OFFICE PROPERTY FOR SALE/LEASE

Class A Medical/Surgery Center Facility in Clinton Township

43475 DALCOMA DRIVE
CLINTON TOWNSHIP, MI 48038

- Medical Condo Sales Available at $125 p/sf
- First Class Construction
- Generous Build-out Allowance
- Signage Available
- Ample Medical Parking

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OFFICE PROPERTY FOR SALE/LEASE

DALCOMA PROFESSIONAL BUILDING

43475 DALCOMA DRIVE, CLINTON TOWNSHIP, MI

// EXECUTIVE SUMMARY

OFFERING SUMMARY

Available SF:	1,757 - 10,362 SF
Lease Rate:	$17.00 SF/yr (NNN)
Sale Price:	$125 p/sf
Max Sale Price:	Unit 7: $219,635 Unit 8: $1,295,250
Zoning:	Medical
Year Built:	2003
Lot Size:	3.51 Acres
Market:	Detroit
Submarket:	Macomb East
Traffic Count:	22,300 on 19 Mile Rd

PROPERTY OVERVIEW

This amazing, state-of-the-art medical building and surgical center is a newer construction building in a fantastic location directly across the street from Henry Ford Macomb Hospital. Dalcoma Professional Building offers several leasing and ownership options in various second-floor suite sizes to fit your needs. Choose from 1,757 SF up to 10,362 SF - generous build-out allowance available. The building has a high-efficiency HVAC system, a generator, and is sprinklered throughout.

LOCATION OVERVIEW

Dalcoma Professional Building is located just north of 19 Mile Rd and west of Garfield Rd. This area of Clinton Township is surrounded by medical and professional office buildings, as well as upscale residential subdivisions. The property is less than a mile south of busy Hall Road - home of Lakeside Mall, Mall at Partridge Creek, Macomb Community College, Walmart Super Center, Meijer, Costco, Home Depot, Lowes, and hundreds of other popular retail and dining establishments.

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DALCOMA PROFESSIONAL BUILDING

43475 DALCOMA DRIVE, CLINTON TOWNSHIP, MI

// COMPLETE HIGHLIGHTS

LOCATION INFORMATION

Building Name	Dalcoma Professional Building
Street Address	43475 Dalcoma Drive
City, State, Zip	Clinton Township, MI 48038
County	Macomb
Market	Detroit
Sub-market	Macomb East
Cross-Streets	19 Mile Rd and Garfield Rd
Side of the Street	West
Road Type	Paved
Nearest Highway	I-94
Nearest Airport	Detroit City Airport (17 Miles)

BUILDING INFORMATION

Building Class	A
Occupancy %	80.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	30,000 SF
Year Built	2003
Load Factor	10.0
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Medical Condo Sales Available at $125 p/sf
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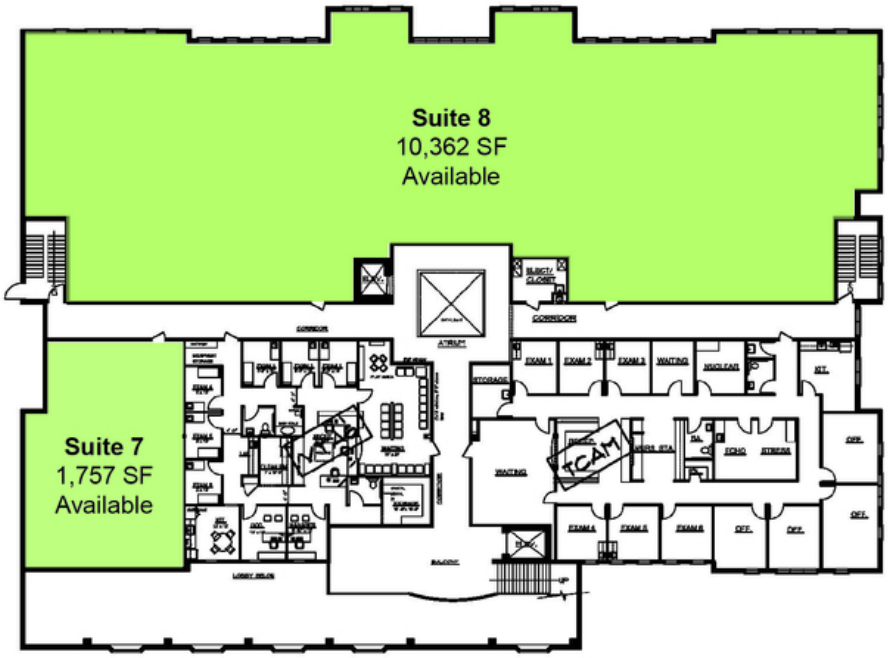
DALCOMA PROFESSIONAL BUILDING

43475 DALCOMA DRIVE, CLINTON TOWNSHIP, MI

// AVAILABLE SPACES

LEASE TYPE | NNN **TOTAL SPACE** | 1,757 - 10,362 SF **LEASE TERM** | Negotiable **LEASE RATE** | $17.00 SF/yr



SECOND FLOOR PLAN

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
43475 Dalcoma Drive, Suite 7	Available	1,757 SF	NNN	$17.00 SF/yr
43475 Dalcoma Drive, Suite 8	Available	10,362 SF	NNN	$17.00 SF/yr

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OFFICE PROPERTY FOR SALE/LEASE

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// ADDITIONAL PHOTOS

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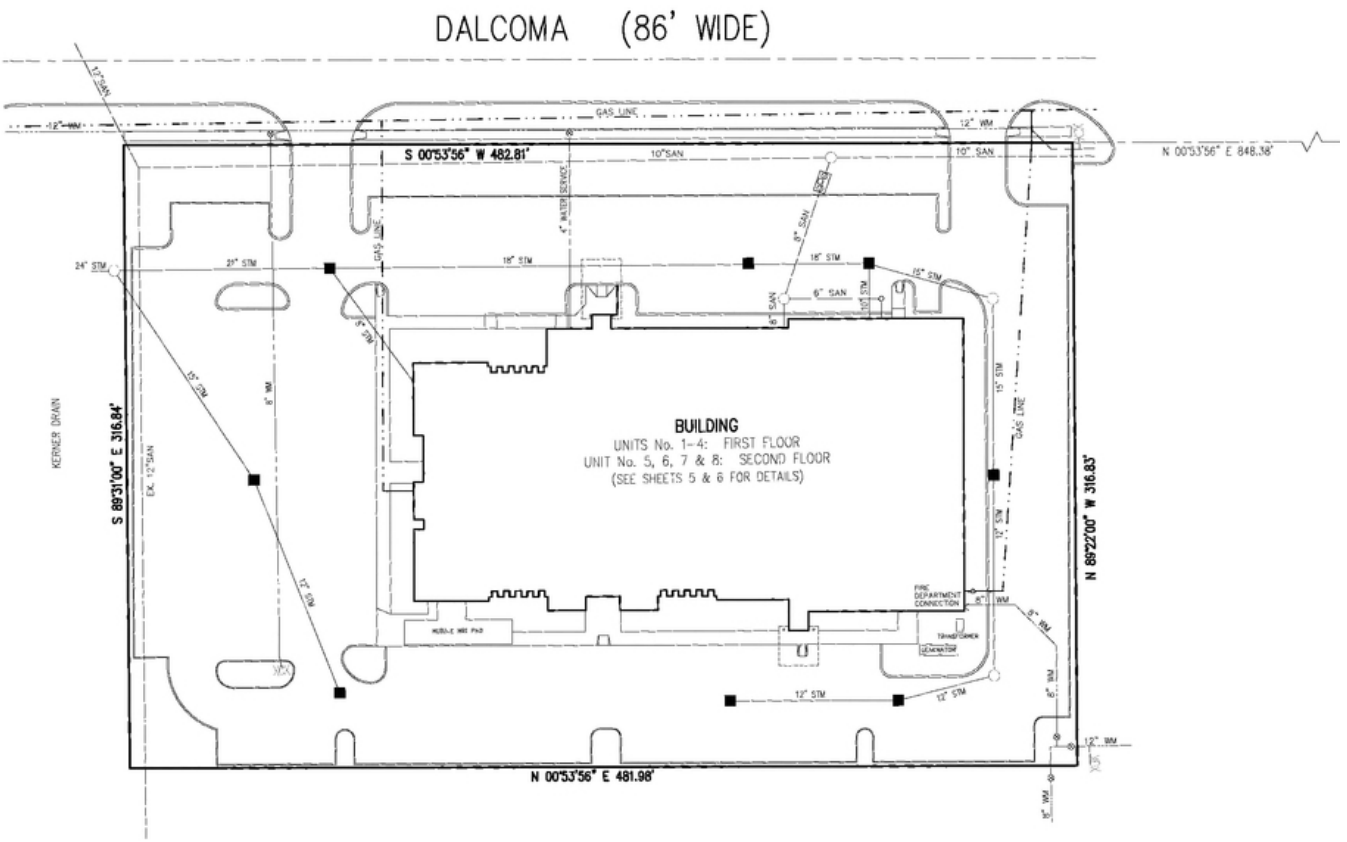
// SITE PLAN



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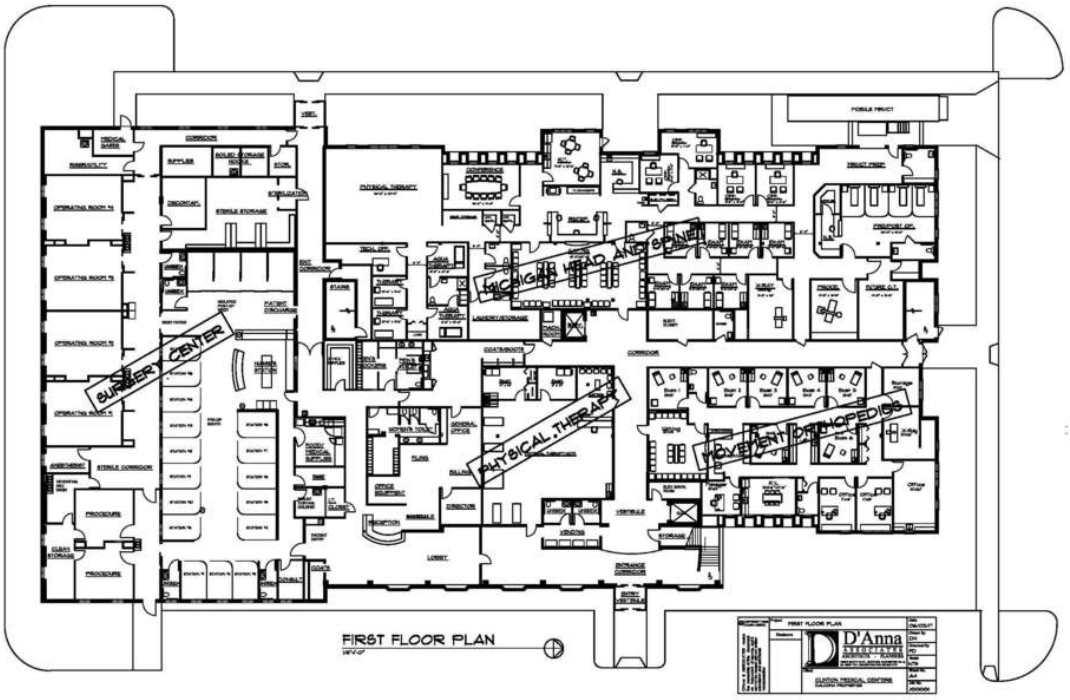
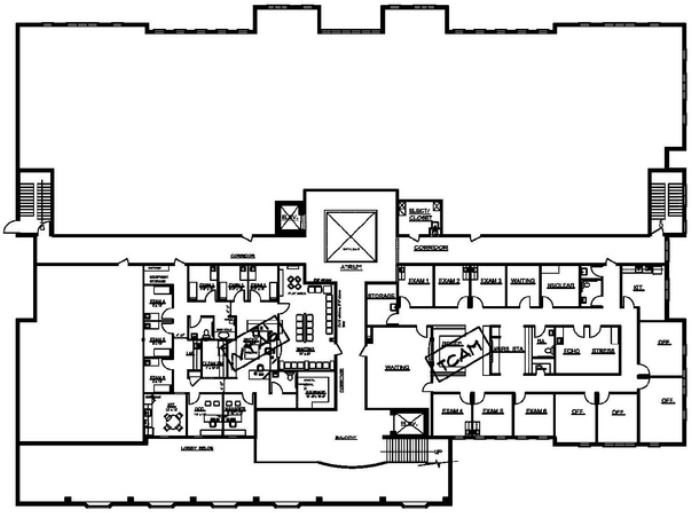
// FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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OFFICE PROPERTY FOR LEASE

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// AERIAL

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OFFICE PROPERTY FOR SALE/LEASE

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// RETAILER MAP

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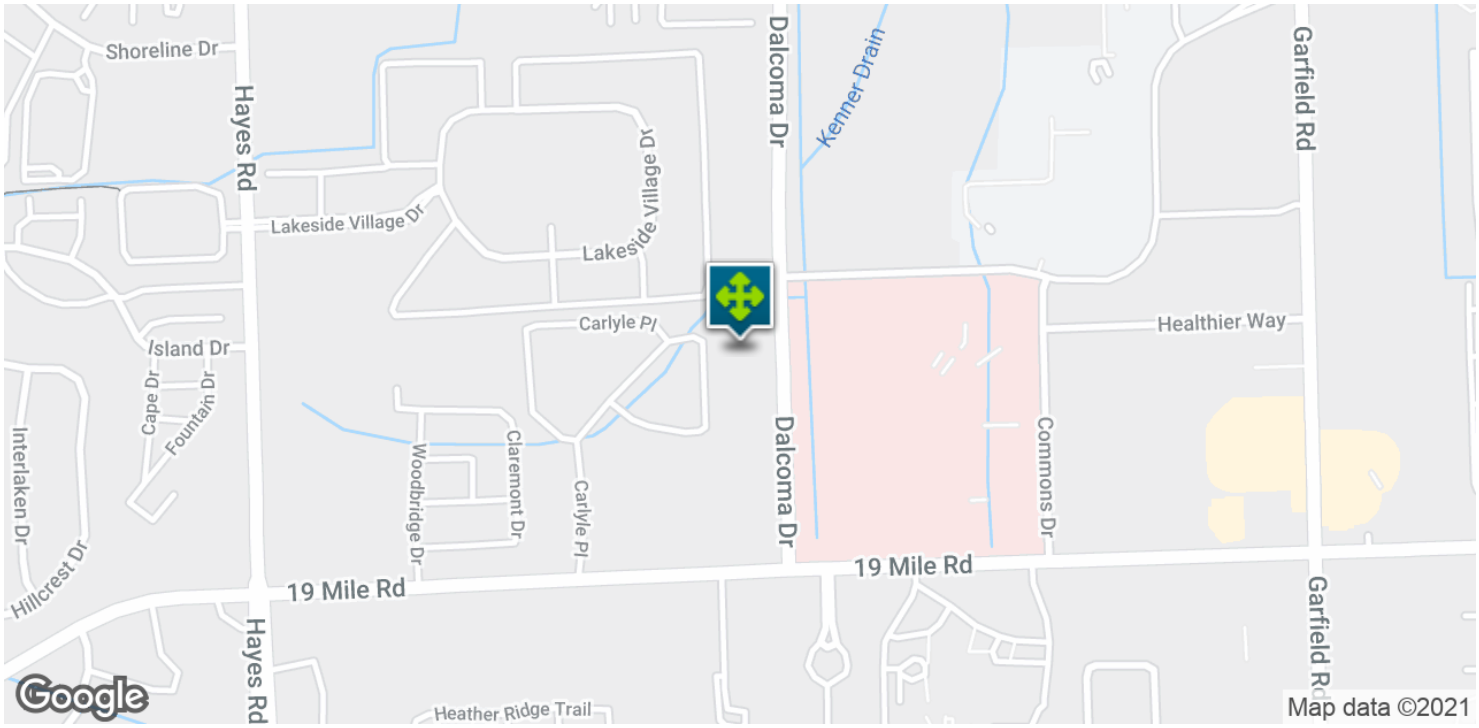
// LOCATION MAPS



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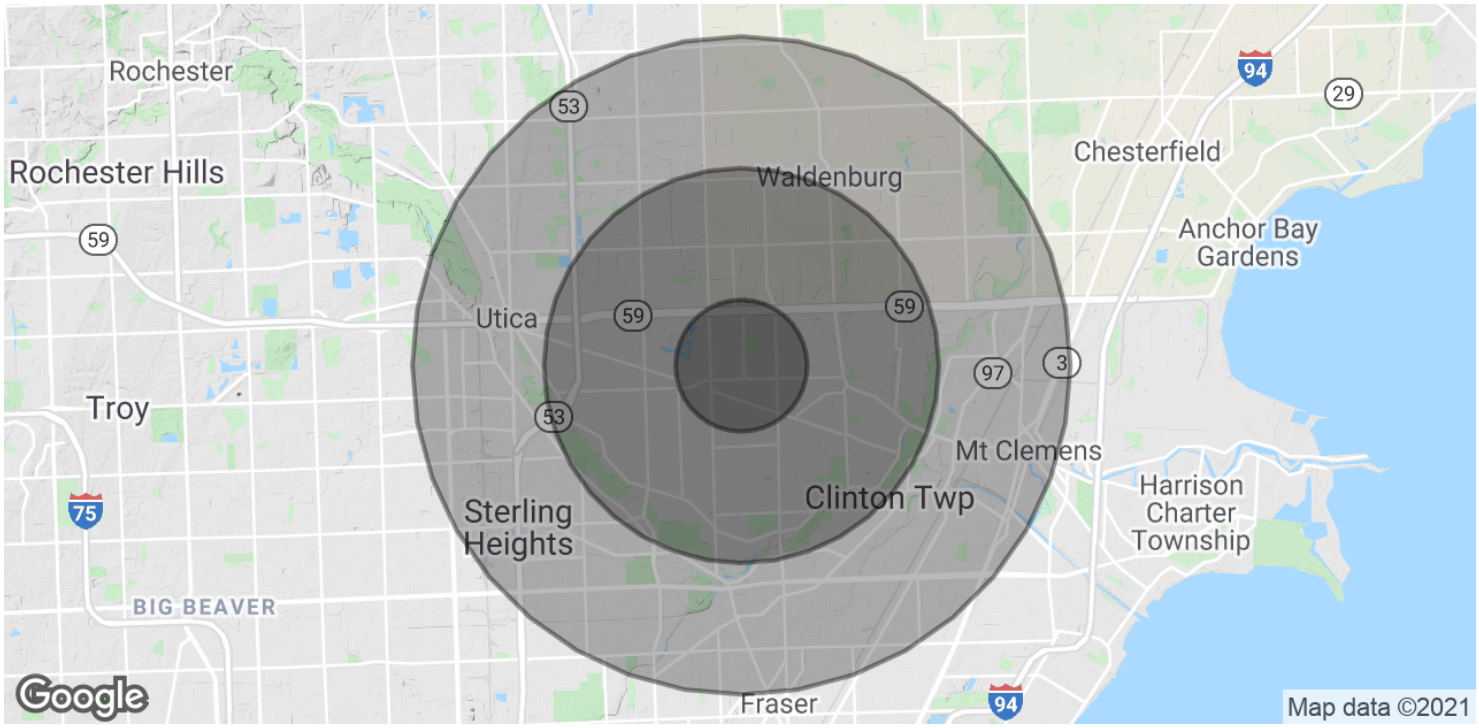
43475 DALCOMA DRIVE, CLINTON TOWNSHIP, MI // DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,646	113,647	268,199
Average age	40.3	40.6	39.9
Average age (Male)	34.9	38.5	38.0
Average age (Female)	43.4	42.2	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,509	45,948	105,282
# of persons per HH	1.9	2.5	2.5
Average HH income	$50,813	$71,474	$72,228
Average house value	$141,470	$186,712	$178,066

** Demographic data derived from 2010 US Census*

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