



# OUTPATIENT MEDICAL SPACE FOR LEASE

## 560 W Mitchell St.

### executive summary



560 W Mitchell St. | Petoskey, MI 49770

<b>AVAILABLE SF:</b>	STE 320 - 1,136 SF
<b>LOT SIZE:</b>	4.69 ACRES
<b>ZONING:</b>	COMMERCIAL
<b>MARKET:</b>	MEDICAL

#### PROPERTY OVERVIEW

Outpatient Medical Facility space located on the third floor of the McLaren medical building in Petoskey. 1136 SF space with restroom, waiting room/reception area, storage closet and large office. Excellent space for chiropractor, pediatrics, dermatology, plastics, dental, physical therapy, counseling etc. Specialties provided in the building include audiology, cardiology, digestive health, internal medicine, obstetrics and gynecology, oncology and hematology, psychology, pulmonary, and sleep center. Tenant is responsible for in-suite electric, gas, phone/internet services.

#### PROPERTY HIGHLIGHTS

- Located on medical campus
- Prime location with hospital access
- Minutes from downtown Petoskey
- Lobby includes coffee shop and complimentary wheelchair transport for patients



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## 560 W Mitchell St, Suite 320

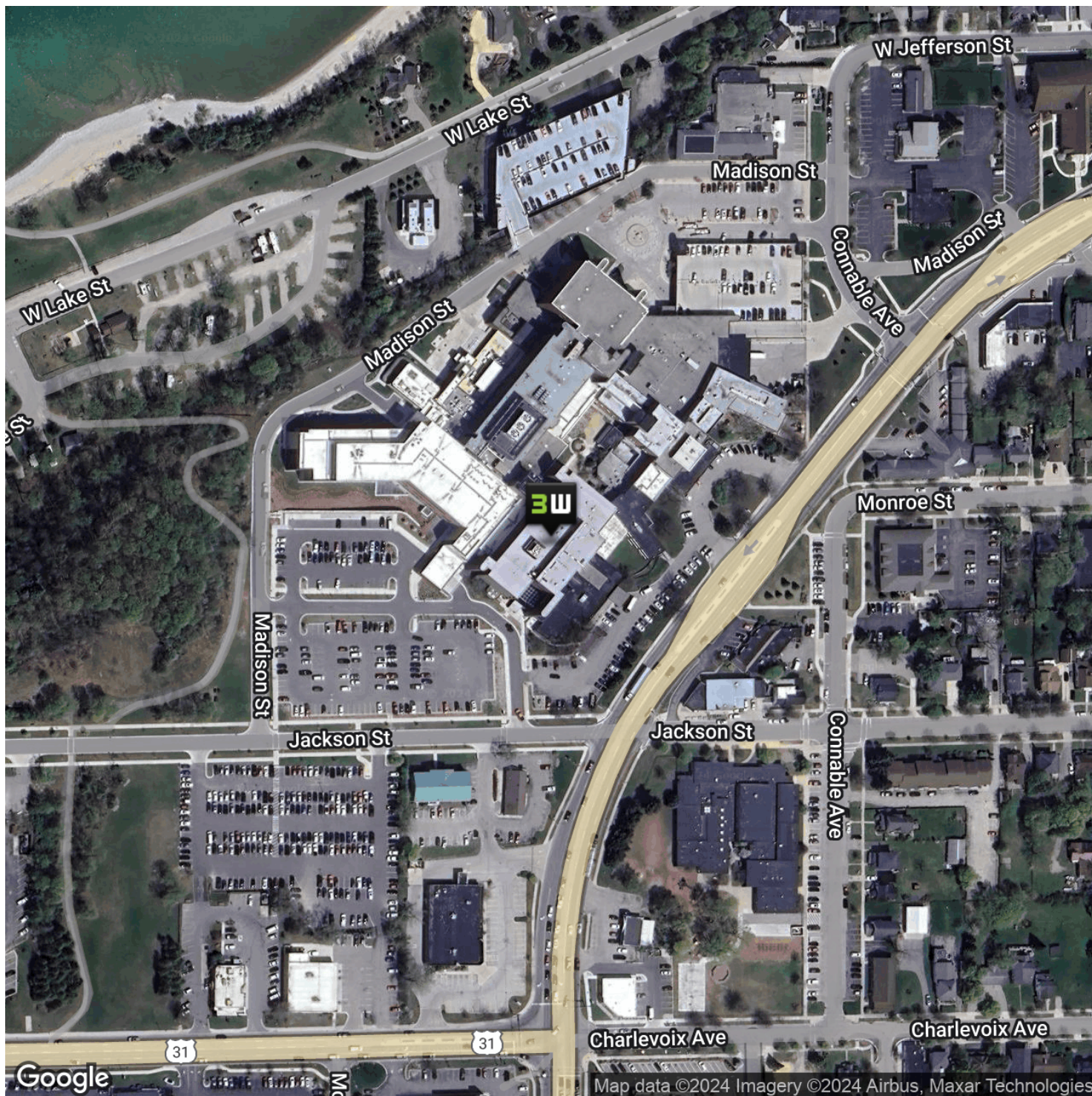


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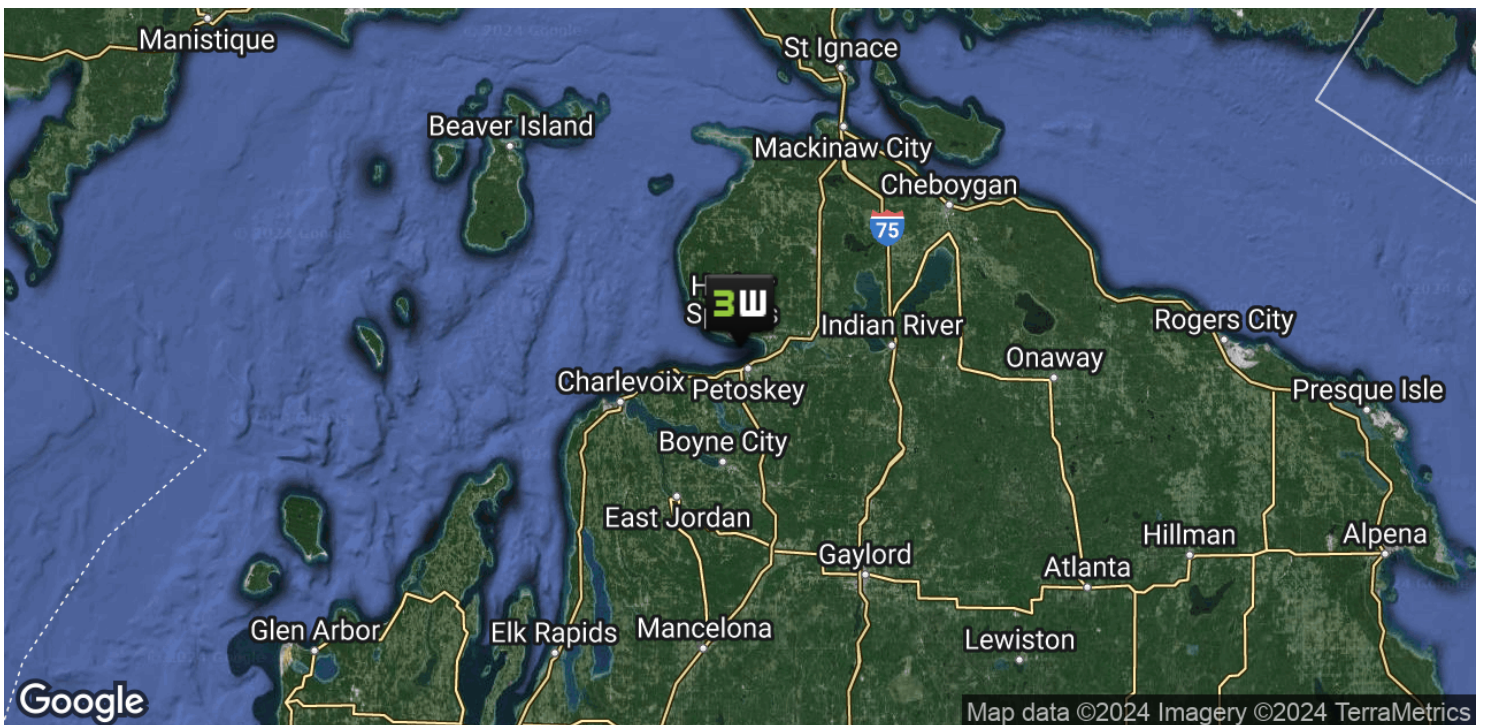


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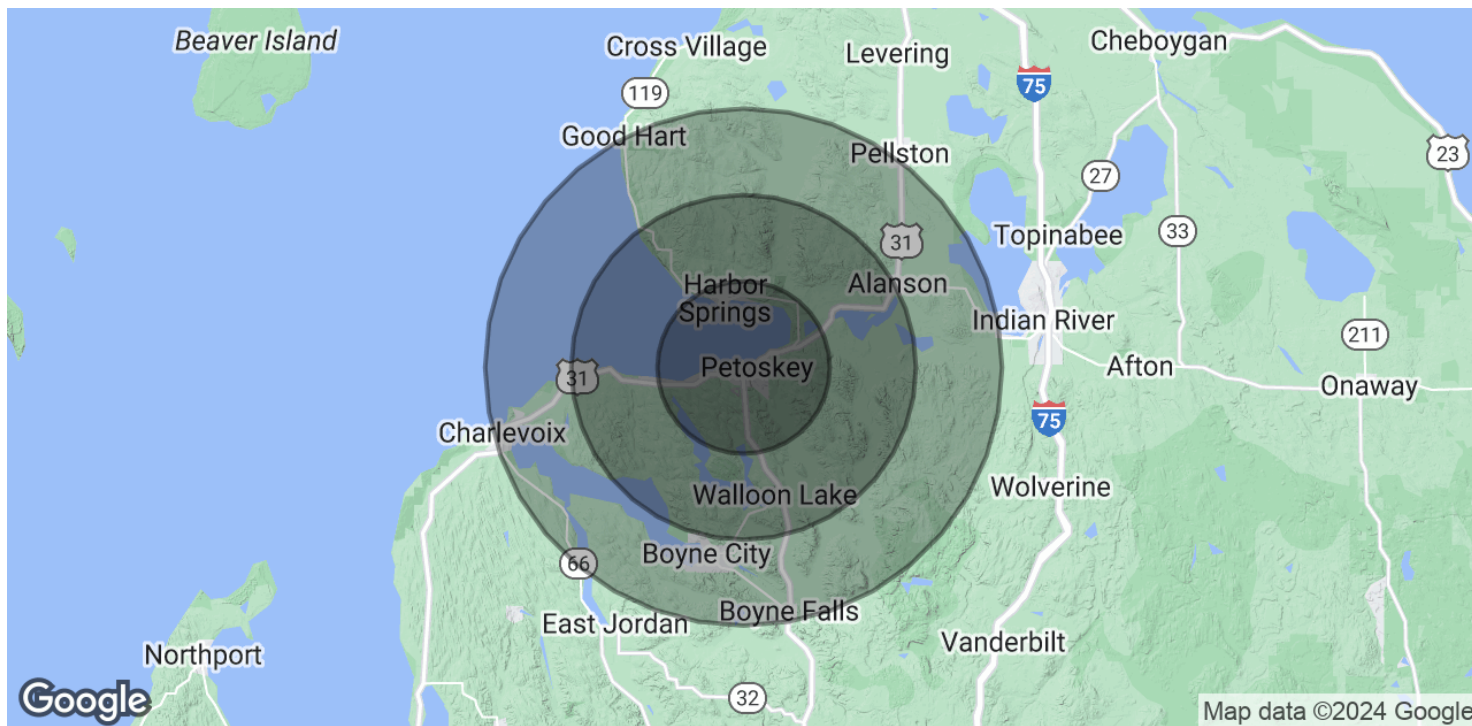


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,627	27,357	46,593
Average Age	44.6	45.8	46.3
Average Age (Male)	43.4	44.4	45.4
Average Age (Female)	45.7	47.2	47.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,288	18,024	30,827
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$56,826	\$57,770	\$54,950
Average House Value	\$273,513	\$261,622	\$243,141

\* Demographic data derived from 2020 ACS - US Census

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