

1,700 - 4,200 SF MEDICAL/OFFICE



FOR LEASE

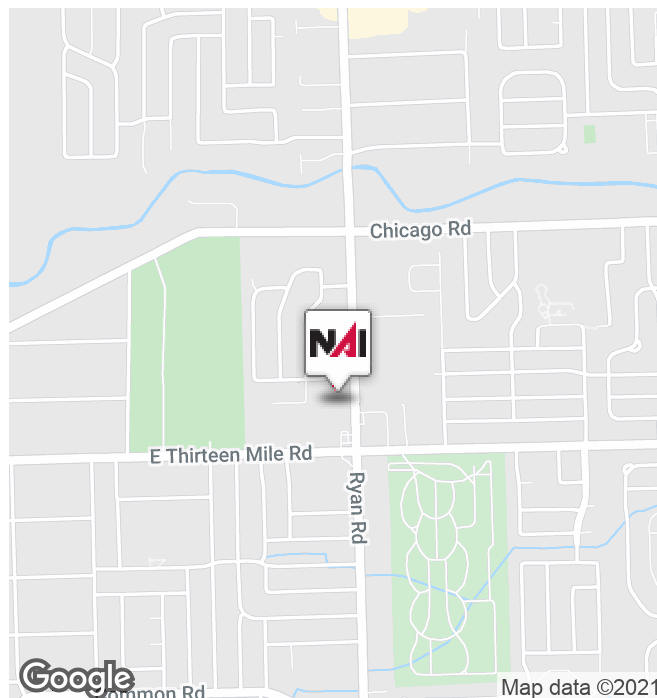


31207 Ryan Rd

Warren, Michigan 48092

Property Highlights

- High Quality Medical Office Building on Ryan Road, just North of 13 Mile Rd
- Newer Build (2016)
- 6,822 Total SF. 2,622 SF is Currently Occupied by Happy Tooth Dental
- 1,700-4,200 SF Available. Build-to-Suit
- Private Suite Entrances
- Building and Monument Signage Available
- Convenient Access to I-696 and I-75
- Located in High-Density Residential Area. Over 300,000 Households within 5-Miles
- Close to Retail, Hotels and Restaurants
- On-Site Management



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Lesley Gutman

Senior Vice President | 248.860.6800
lgutman@farbman.com

Sheila Fogarty

Senior Vice President | 248.798.9813
fogarty@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.

1,700 - 4,200 SF MEDICAL/OFFICE



FOR LEASE

Lease Rate

\$13.00 SF/YR

LOCATION INFORMATION

Street Address	31207 Ryan Road
City, State, Zip	Warren, MI 48092
County	Macomb
Location Description	West side of Ryan Rd, North of 13 Mile Rd.

BUILDING INFORMATION

Building Class	B
Number of Floors	1
Average Floor Size	6,822 SF
Year Built	2016
Free Standing	No
Parking Spaces	61

PROPERTY INFORMATION

Property Type	Office/Medical
Zoning	C1

TRAFFIC COUNTS

Ryan Rd	29,955
---------	--------

OCCUPANTS

Happy Tooth Dental

AVAILABLE SPACES

Suite 1	1,700 SF
Suite 2	2,500 SF
*Max Contiguous	4,200 SF



Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Lesley Gutman
Senior Vice President | 248.860.6800
lgutman@farbman.com

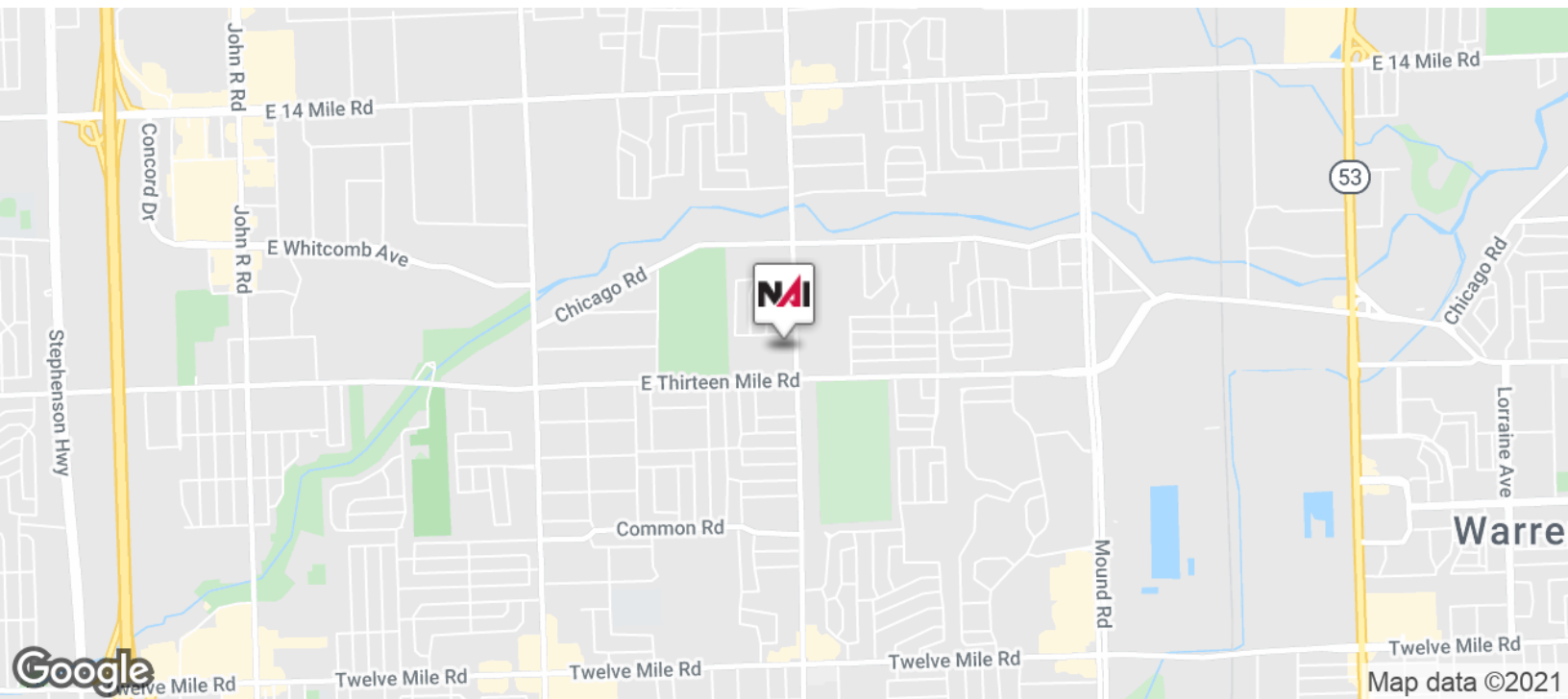
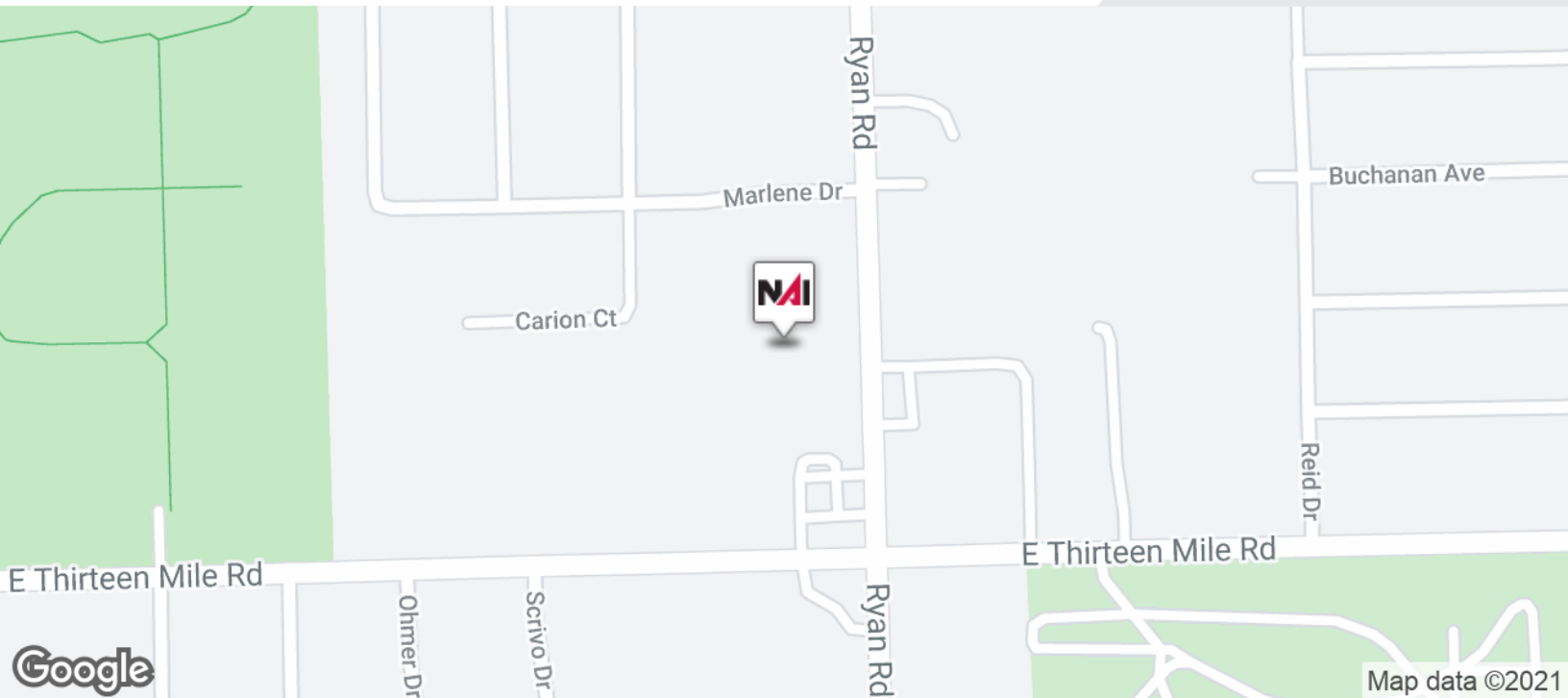
Sheila Fogarty
Senior Vice President | 248.798.9813
fogarty@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.

1,700 - 4,200 SF
MEDICAL/OFFICE



FOR LEASE



Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Lesley Gutman

Senior Vice President | 248.860.6800
lgutman@farbman.com

Sheila Fogarty

Senior Vice President | 248.798.9813
fogarty@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.

1,700 - 4,200 SF
MEDICAL/OFFICE



FOR LEASE



Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Lesley Gutman

Senior Vice President | 248.860.6800
lgutman@farbman.com

Sheila Fogarty

Senior Vice President | 248.798.9813
fogarty@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.

1,700 - 4,200 SF
MEDICAL/OFFICE



FOR LEASE



Map data ©2021 Imagery ©2021, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

NAI Farbman

Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Lesley Gutman
Senior Vice President | 248.860.6800
lgutman@farbman.com

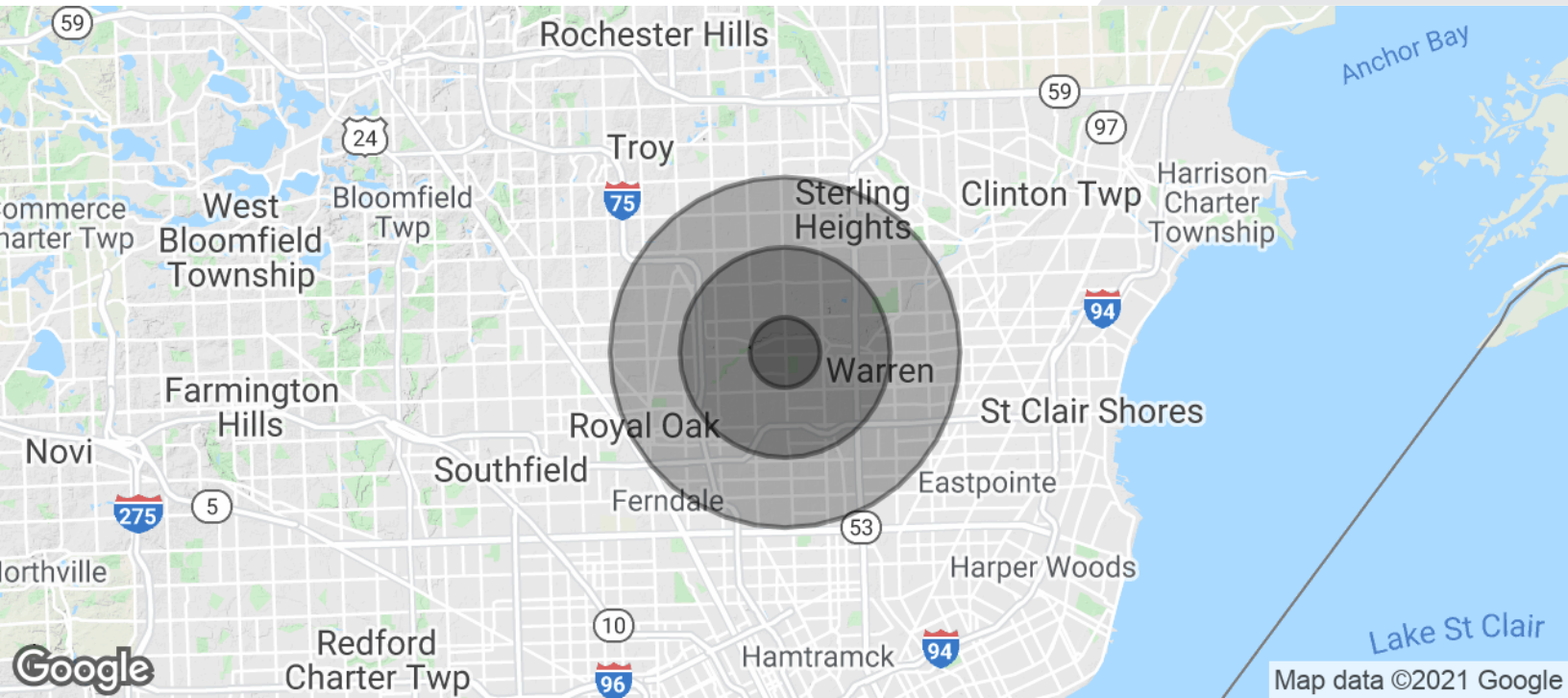
Sheila Fogarty
Senior Vice President | 248.798.9813
fogarty@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.

1,700 - 4,200 SF MEDICAL/OFFICE



FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,273	98,787	301,768
Average age	41.6	39.9	39.7
Average age (Male)	40.0	38.3	38.3
Average age (Female)	42.8	42.0	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,245	39,589	122,712
# of persons per HH	2.7	2.5	2.5
Average HH income	\$65,798	\$57,896	\$59,775
Average house value	\$155,887	\$152,063	\$158,576

* Demographic data derived from 2010 US Census



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Lesley Gutman

Senior Vice President | 248.860.6800
lgutman@farbman.com

Sheila Fogarty

Senior Vice President | 248.798.9813
fogarty@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL, INC. CA BRE LIC. #01990696.