

# FOR SALE OR LEASE

Medical & Dental Spaces Available

3435 Orchard Lake Rd, Keego Harbor, MI 48324



## “TURN-KEY” URGENT CARE PRACTICE AND REAL ESTATE OPPORTUNITY

### DETAILS

**SUITE A**                      2,510 SF                      Fully built out and equipped urgent care space and practice available  
**SUITE B**                      1,589 SF                      Former Great Expressions

**AVAILABLE**                      Immediate Occupancy

**TRAFFIC COUNT (VPD)**      Orchard Lake Rd/Commerce Rd      34,137  
   Orchard Lake Rd/Long Lake Rd      44,485

### FEATURES

- Ample parking in dedicated lot
- High visibility monument signage
- Full building backup generator
- Directly across the street from St. Mary’s Preparatory High School
- Strong demographics with multi-city draw



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## SUITE A – 2,510 SF URGENT CARE



- LARGE WAITING ROOM
- RECEPTION AREA
- LARGE EXAM ROOMS
- STORAGE & SAMPLE ROOM
- FULL X-RAY ONSITE
- 2 FULL LABS
- LARGE STERILIZATION ROOM
- 2 BATHROOMS
- LARGE KITCHENETTE/BREAKROOM
- FORMER PATIENT LIST AVAILABLE

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## SUITE A – 2,510 SF URGENT CARE



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## SUITE B – 1,589 SF FORMER GREAT EXPRESSIONS



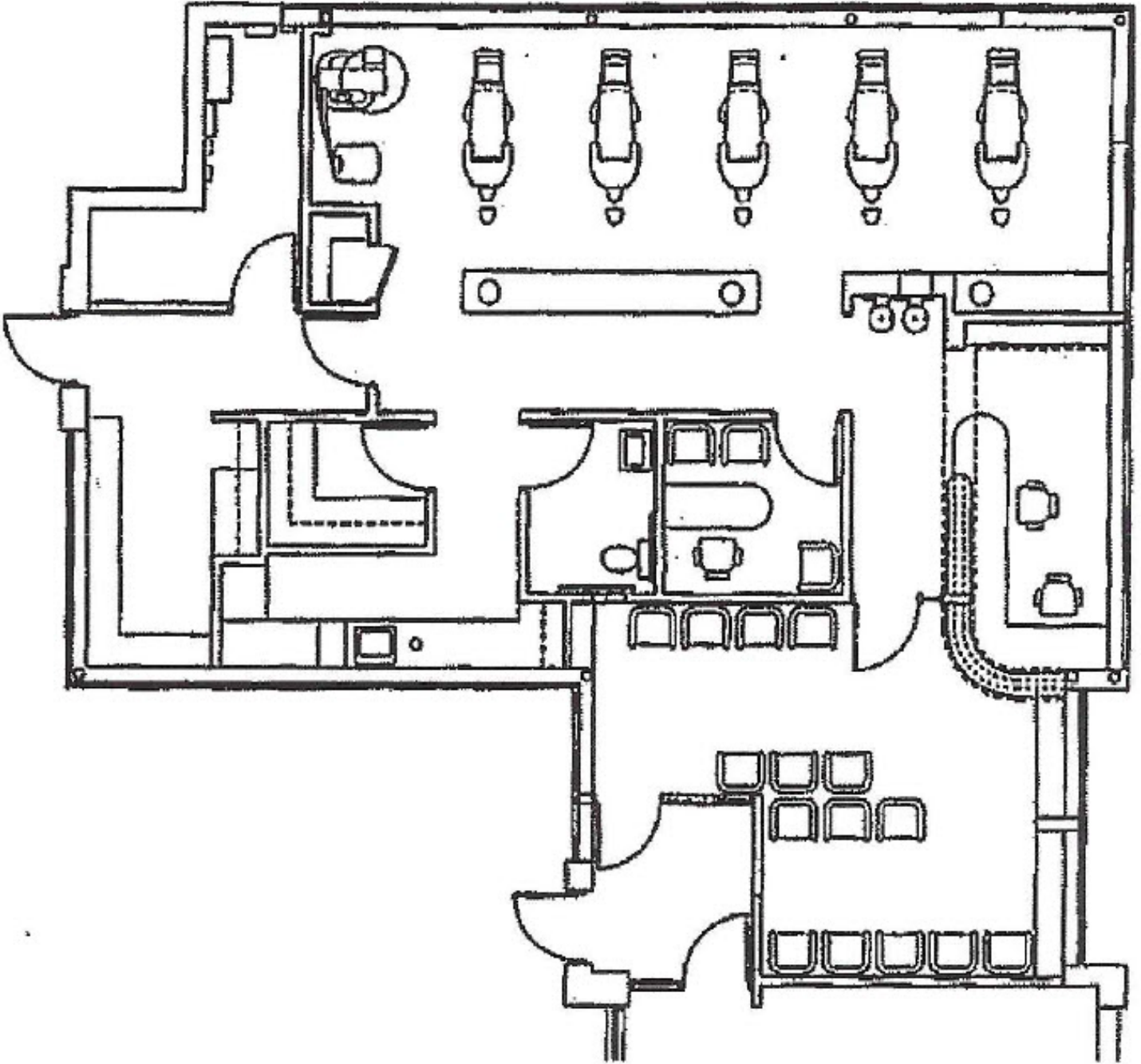
- LARGE LOBBY WITH AMPLE DISPLAY AREA
- RECEPTION AREA WITH BUILT-IN CABINETS
- 5 BAYS – EASILY DIVISIBLE
- 1 CONSULTATION ROOM/ DOCTOR'S OFFICE
- 1 BATHROOM
- LARGE LAB & SANITATION AREA
- KITCHENETTE/BREAK ROOM
- LOTS OF NATURAL LIGHT
- DUAL POINTS OF ENTRY

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## SUITE B – FORMER GREAT EXPRESSIONS

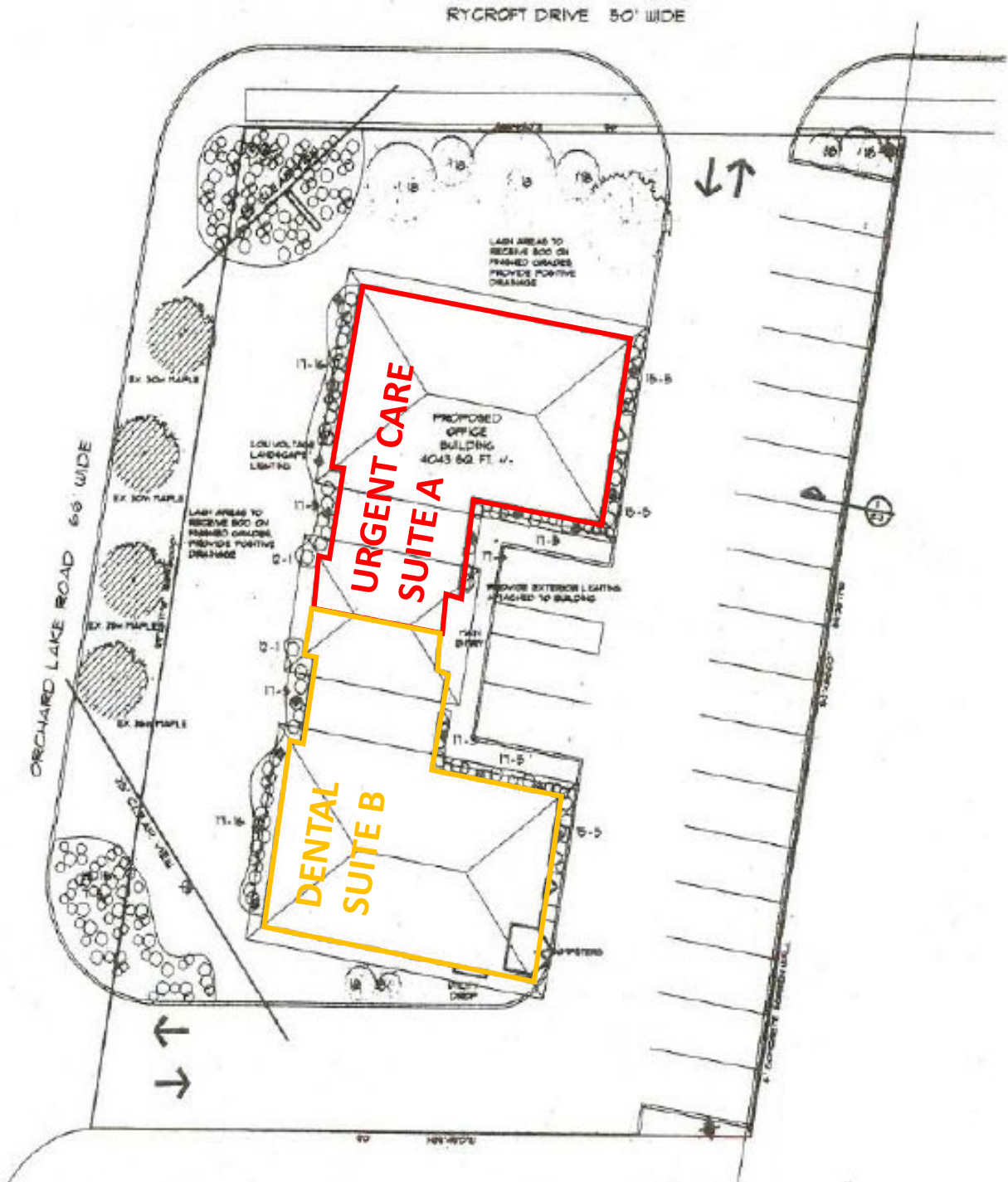


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## SITE PLAN



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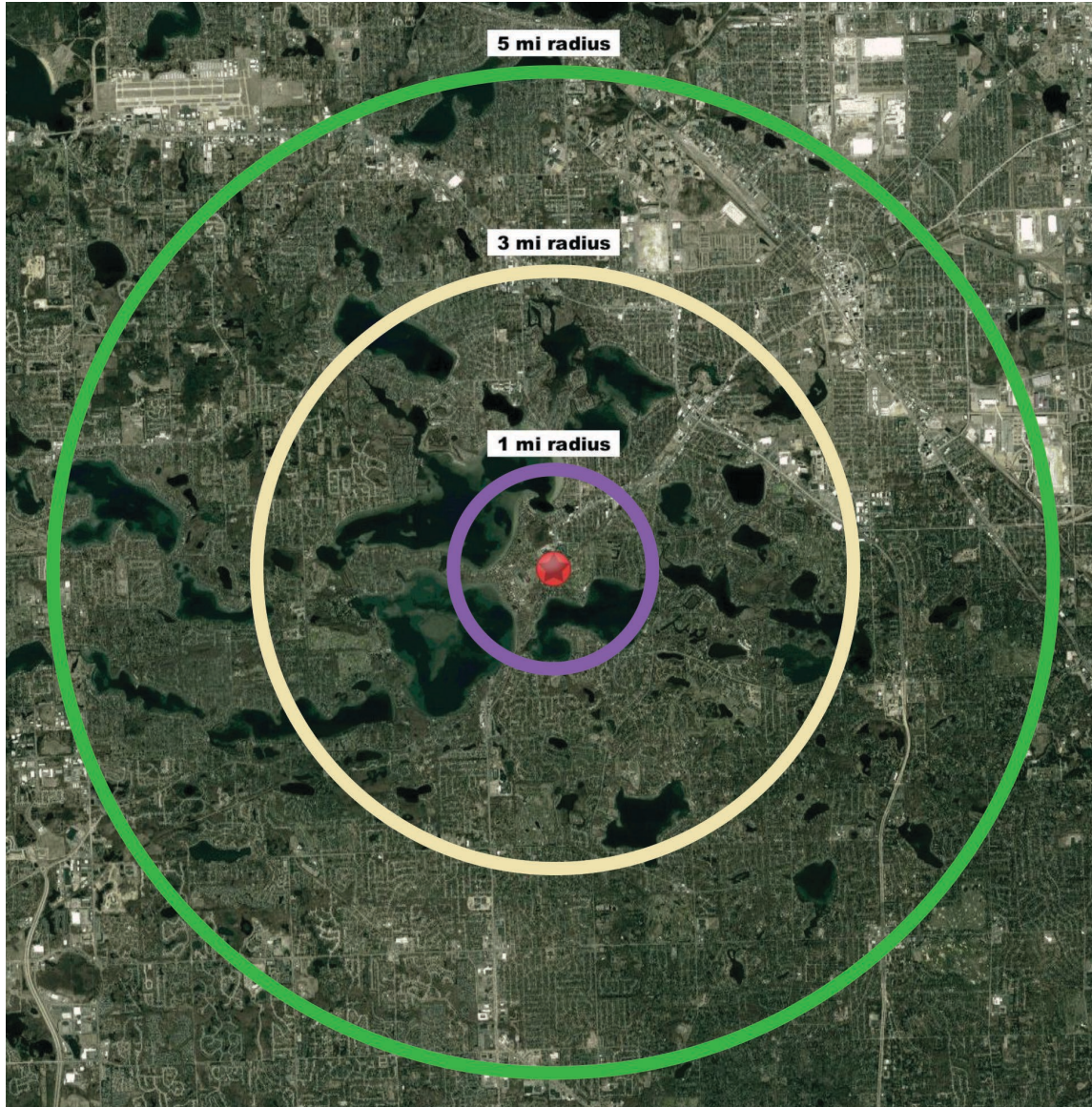


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## DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2021)	4,087	48,501	158,464
Average HH Income	\$72,203	71,081	\$72,609
Households	5,738	50,783	118,586
Median Age	41.8	43.9	42.8

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	356	2,209	7,596
Daytime Population	2,121	15,480	67,659
Annual Health Care Spent	\$13.56 M	\$149.83 M	\$438.41 M
Annual Personal Care Spent	\$2.21 M	\$24.4 M	\$70.9 M

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