FOR LEASE

303-305 E 14 MILE ROAD CLAWSON, MI 48017



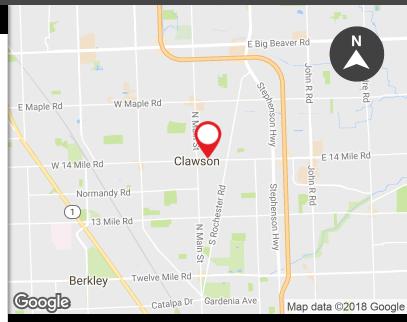


PROPERTY FEATURES:

Available SF:	2,080 - 4,160 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Min SF Available:	1,500 SF
Max Config SF:	26,000 SF
# Parking Spaces:	±48

- 4,160 SF freestanding retail, office, and/or medical building available for sale or lease
- Single or dual tenant (2,080-4,160 SF available)
- Located on the heavily trafficked 14 Mile Road corridor in downtown Clawson
- Direct frontage to W 14 Mile Road with 13 on-site parking spaces and additional free street parking
- Very strong demographics
- Exceptional signage and visibility
- Sale Price: \$649,000
- Lease Rate: \$14.00/SF NNN

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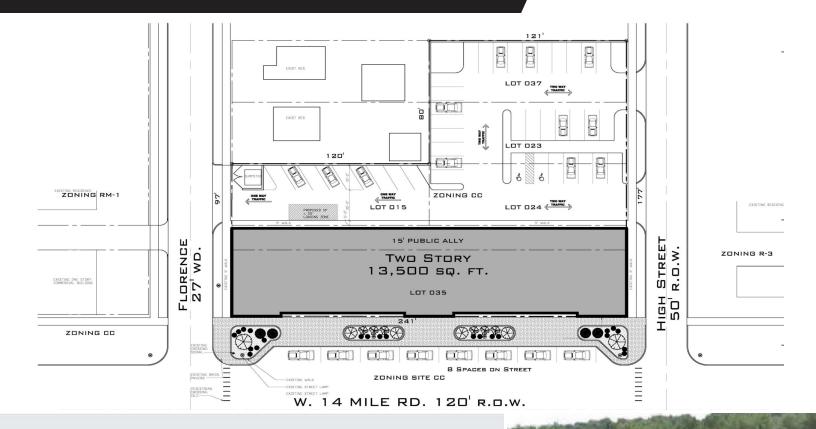
eCODE 915

FRIEDMAN BROKERAGE COMPANY 34975 WEST TWELVE MILE ROAD FARMINGTON HILLS, MI 48331

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		1 MILE	3 MILES	5 MILES
E 14 Mile Road & W 14 Mile Road	±30,578	Total Households	6,707	47,571	132,564
E 14 Mile Road & Rochester Road	±26,495	Total Population	14,513	101,151	304,929
E 14 Mile Road & North Main Street	±22,166	Average HH Income	\$65,213	\$72,014	\$80,008

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