

3,000-4,000 SF OFFICE CONDOS

13945 PANTHER DRIVE | DEWITT | MI | 48820

FOR SALE - Great Professional Office Building Sites for two (2) 3,000 square foot buildings and one (1) 4,000 square foot building in Dewitt, MI. The sites are shovel ready with all utilities at the site.

Join Grubaugh Orthodontics in this high profile Professional Center strategically located at the entrance of Dewitt High School and surrounded by lots of rooftops, including the new luxury Quarry Apartment complex.

This is a one of a kind opportunity to design, build and own your own office building in the growing family-friendly community of Dewitt.

AVAILABLE CONDO SITES

SITE #	SQ. FT.	OFFERING PRICE
2	3,000	\$300,000
3	3,000	\$300,000
4	4,000	\$400,000

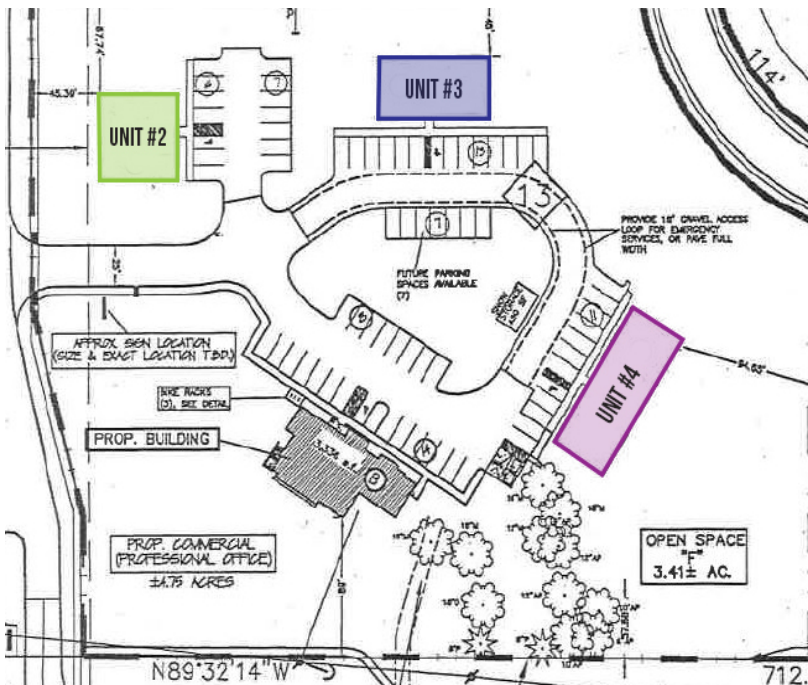
PROPERTY FEATURES

3,000-4,000 Sq. Ft. Available
 Business Park
 Zoned Office
 City Water & Sewer
 Parcel ID#: 050-446-000-004-00

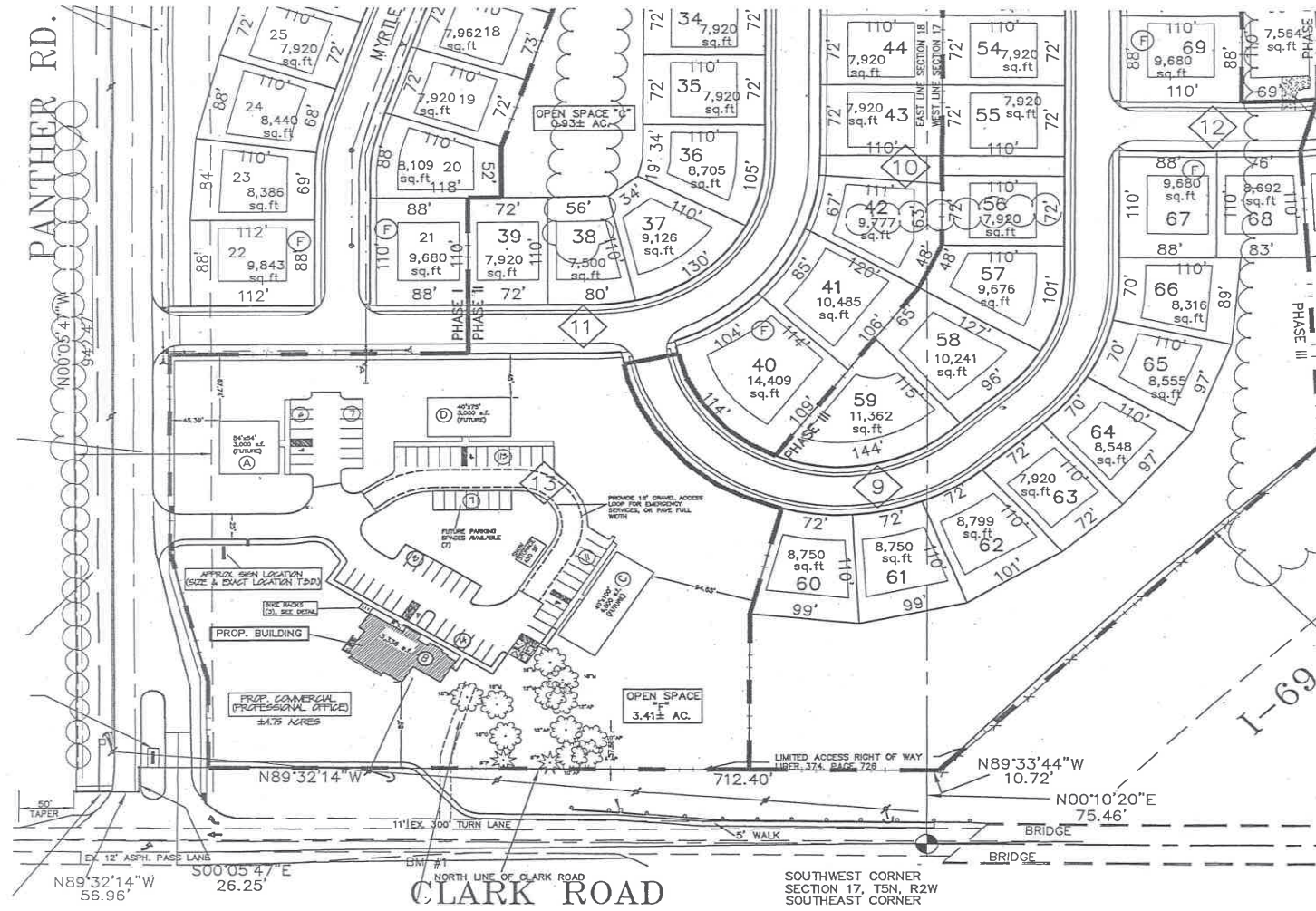
DIRECTIONS & AREA DESCRIPTION

From the East on I-69 take Exit 85 toward Dewitt. Turn left on Dewitt Road, then right on W. Clark Road, then turn right onto Panther Drive. From the West on I-69 take the Airport Road Exit. Turn left on Airport Road and then right on W Clark Road. Grubaugh Orthodontist will be on your right at the entrance to the Professional Center.

Near Highway access from two exits - Airport Road and Dewitt Road. Just 6 miles from Capital Region International Airport .



SITE PLAN



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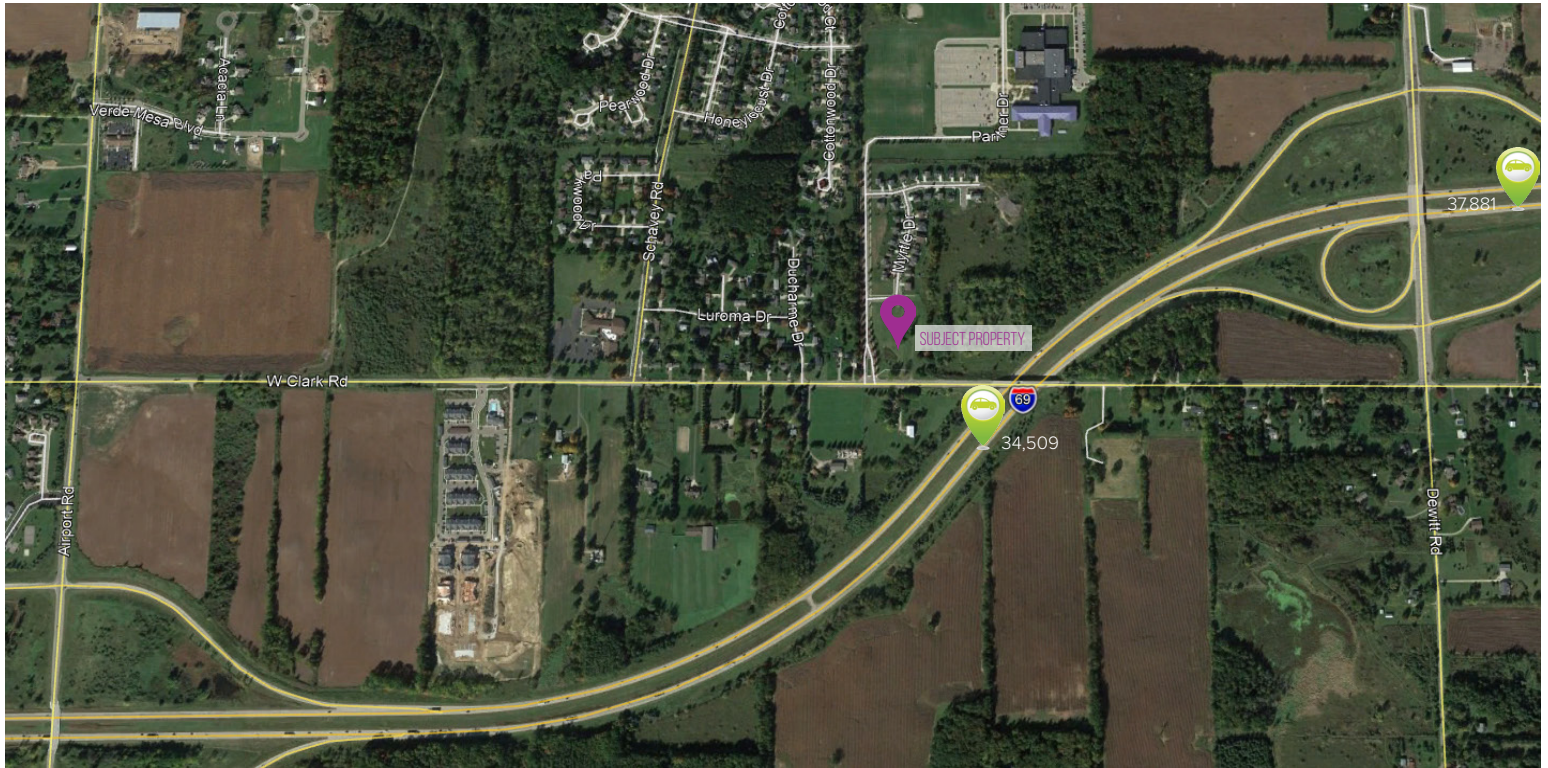
SHADYBROOK PROFESSIONAL OFFICE PARK



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,540	19,062	76,837
Households	600	7,189	32,236
Median Household Income	\$49,285	\$76,202.93	\$55,358.14

AERIAL & TRAFFIC COUNTS



For more information, please contact:
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