

BLUE STONE MEDICAL BUILDING

43650 Garfield Rd, Clinton Twp, MI



CLASS A – MEDICAL OFFICE

MEDICAL & MOBILE IMAGING SPACE AVAILABLE

Space Features & Amenities:

- ✓ Fully Furnished Medical Office
- ✓ Up to 22 Exam Rooms / Offices
- ✓ Private Waiting Room & Large Reception Area
- ✓ First Floor Space & Handicap Accessible
- ✓ Tall Ceilings and Elegant Finishes
- ✓ Private Kitchen & Employee Entrance
- ✓ 425 – 5,645 SQ. FT Available
- ✓ Private Waiting Room with Full Mobile Imaging Hook-Up

Building Amenities Highlighted:

- ✓ Two Story Atrium Lobby / Entry
- ✓ Under New Management & Ownership
- ✓ High Visibility Monument Signage
- ✓ 82-Car Parking Available
- ✓ Impeccable Landscaping
- ✓ Fully Sprinkled w/ Backup Generator
- ✓ Close Proximity To Henry Ford Hospital, Macomb Community College, Beaumont, M-59 and Partridge Creek Mall

[Virtual Tour Online](#)

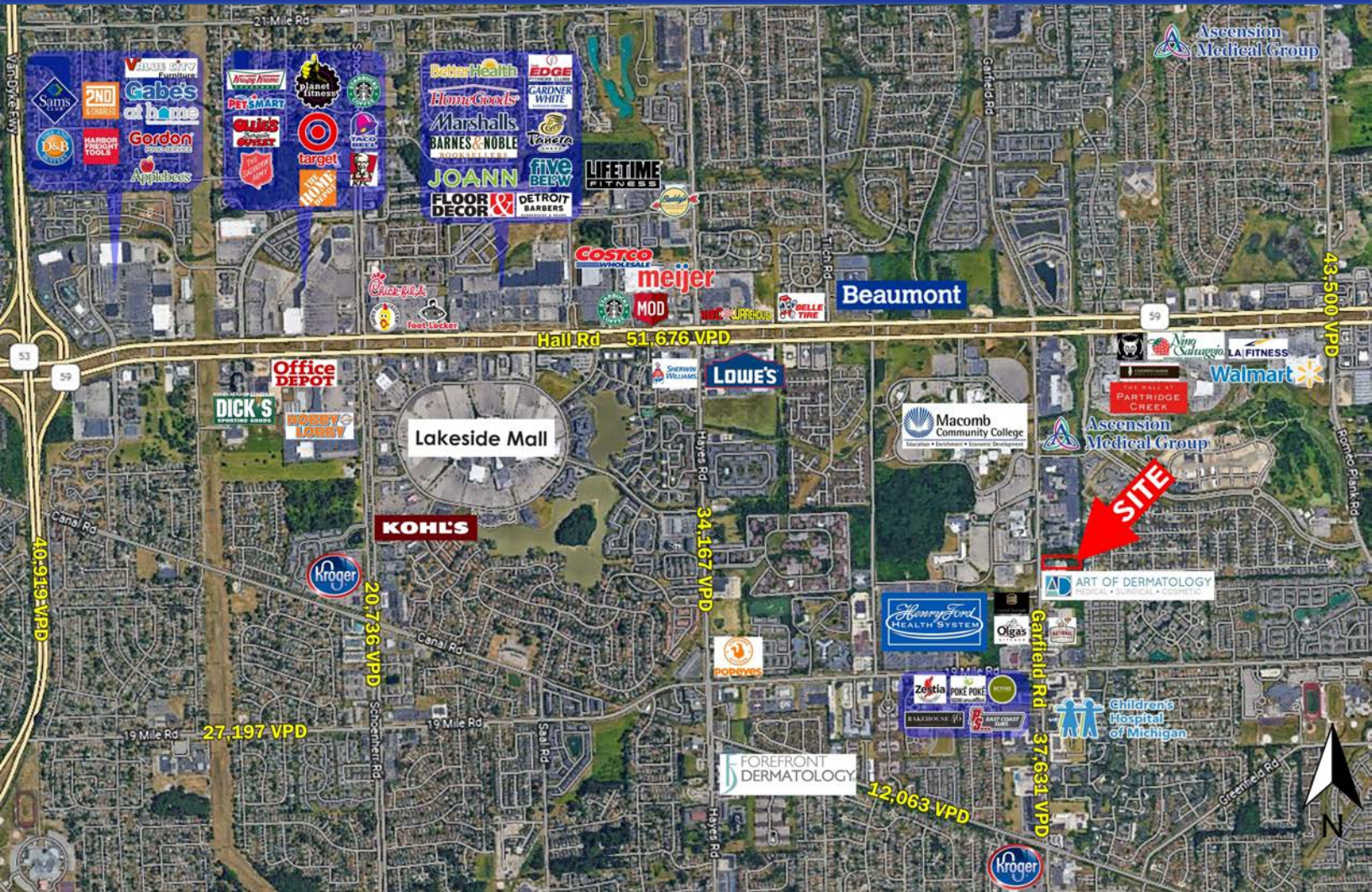
www.bluestonepropertiesinc.com

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Heavy Traffic Counts:

Hall Rd (M-59) = 51,676 VPD

Garfield Rd = 37,631 VPD

19 Mile Rd = 27,197 VPD

Perfectly Located Near Hospitals and Shopping:

Henry Ford Hospital, Beaumont Hospital, Macomb Community College, Partridge Creek Mall, Lakeside Mall, and M-59

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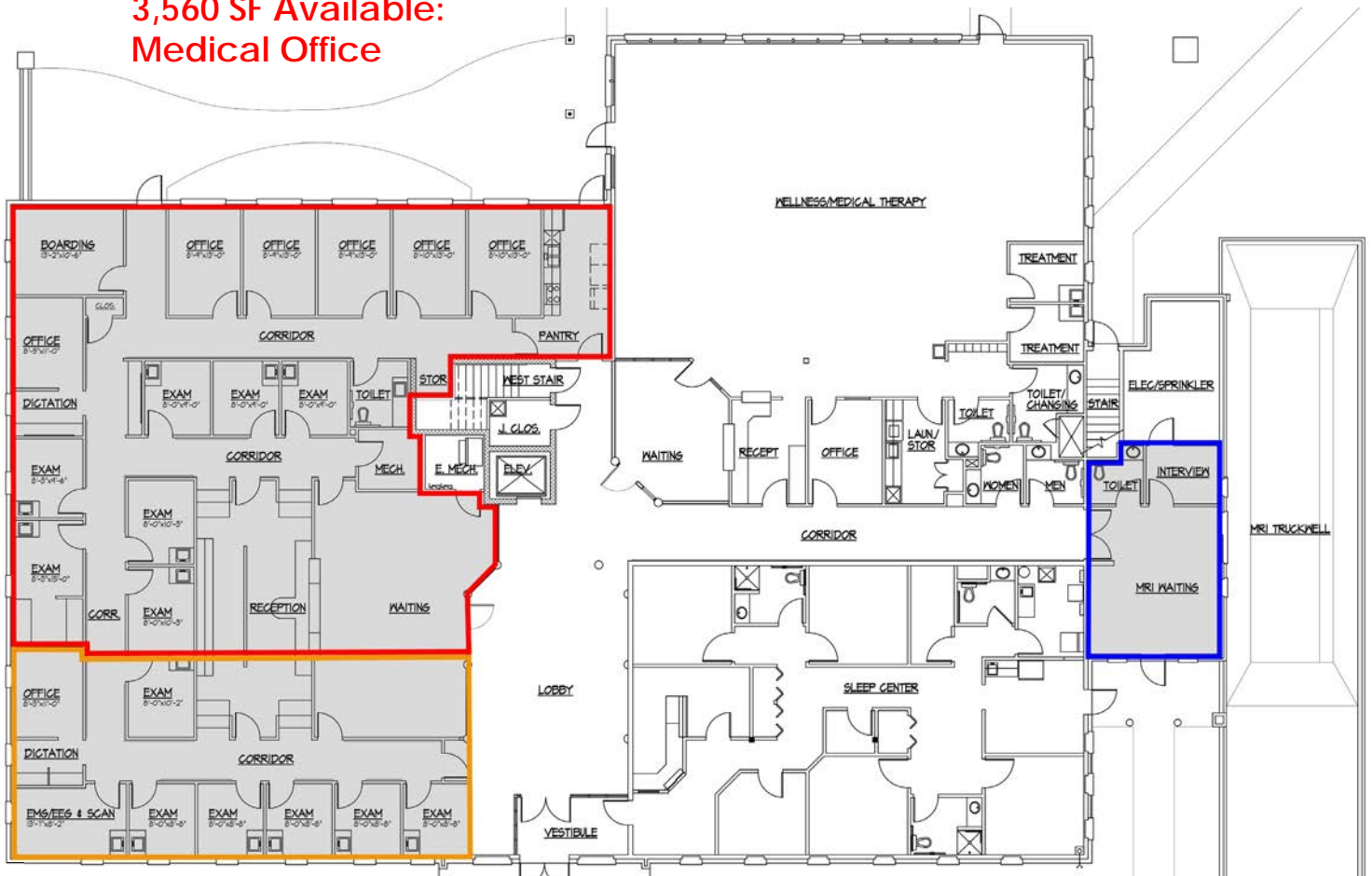


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BUILDING PLAN – MAIN LEVEL

3,560 SF Available:
Medical Office



1,660 SF Available:
Medical Office

425 SF Available:
Mobile Imaging

Network Of Medical Services Within Building Include:



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AVAILABLE – SUITE 100 & 104



Office Example



Room Example



Check In



Check Out



Reception



Hallway - Updated



Common Area Hallway



Common Area Restroom

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AVAILABLE – SUITE 102



Large Waiting Room



Mobile Imaging Overhead Door



Full Hook-Up for Mobile Imaging Truckwell



Private Entrance



In-suite Restroom

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EXTERIOR PHOTOS



High Traffic Visibility on Garfield Rd



Private Entrance



82 Car Parking



Private Patio Entrance



Beautiful Landscaping

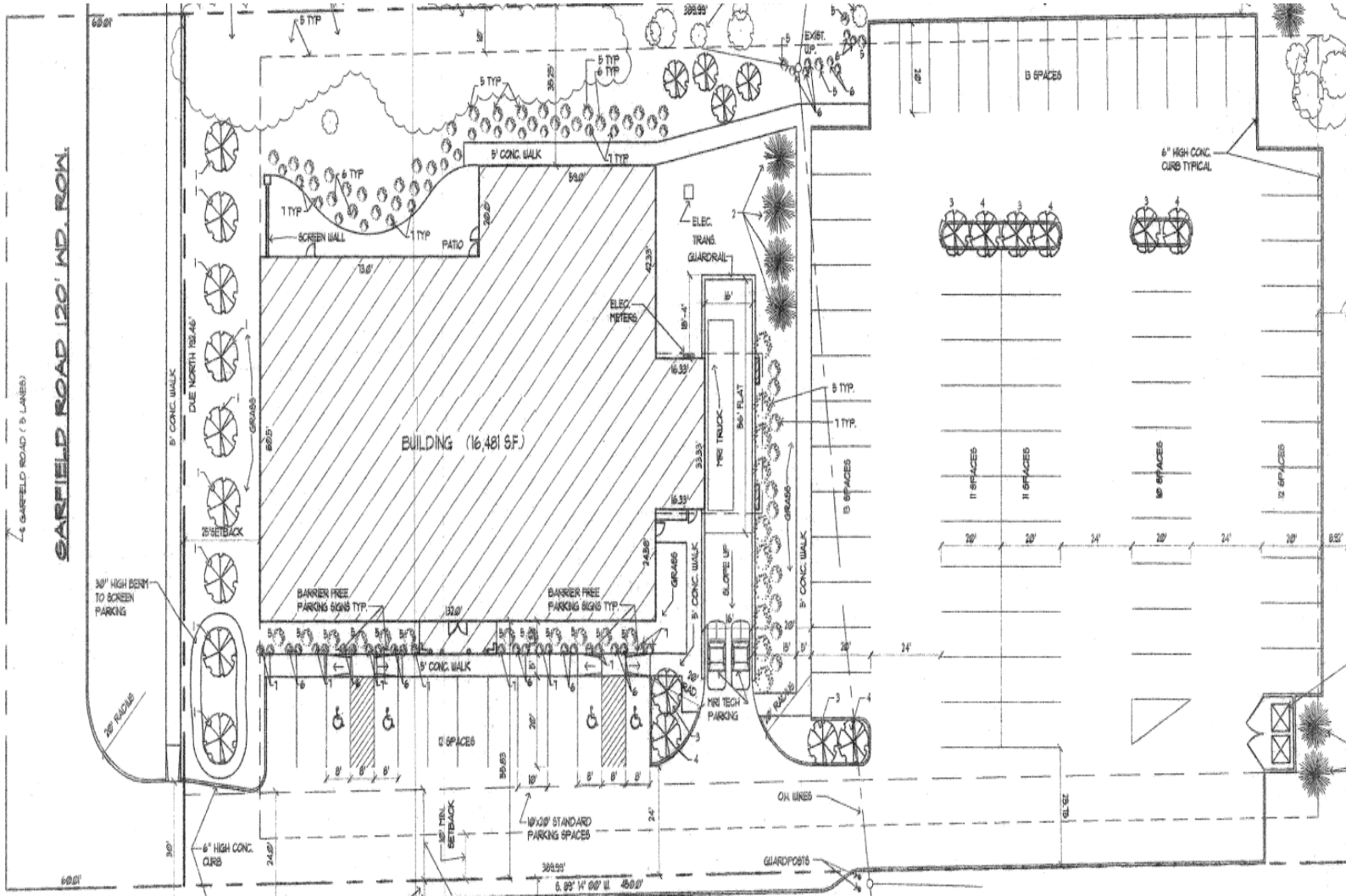


Private Patio

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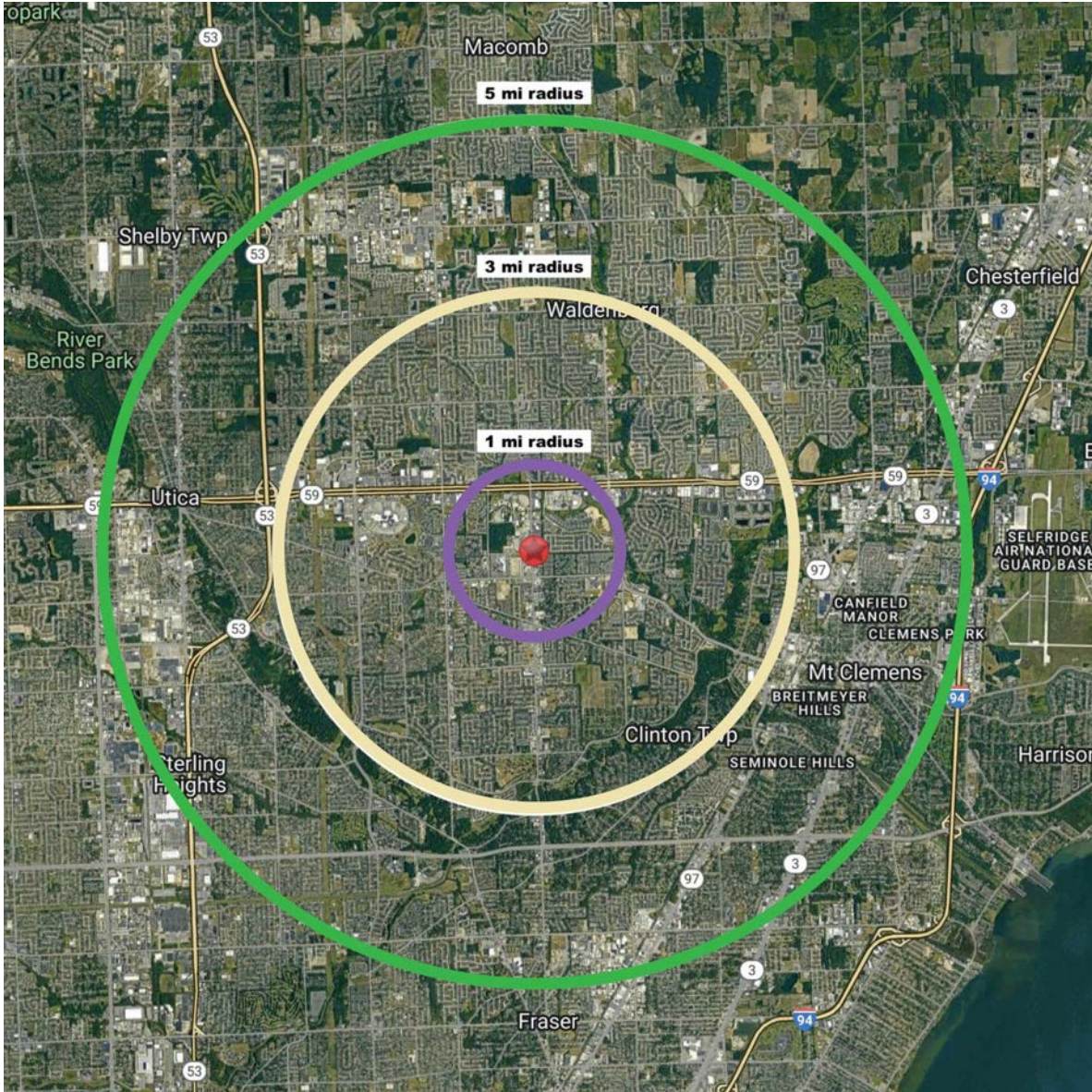
SITE PLAN



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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2023)	11,158	113,207	264,784
Average HH Income	\$94,697	\$112,261	\$109,865
Households	6,387	48,250	109,851
Median Age	45.2	42.8	42.1

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	713	3,332	9,148
Daytime Population	10,345	36,333	103,514

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