

# FOR LEASE

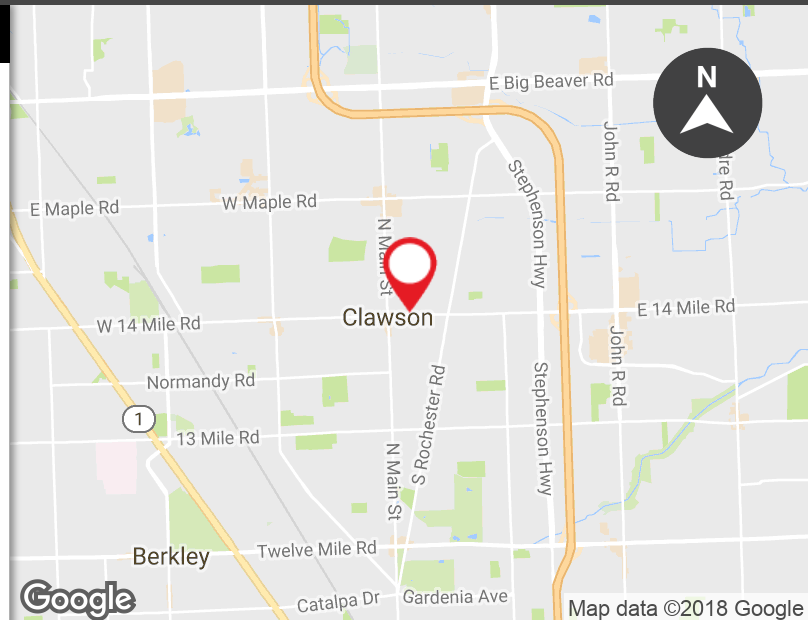
303-305 E 14 MILE ROAD  
CLAWSON, MI 48017



## 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



## FOR MORE INFORMATION PLEASE CONTACT:

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**eCODE 915**





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## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
E 14 Mile Road & W 14 Mile Road	±30,578
E 14 Mile Road & Rochester Road	±26,495
E 14 Mile Road & North Main Street	±22,166

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,707	47,571	132,564
Total Population	14,513	101,151	304,929
Average HH Income	\$65,213	\$72,014	\$80,008

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