

30671-30675 STEPHENSON HWY

30675 Stephenson Hwy, Madison Heights, MI 48071



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 30675 Stephenson Hwy | Madison Heights, MI 48071



PROPERTY OVERVIEW

46,332 SF medical office/former surgical center available for lease.

OFFERING SUMMARY

Lease Rate: \$20 SF/yr (NNN)
Building Size: 46,332 SF
Available SF: 6,096 - 11,969 SF
Year Built: 1960
Zoning: O1 - Office Services

PROPERTY HIGHLIGHTS

- High image building available for lease
- 6,096 SF & 11,969 SF available
- Ample parking
- Direct entry to suite
- Building and pylon signage available
- Contact Broker for additional details

BUILDING/PROPERTY INFORMATION: 30675 Stephenson Hwy | Madison Heights, MI 48071

BUILDING INFORMATION

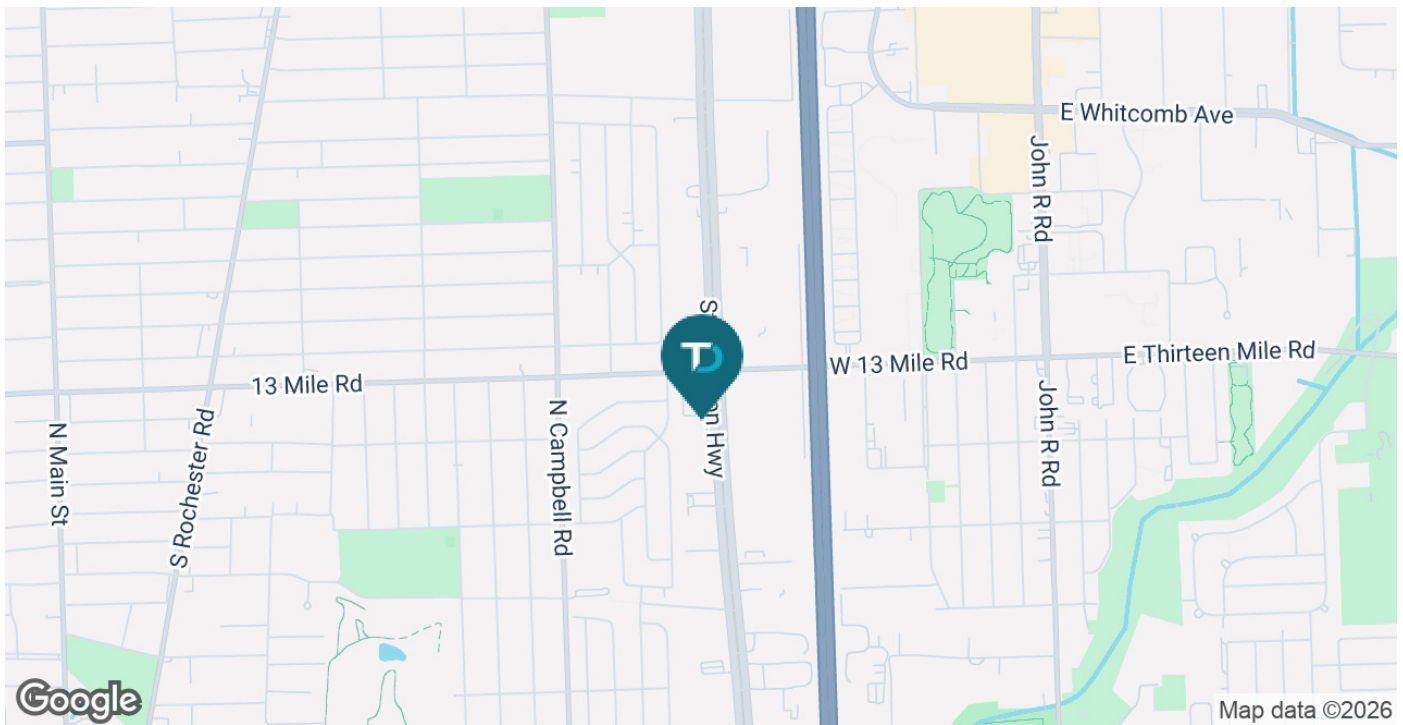
Price/SF:	\$20.00/SF + NNN
Price/AC:	\$0
Year Built:	1960
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	71

PROPERTY INFORMATION

Lot Size:	2.05 AC
Property Type:	Office
Property Subtype:	Medical
Zoning	O1 - Office Services
Traffic Count:	13,279 Vehicles/Day (Costar, 2025)
Legal Description:	Available upon request
APN:	25-11-126-022

LOCATION INFORMATION

Located on the west side of Stephenson Hwy, one block south of W 13 Mile Rd.



LEASE SPACES: 30675 Stephenson Hwy | Madison Heights, MI 48071



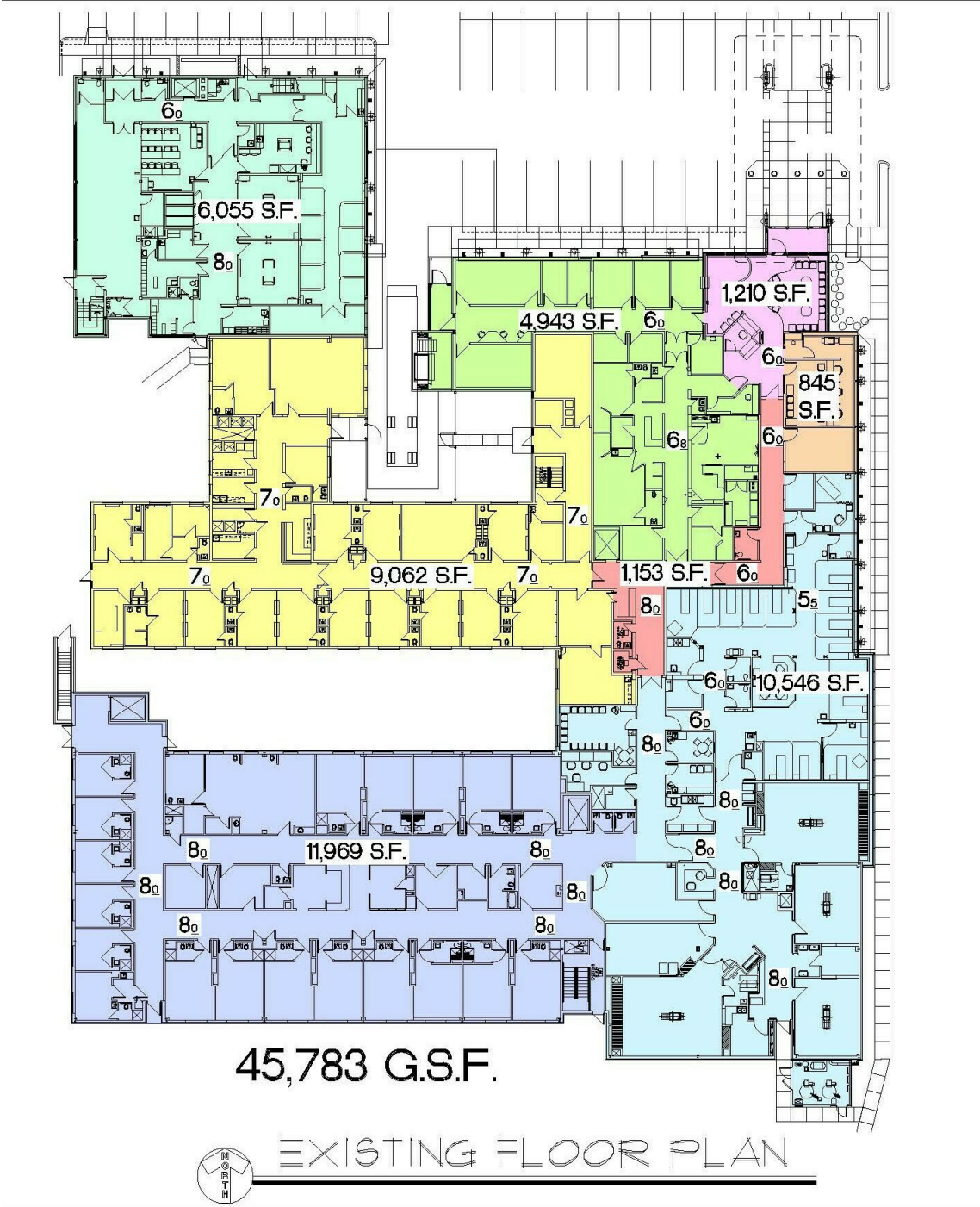
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,096 - 11,969 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

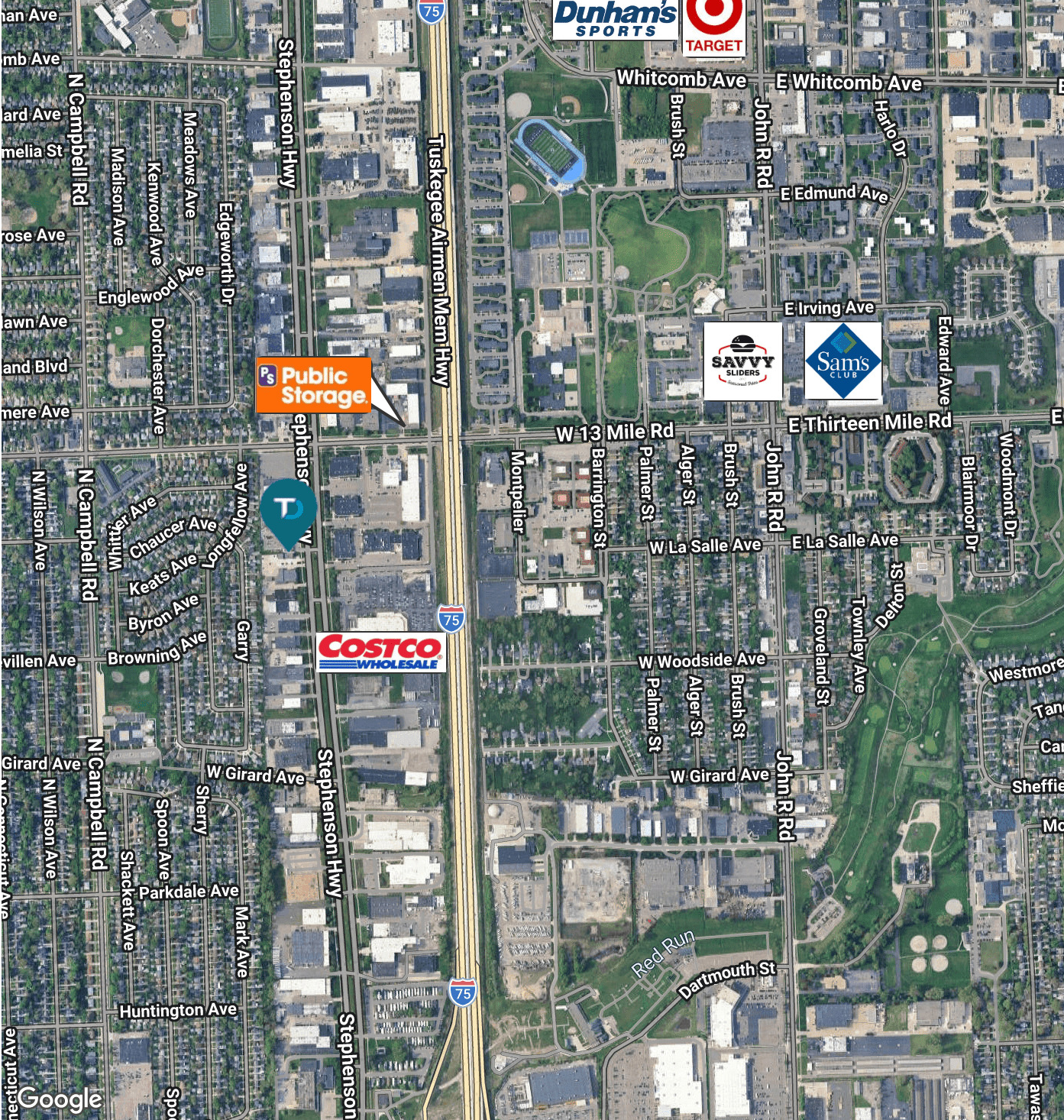
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
30671	Available	11,969 SF	NNN	\$20.00 SF/yr
30675	Available	6,096 SF	NNN	\$20.00 SF/yr

FLOOR PLAN: 30675 Stephenson Hwy | Madison Heights, MI 48071

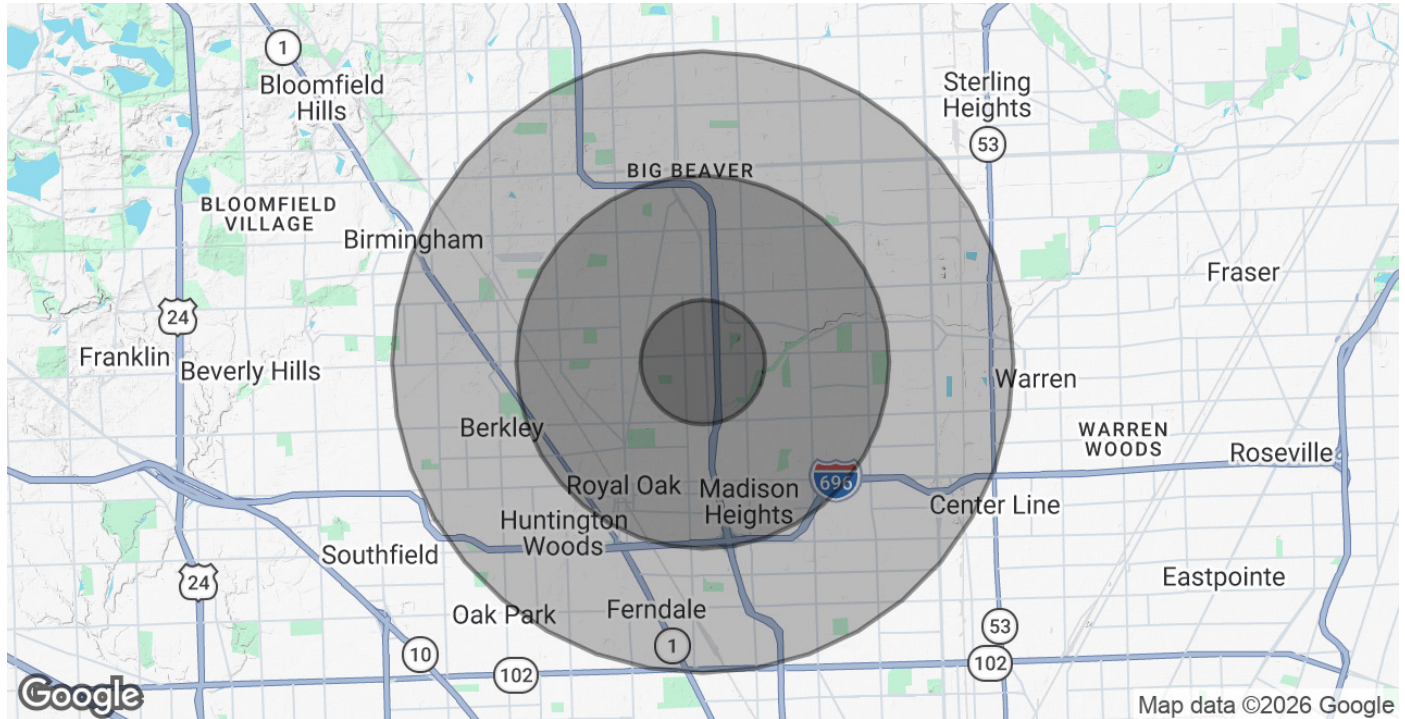




RETAILER MAP: 30675 Stephenson Hwy | Madison Heights, MI 48071



DEMOGRAPHICS MAP & REPORT: 30675 Stephenson Hwy | Madison Heights, MI 48071



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,993	118,695	320,208
Average Age	38.3	40.3	39.9
Average Age (Male)	37.9	39.4	38.8
Average Age (Female)	41.9	42.2	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,038	56,689	142,107
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$87,761	\$102,936	\$107,642
Average House Value	\$275,210	\$274,249	\$284,768

2023 American Community Survey (ACS)