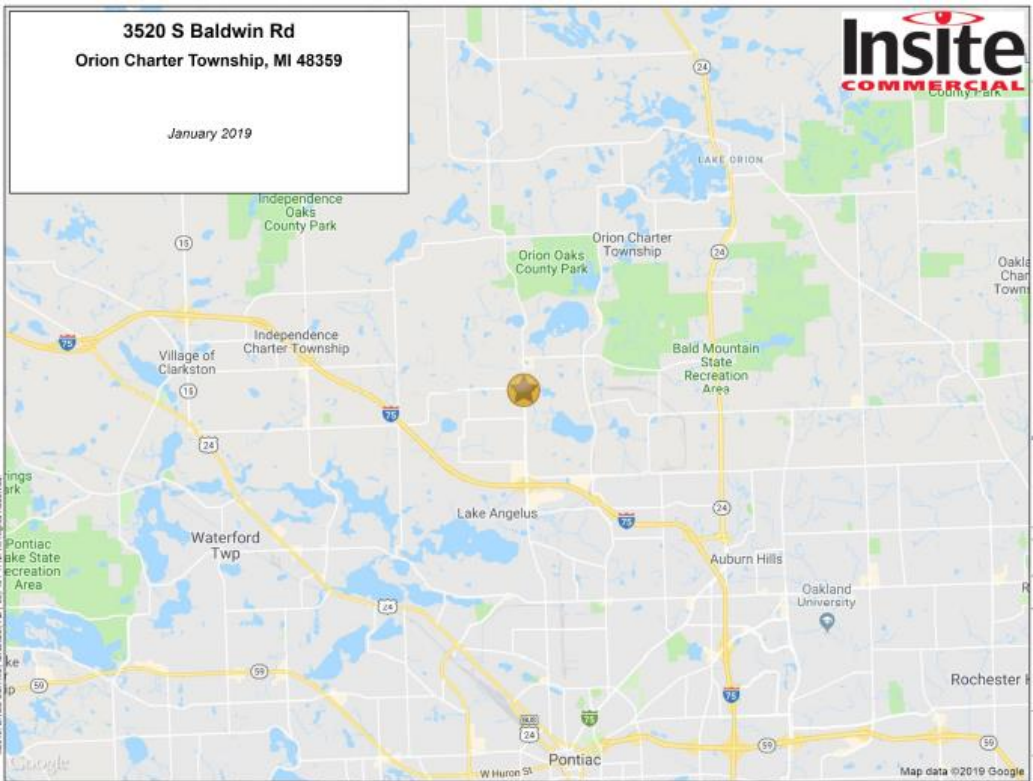
1. SANITARY SUB AND FLOOR DRAIN COORDINATE WITH OWNER.
2. BALDER LOCATION AND INSTALLATION TRING.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING AND POWER OF THE BUILDING.

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





Local Map



Regional Map

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.7282/-83.3080

RF1

3520 S Baldwin Rd		1 mi radius	3 mi radius	5 mi radius
Orion Charter Township, MI 48359				
POPULATION	2018 Estimated Population	6,818	26,897	101,248
	2023 Projected Population	6,904	27,217	103,071
	2010 Census Population	6,372	25,086	95,124
	2000 Census Population	6,473	22,359	91,850
	Projected Annual Growth 2018 to 2023	0.3%	0.2%	0.4%
	Historical Annual Growth 2000 to 2018	0.3%	1.1%	0.6%
HOUSEHOLDS	2018 Estimated Households	2,764	10,241	39,698
	2023 Projected Households	2,827	10,473	40,835
	2010 Census Households	2,475	9,235	36,087
	2000 Census Households	2,509	8,090	34,553
	Projected Annual Growth 2018 to 2023	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2018	0.6%	1.5%	0.8%
AGE	2018 Est. Population Under 10 Years	13.0%	12.9%	12.8%
	2018 Est. Population 10 to 19 Years	13.9%	14.2%	13.8%
	2018 Est. Population 20 to 29 Years	11.8%	12.1%	13.4%
	2018 Est. Population 30 to 44 Years	21.6%	20.1%	19.1%
	2018 Est. Population 45 to 59 Years	22.2%	21.5%	21.1%
	2018 Est. Population 60 to 74 Years	14.1%	14.8%	14.9%
	2018 Est. Population 75 Years or Over	3.4%	4.4%	4.9%
	2018 Est. Median Age	37.2	37.6	37.4
MARITAL STATUS & GENDER	2018 Est. Male Population	49.8%	49.7%	49.6%
	2018 Est. Female Population	50.2%	50.3%	50.4%
	2018 Est. Never Married	29.6%	30.1%	32.9%
	2018 Est. Now Married	50.2%	49.8%	46.8%
	2018 Est. Separated or Divorced	16.6%	15.9%	15.0%
	2018 Est. Widowed	3.6%	4.2%	5.3%
INCOME	2018 Est. HH Income \$200,000 or More	10.6%	13.0%	10.4%
	2018 Est. HH Income \$150,000 to \$199,999	12.9%	12.6%	8.7%
	2018 Est. HH Income \$100,000 to \$149,999	20.5%	20.8%	17.7%
	2018 Est. HH Income \$75,000 to \$99,999	12.8%	13.2%	13.1%
	2018 Est. HH Income \$50,000 to \$74,999	16.7%	15.8%	16.3%
	2018 Est. HH Income \$35,000 to \$49,999	10.6%	10.8%	11.5%
	2018 Est. HH Income \$25,000 to \$34,999	4.6%	4.8%	7.3%
	2018 Est. HH Income \$15,000 to \$24,999	6.8%	5.7%	7.2%
	2018 Est. HH Income Under \$15,000	4.5%	3.2%	7.8%
	2018 Est. Average Household Income	\$110,791	\$122,174	\$102,625
	2018 Est. Median Household Income	\$88,949	\$97,549	\$82,504
	2018 Est. Per Capita Income	\$44,920	\$46,602	\$40,336
	2018 Est. Total Businesses	105	933	3,613
2018 Est. Total Employees	1,143	19,933	57,642	



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.7282/-83.3080

RF1

3520 S Baldwin Rd

Orion Charter Township, MI 48359

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	88.5%	86.9%	78.2%
	2018 Est. Black	3.5%	5.1%	11.8%
	2018 Est. Asian or Pacific Islander	3.5%	3.4%	3.4%
	2018 Est. American Indian or Alaska Native	0.5%	0.3%	0.4%
	2018 Est. Other Races	4.0%	4.3%	6.2%
HISPANIC	2018 Est. Hispanic Population	384	1,722	10,177
	2018 Est. Hispanic Population	5.6%	6.4%	10.1%
	2023 Proj. Hispanic Population	5.7%	6.4%	10.3%
	2010 Hispanic Population	4.6%	5.6%	9.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	4,601	17,966	67,435
	2018 Est. Elementary (Grade Level 0 to 8)	1.4%	1.9%	2.8%
	2018 Est. Some High School (Grade Level 9 to 11)	3.2%	3.6%	5.5%
	2018 Est. High School Graduate	17.4%	17.7%	22.8%
	2018 Est. Some College	19.9%	20.7%	22.6%
	2018 Est. Associate Degree Only	10.7%	11.8%	9.6%
	2018 Est. Bachelor Degree Only	29.1%	27.0%	22.9%
	2018 Est. Graduate Degree	18.3%	17.3%	13.8%
HOUSING	2018 Est. Total Housing Units	2,839	10,502	41,117
	2018 Est. Owner-Occupied	73.9%	75.1%	69.3%
	2018 Est. Renter-Occupied	23.4%	22.4%	27.2%
	2018 Est. Vacant Housing	2.6%	2.5%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.6%	1.5%	1.3%
	2010 Homes Built 2000 to 2004	6.6%	17.0%	12.9%
	2010 Homes Built 1990 to 1999	32.6%	35.1%	25.4%
	2010 Homes Built 1980 to 1989	13.7%	13.5%	11.3%
	2010 Homes Built 1970 to 1979	29.0%	17.3%	14.2%
	2010 Homes Built 1960 to 1969	14.4%	9.7%	13.0%
	2010 Homes Built 1950 to 1959	9.3%	9.2%	17.4%
	2010 Homes Built Before 1949	3.1%	6.4%	12.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.6%	0.6%
	2010 Home Value \$500,000 to \$999,999	6.8%	8.8%	8.0%
	2010 Home Value \$400,000 to \$499,999	6.2%	8.3%	8.2%
	2010 Home Value \$300,000 to \$399,999	17.6%	19.1%	16.9%
	2010 Home Value \$200,000 to \$299,999	31.4%	26.0%	23.3%
	2010 Home Value \$150,000 to \$199,999	19.0%	21.2%	19.0%
	2010 Home Value \$100,000 to \$149,999	13.0%	12.9%	14.3%
	2010 Home Value \$50,000 to \$99,999	9.0%	6.9%	10.1%
	2010 Home Value \$25,000 to \$49,999	2.7%	2.4%	4.2%
	2010 Home Value Under \$25,000	2.2%	3.9%	4.7%
	2010 Median Home Value	\$222,350	\$232,506	\$208,625
	2010 Median Rent	\$764	\$928	\$819



