

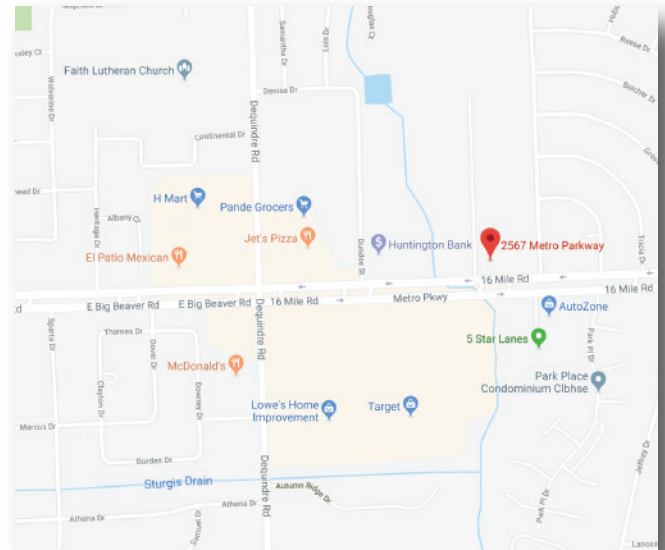


OFFICE BUILDING FOR SALE/LEASE 2567 METROPOLITAN PARKWAY, STERLING HEIGHTS, MI 48310

PROPERTY OVERVIEW:

- Phenomenal location on Metropolitan Parkway, border of Macomb/Oakland County
- Great Opportunity for an owner/occupant with rental income
- Land Contract Possible
- Contact Broker for additional information

Property Type:	Office/Medical
Cross Streets:	Metropolitan Parkway and Dequindre
Total Square Footage:	11,130
Building Name:	Chand Professional Building
Minimum Sq. Ft. Available:	1,600
Maximum Sq. Ft. Available:	3,650
Lease Rate:	\$14.95/SF
Lease Type:	Gross + Utilities
Sale Price:	\$1,000,000.00 (\$89.85/SF)
Lot Size:	1.11 Acres
Year Built:	1992
Zoning:	Office/Medical
Parking Spaces:	Ample
Property Taxes:	2019: \$20,024.24



AGENT CONTACT INFO

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Matching the right people to the right place.

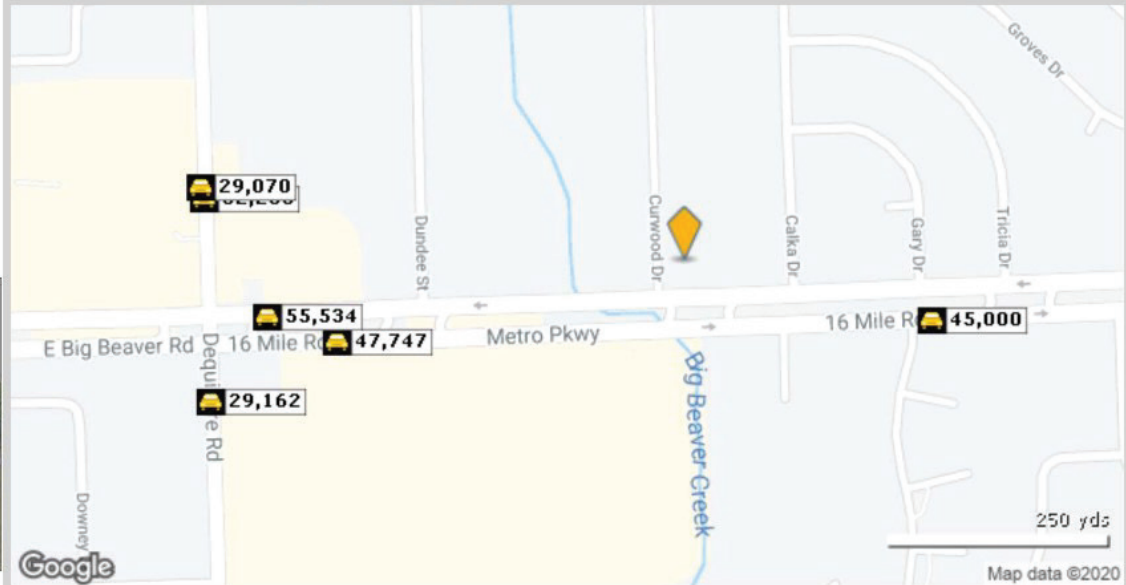
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TRAFFIC COUNT AND DEMOGRAPHIC REPORTS

Chand Professional Bldg

2567 Metropolitan Pky, Sterling Heights, MI 48310

Traffic Counts



Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	16,299	93,031	256,775
2025 Population:	16,473	94,232	260,040
Pop Growth 2020-2025:	1.07%	1.29%	1.27%
Average Age:	40.9	40.5	40.6
Households			
2020 Total Households:	5,699	33,938	102,128
HH Growth 2020-2025:	1.05%	1.35%	1.30%
Median Household Inc:	\$68,752	\$71,504	\$69,925
Avg Household Size:	2.9	2.7	2.5
2020 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$194,436	\$215,059	\$188,610
Median Year Built:	1976	1975	1971

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ADDITIONAL PHOTOS



Matching the right people to the right place.