

OFFICE-MEDICAL BUILDING FOR LEASE (POSSIBLE SALE) 3601 E. ELEVEN MILE RD., WARREN, MI 48092



PROPERTY DESCRIPTION

Former PT suite, can be subdivided.
Tenant improvement allowance is negotiable. Free rent is a possibility
Located on the north side of 11 Mile Road, just west of Ryan

PROPERTY HIGHLIGHTS

- Well kept building with up to 6,647 contiguous square feet available
- Sale of unit is also a possibility

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	3,763 SF
Lot Size:	1.224 Acres
Building Size:	6,647 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,197	44,974	137,092
Total Population	12,313	110,338	337,748
Average HH Income	\$55,186	\$52,615	\$52,653

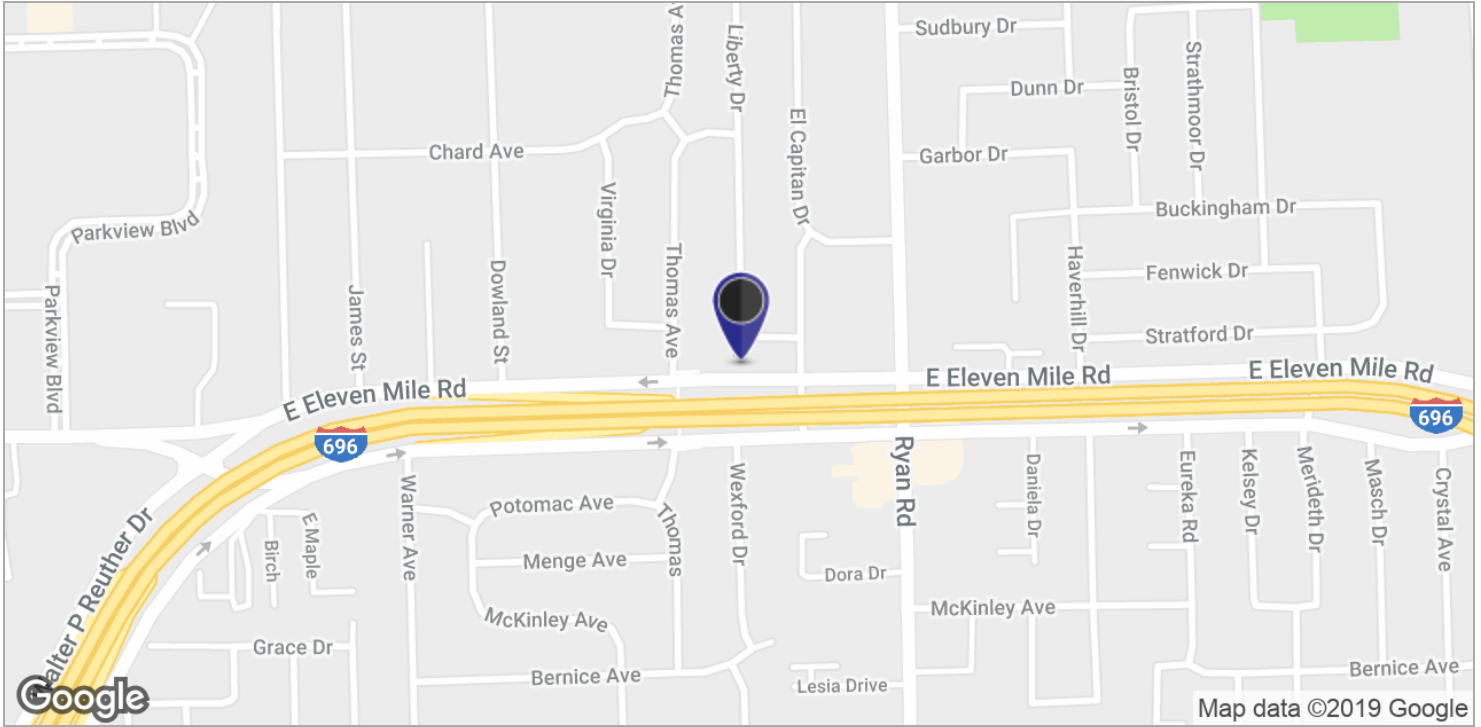
PASQUALE (LINO) SCAMARDELLA

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LINO REALTY, INC.

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44200 Garfield Road, Suite 160 Clinton Township, MI

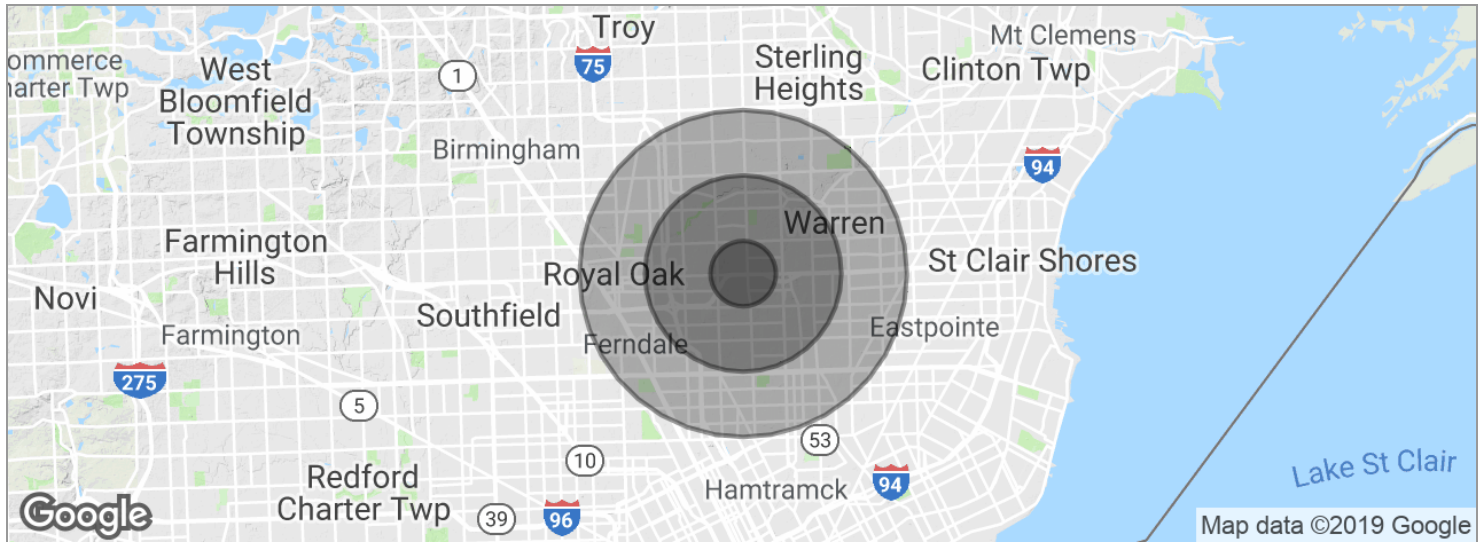
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,313	110,338	337,748
Median age	41.9	39.3	38.0
Median age (Male)	40.7	38.0	36.5
Median age (Female)	43.4	40.6	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,197	44,974	137,092
# of persons per HH	2.4	2.5	2.5
Average HH income	\$55,186	\$52,615	\$52,653
Average house value	\$144,350	\$132,080	\$137,093

* Demographic data derived from 2010 US Census