

OFFICE PROPERTY FOR SALE

New Price Reduction, Owner Anxious to Sell!

18285 E 10 MILE RD, SUITE 100
ROSEVILLE, MI 48066

PRICE REDUCED!



Very well maintained by professional on-site
management

Secure location with easy freeway access

Great corner location & efficient floor plan

Many windows and skylights



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$239,000
Price / SF:	\$78.36
Building Size:	3,050 SF
Zoning:	O-S
Year Built:	1986
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	17,000
Property Taxes:	\$6,709.00
Association Fees:	\$745 per month

PROPERTY OVERVIEW

This well-configured office suite is currently for sale in a prestigious office/medical complex. This corner suite was owned and occupied by the developer of the complex, and has an abundance of natural light as well as many unique architectural features. This building is located in a newer office complex that is well-maintained and has excellent parking along with professional management.

LOCATION OVERVIEW

Convenient location on 10 Mile Rd at Kelly Road with easy access to Gratiot Ave, I-94, and I-696. Close to Eastpointe, Saint Clair Shores, and The Pointes Communities.

PROPERTY HIGHLIGHTS

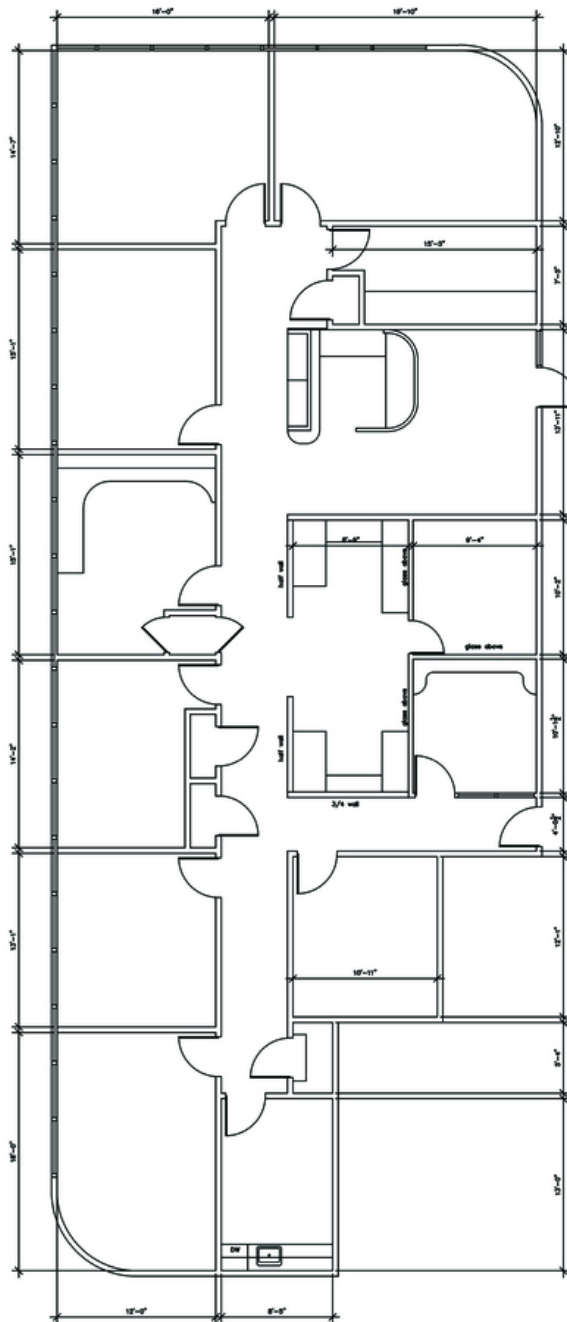
- Very well maintained by professional on-site management
- Secure location with easy access to I-94 and I-696
- Efficient floor plan
- Great corner location
- Many windows and skylights
- Owner motivated!



18285 E 10 MILE RD, SUITE 100, ROSEVILLE, MI

// ADDITIONAL PHOTOS





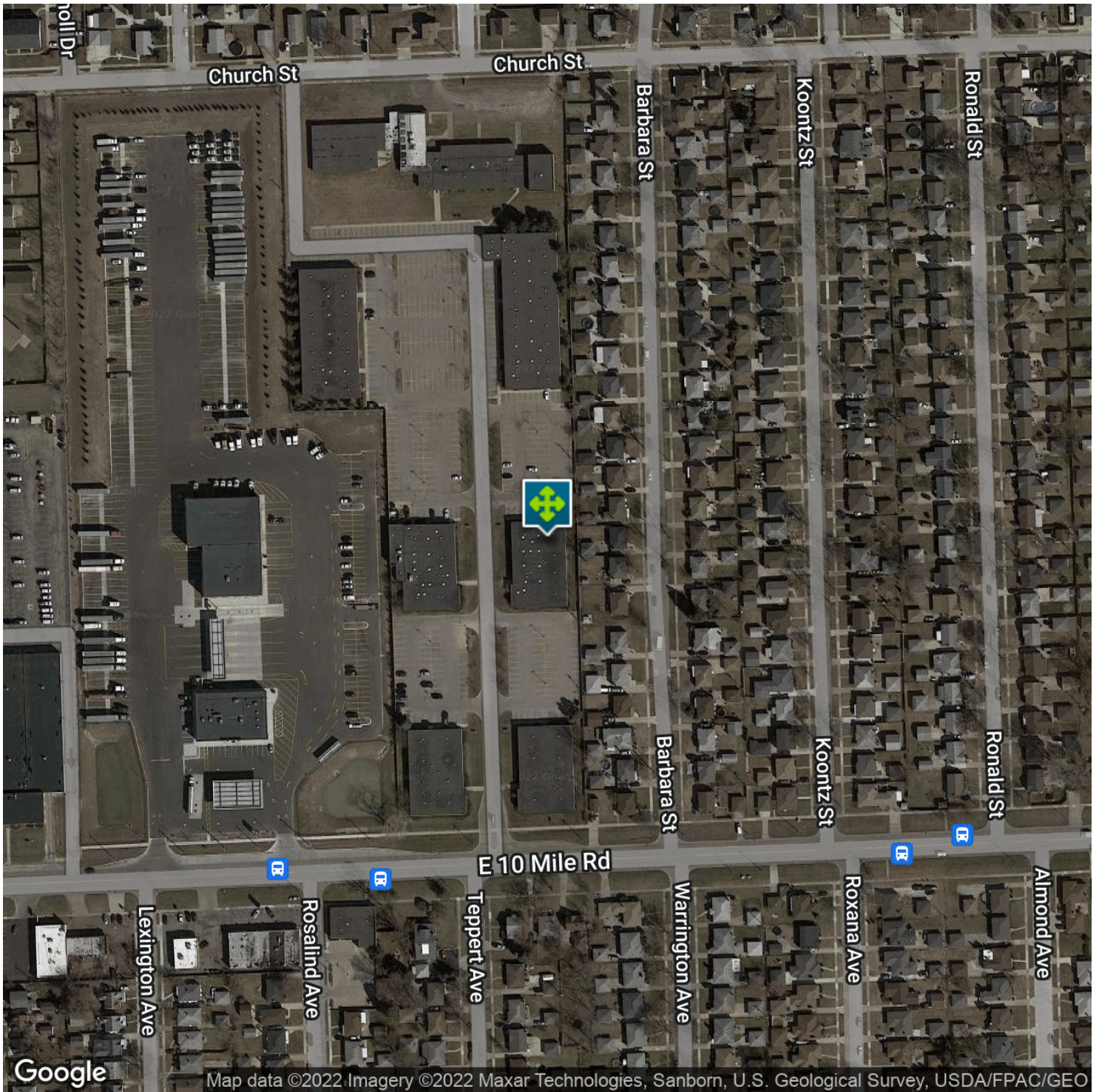
18285 E. 10 Mile Road, Roseville, MI

SUITE 100

APPROX 3,050 GROSS SQUARE FOOTAGE

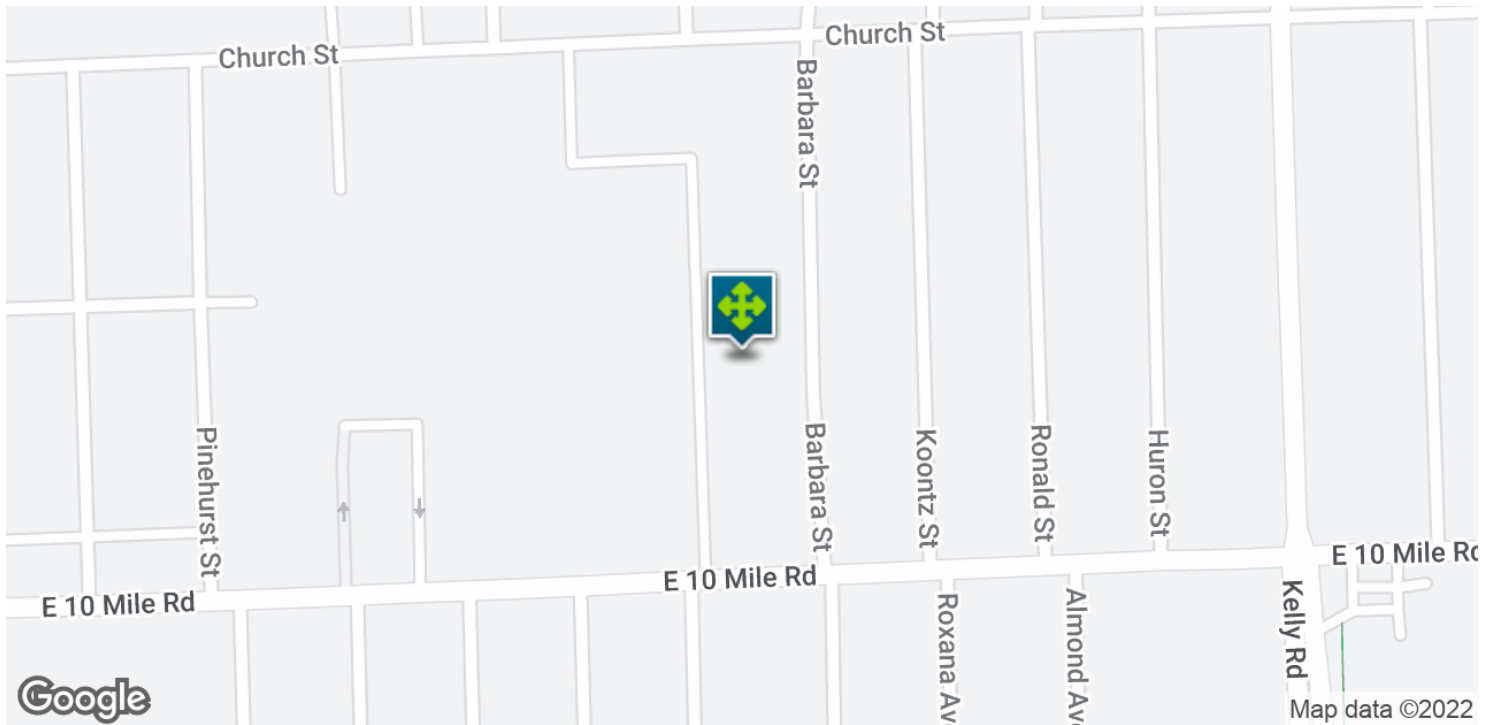
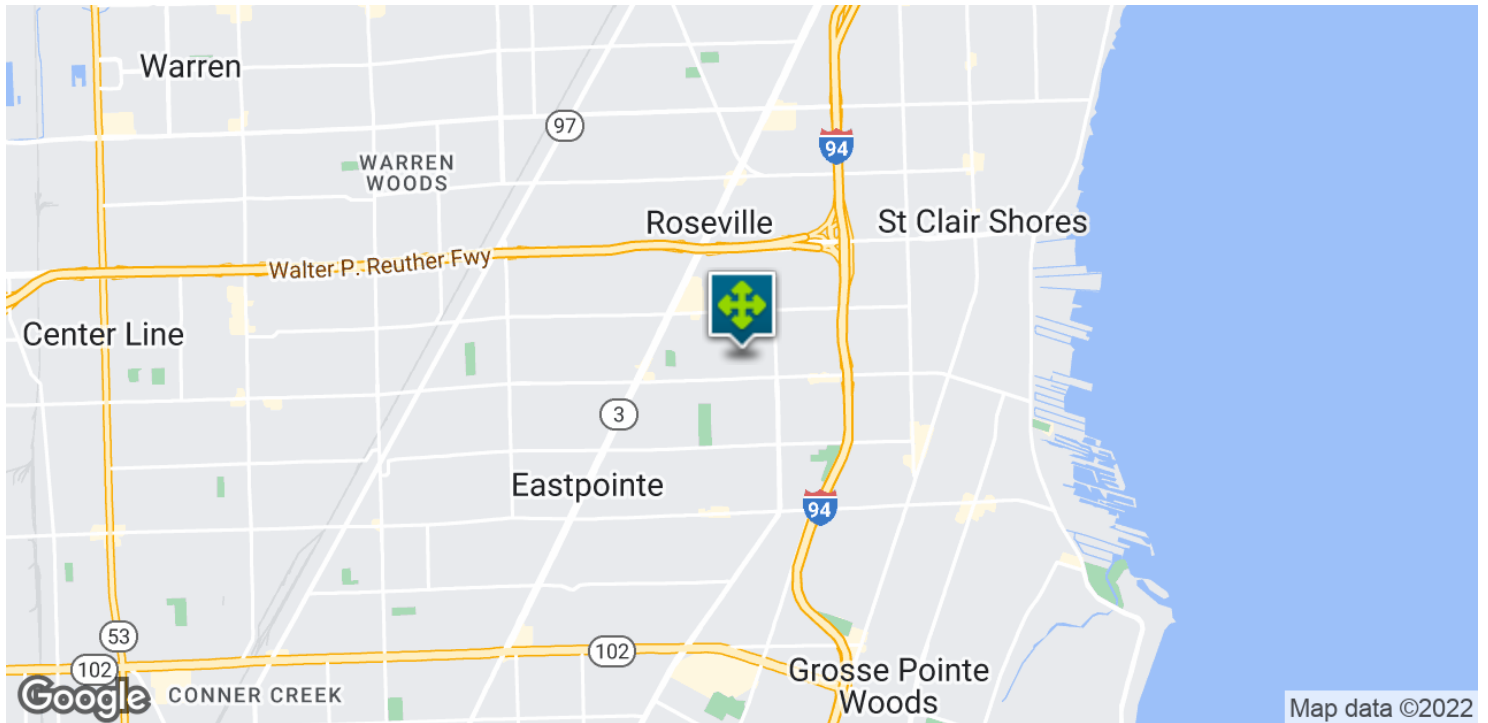
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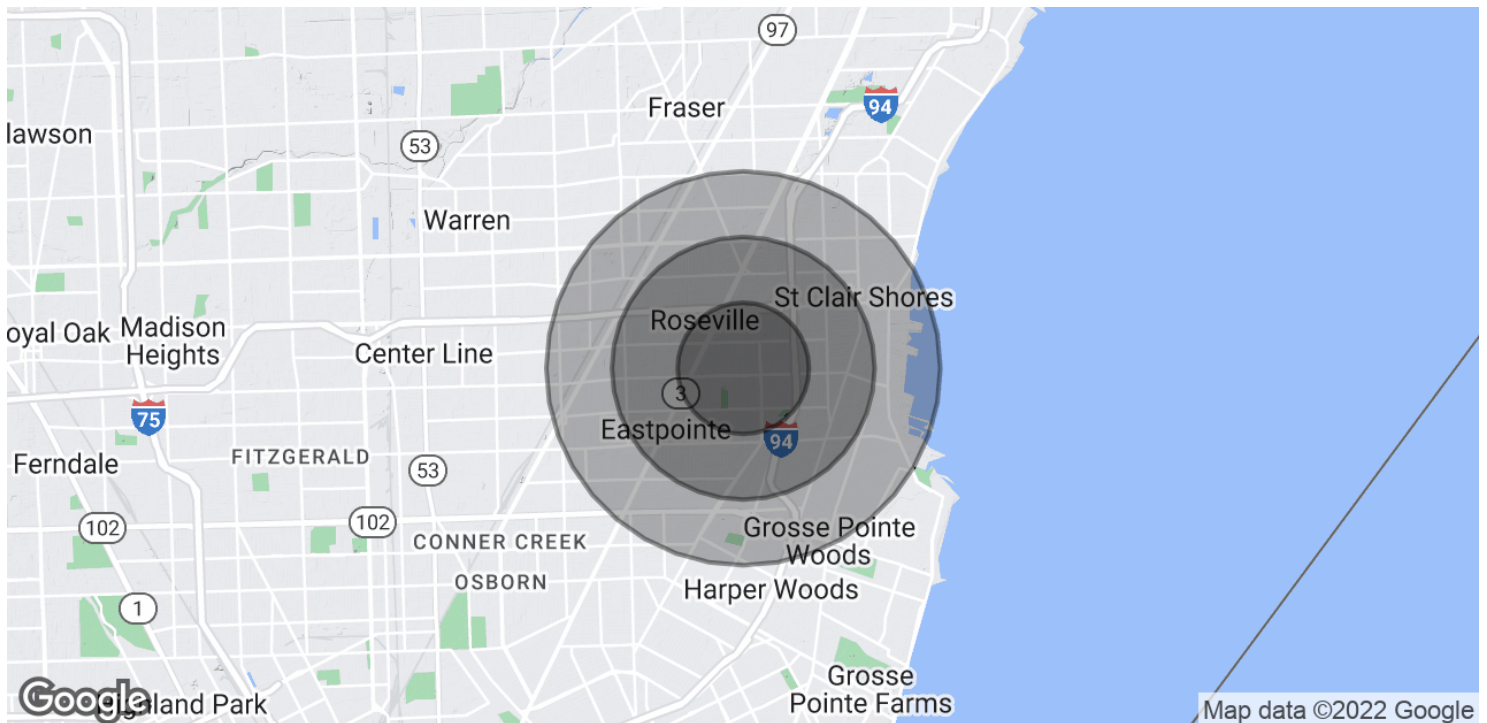
// AERIAL MAP



18285 E 10 MILE RD, SUITE 100, ROSEVILLE, MI

// LOCATION MAP



**POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	18,974	75,139	151,349
Average age	37.9	37.8	38.4
Average age (Male)	36.2	36.4	36.9
Average age (Female)	38.1	38.7	39.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,776	30,096	62,459
# of persons per HH	2.4	2.5	2.4
Average HH income	\$48,514	\$52,830	\$53,823
Average house value	\$123,461	\$116,613	\$118,990

* Demographic data derived from 2020 ACS - US Census