

## OFFICE PROPERTY FOR LEASE

# 1,350 - 2,545 SF Office & Medical Suites Available

42621 - 42633 GARFIELD ROAD  
CLINTON TOWNSHIP, MI 48038



1,350 - 2,545 SF Office/Medical

Aggressive Lease Rates

Main Road Signage and Direct Suite Access

Landlord Willing to Make Tenant Specific

Improvement for New Tenants



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,350 SF
Building Size:	12,000 SF
Lease Rate:	\$14.00 SF/yr (MG) + Utilities
Zoning:	O-1
Year Built/Renovated:	1988/2019
Lot Size:	3.64 Acres
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	30,957

## PROPERTY OVERVIEW

There are currently two suites for lease ranging from 1,350 - 2,545 SF within Clinton Oaks Professional Center, an attractive (3) three-building office/medical complex. The buildings have ample parking and both the interiors and exteriors have been recently renovated.

## LOCATION OVERVIEW

This office building is located south of 19 Mile Road on the west side of Garfield Road. Convenient location in the heart of Clinton Township, just south of Hall Road. Minutes from Henry Ford Hospital, Beaumont Urgent Care, DMC Children's Center, Macomb Community College, Partridge Creek & Lakeside Mall, and numerous area restaurants.

## PROPERTY HIGHLIGHTS

- 1,350 - 2,545 SF Office/Medical Suites
- Aggressive Lease Rates
- Main Road Signage and Direct Suite Access
- Landlord Willing to Make Tenant Specific Improvement for New Tenants
- Immediate Occupancy!

# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// AVAILABLE SPACES

**LEASE TYPE** | MG      **TOTAL SPACE** | 1,350 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$14.00 SF/yr

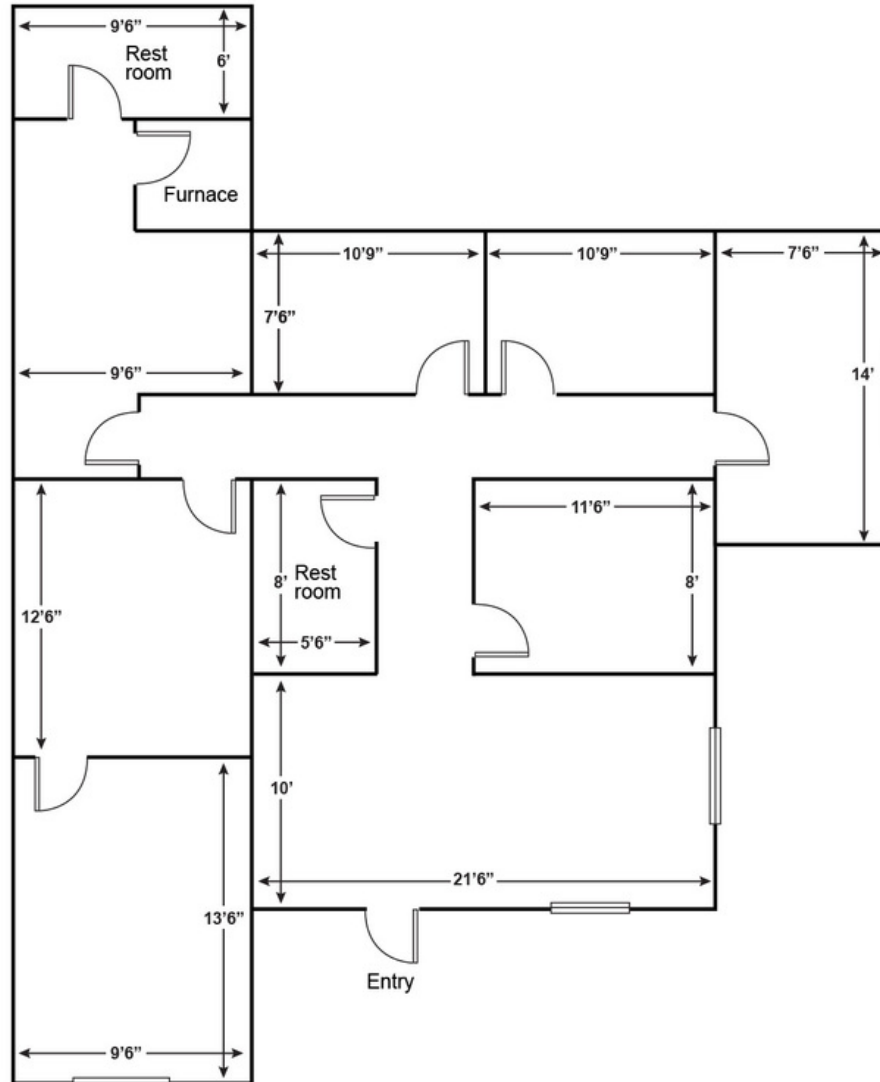


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
42627 Garfield, Suite 218	Available	1,350 SF	Modified Gross	\$14.00 SF/yr

# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

SUITE 218 // FLOOR PLAN



Suite 218 | 1,350 SF

Measurements are approximate and are not to scale.



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

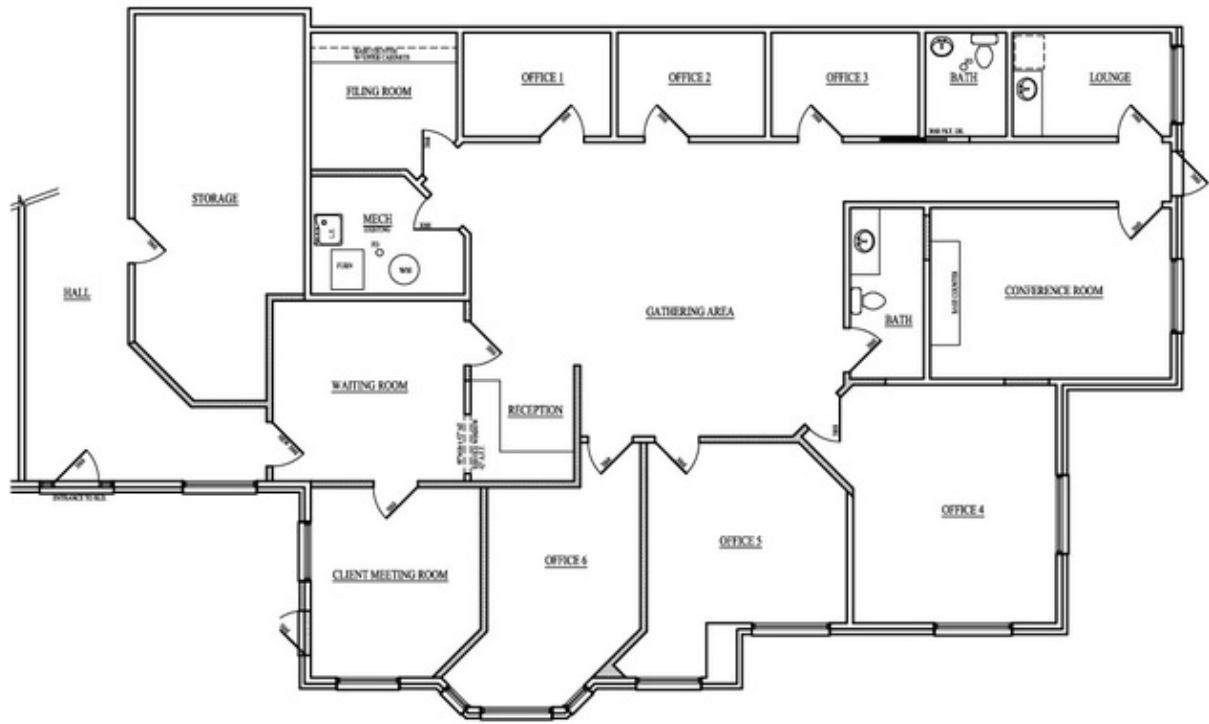
**PHILLIP J. MYERS** Senior Associate

phil@pacommercial.com (P) 248.358.0100 x110 (C) 586.242.4047

# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

SUITE 318 // FLOOR PLAN

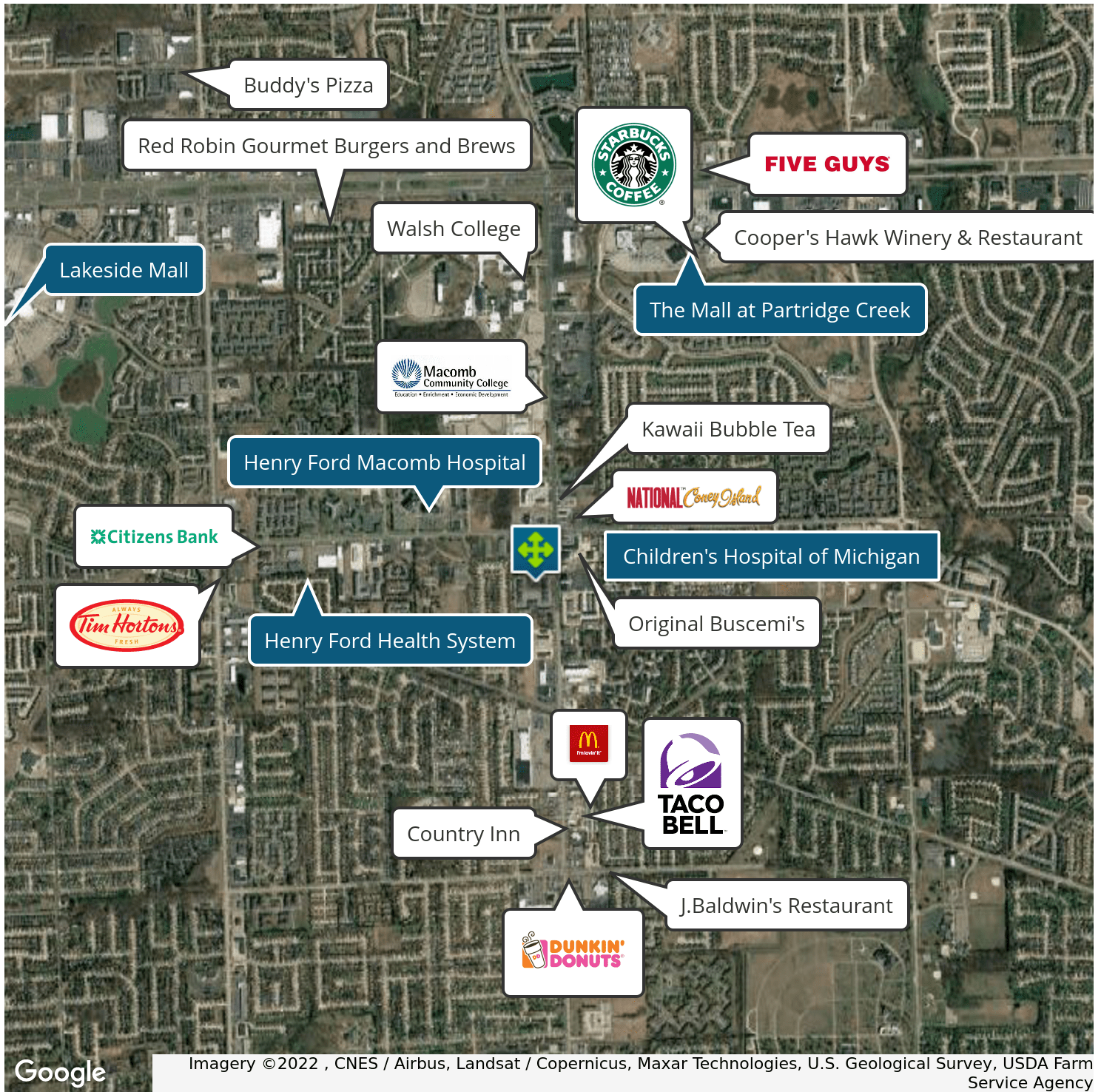


Suite 318 | 2,545 SF

# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

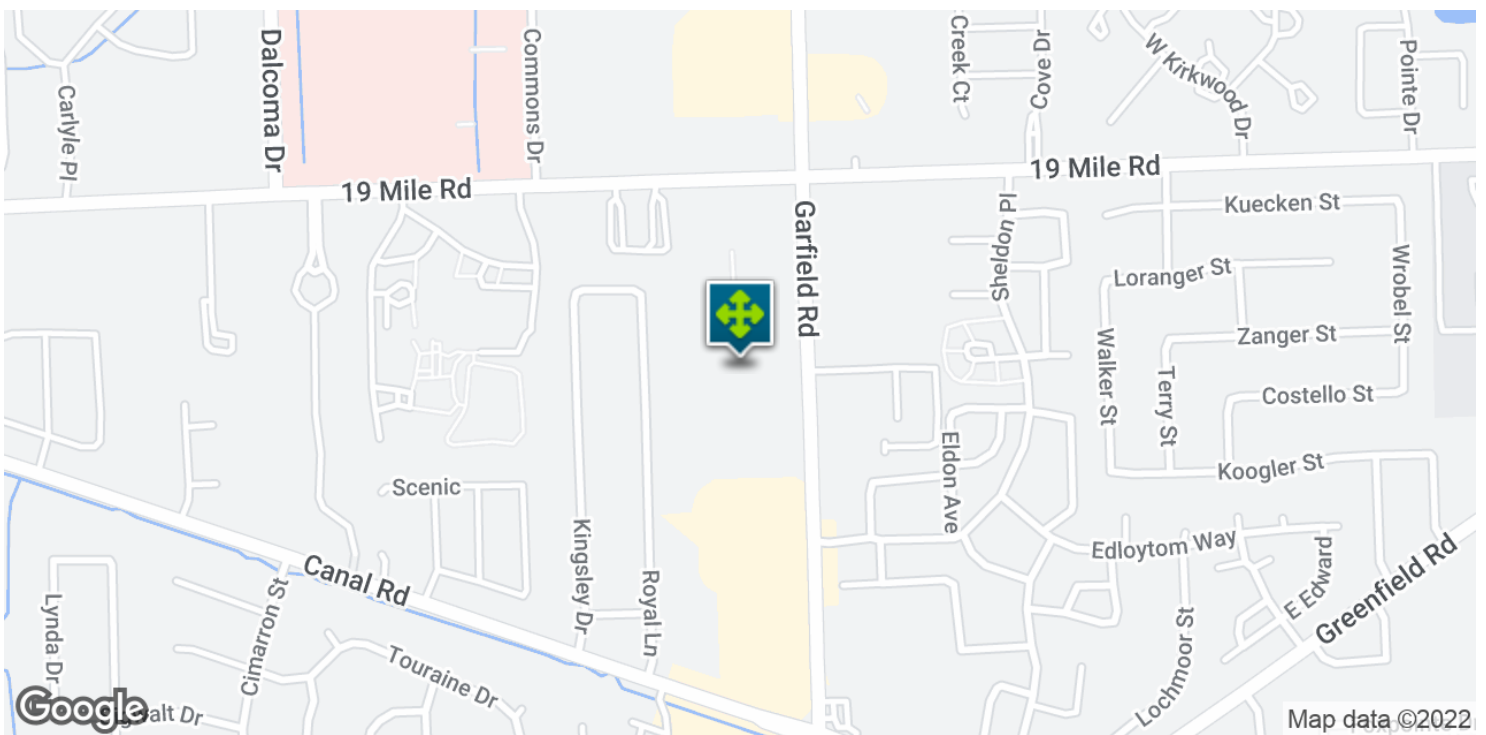
// RETAILER MAP



# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// LOCATION MAPS



# CLINTON OAKS PROFESSIONAL CENTER

42621 - 42633 GARFIELD ROAD, CLINTON TOWNSHIP, MI

// DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,282	110,130	274,413
Median age	42.7	40.7	39.8
Median age (Male)	38.6	38.7	38.0
Median age (Female)	45.2	42.2	41.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,044	44,893	107,965
# of persons per HH	2.0	2.5	2.5
Average HH income	\$57,501	\$71,531	\$71,311
Average house value	\$159,626	\$182,452	\$175,794

\* Demographic data derived from 2020 ACS - US Census