

ICONIC
REAL ESTATE

FOR SALE/LEASE

4,098 SQUARE FEET



MEDICAL OFFICE

CONTACT

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313.603.**ICON**

3435 ORCHARD LAKE ROAD
KEEGO HARBOR, MI 48320

PROPERTY FEATURES

- Rare “turn-key” business and real estate opportunity in a great location
- Located across the street from St. Mary’s Preparatory High School campus
- Ideal location for medical office with great demographics along with multi-city draw
- 2,510 SF - Fully built out and equipped urgent care space
- 1,589 SF - Former dental suite
- Asking Rate: \$18.00/SF NNN
- Sale Price: Contact Broker

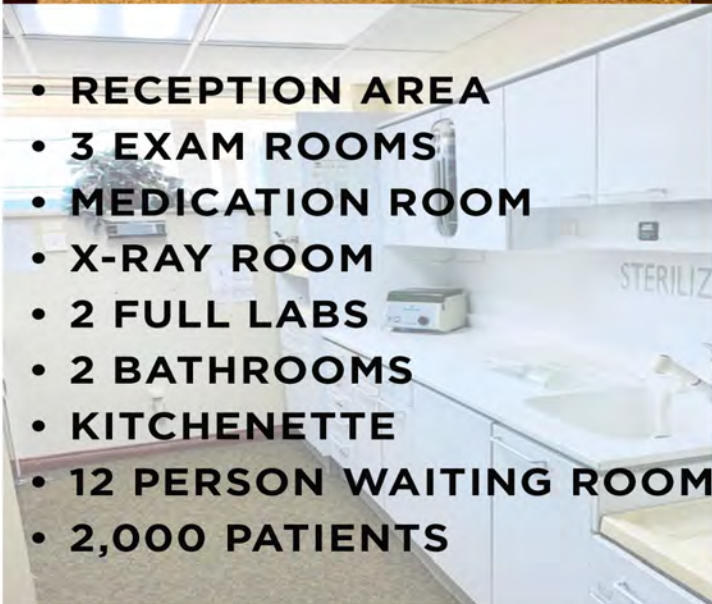


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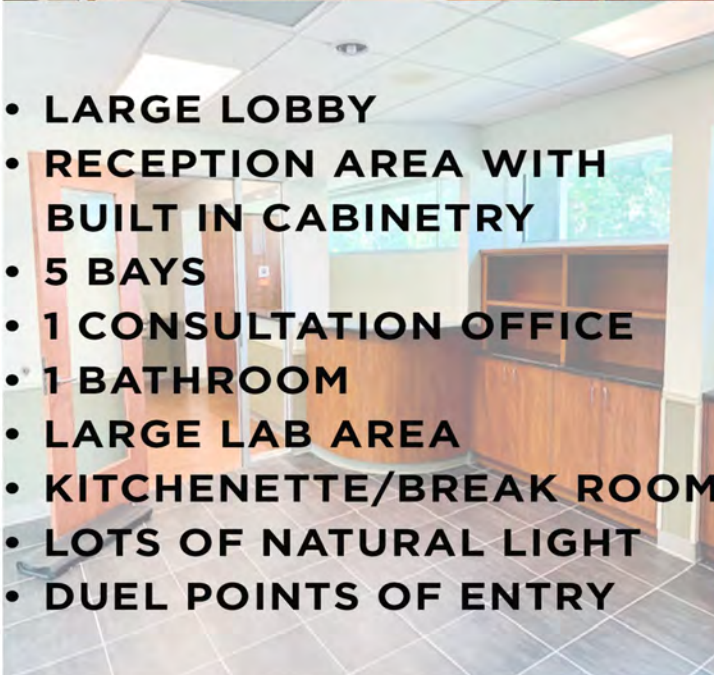
450 W. FORT STREET, DETROIT MI 48226

SUITE A - 2,510 SF URGENT CARE

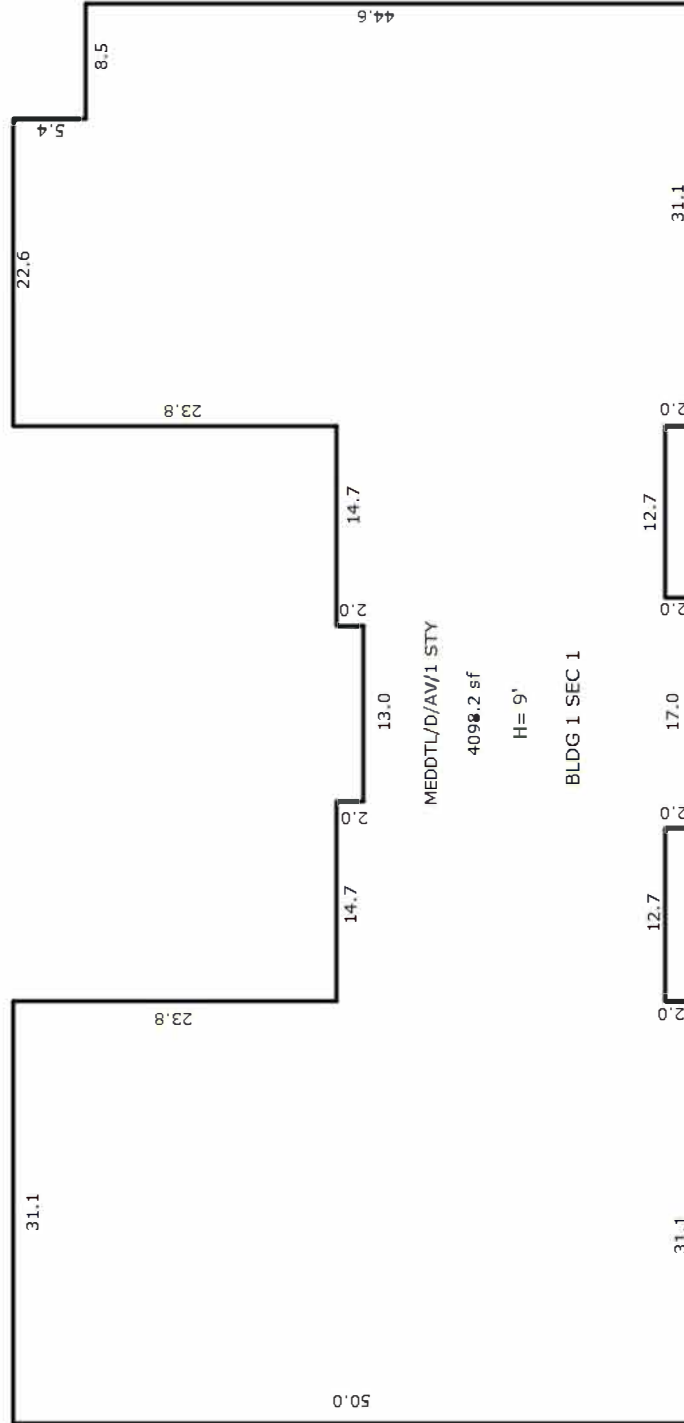


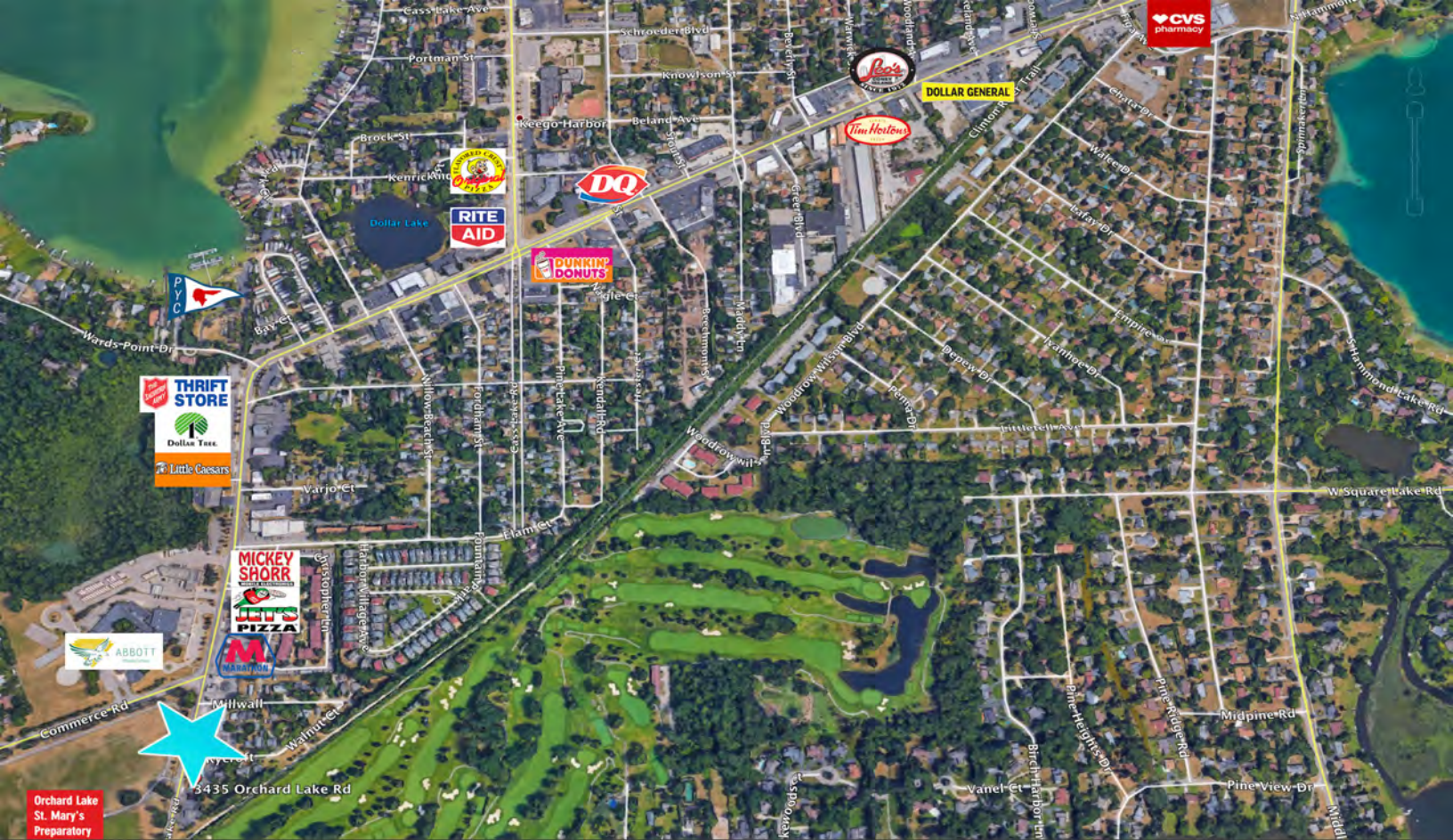
- RECEPTION AREA
- 3 EXAM ROOMS
- MEDICATION ROOM
- X-RAY ROOM
- 2 FULL LABS
- 2 BATHROOMS
- KITCHENETTE
- 12 PERSON WAITING ROOM
- 2,000 PATIENTS

SUITE B - 1,589 SF FORMER DENTAL EXPRESSIONS



- **LARGE LOBBY**
- **RECEPTION AREA WITH BUILT IN CABINETRY**
- **5 BAYS**
- **1 CONSULTATION OFFICE**
- **1 BATHROOM**
- **LARGE LAB AREA**
- **KITCHENETTE/BREAK ROOM**
- **LOTS OF NATURAL LIGHT**
- **DUEL POINTS OF ENTRY**





DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	43,311	41.20	1,770	\$69,393
3 MILE	51,269	42.00	20,590	\$85,541

DAILY TRAFFIC COUNTS

ROADS

ORCHARD LAKE RD/VARJO CT

DAILY TRAFFIC

29,699

ORCHARD LAKE RD/PINE CT

16,709