

AVAILABLE

Medical Space Available

1159 E Michigan Ave, Ypsilanti, MI 48198



PREMIER MEDICAL SPACE FOR LEASE

SUMMARY

High profile medical building in Ypsilanti's relatively untapped market with 5,885 SF available. Space is easily divisible if smaller space is preferred, and the building has a Mobile Imaging truck area ready for hook-up with a private waiting area and rooms.

FEATURES

- 303 – 5,885 SF (Easily Divisible)
- 14 possible Exam Rooms
- 4 Private Restrooms
- 2 X-ray Rooms
- Large Break Room
- Spacious Reception Area
- Shared Waiting Room
- Full Mobile Imaging Truck-well Hookup

BUILDING FEATURES

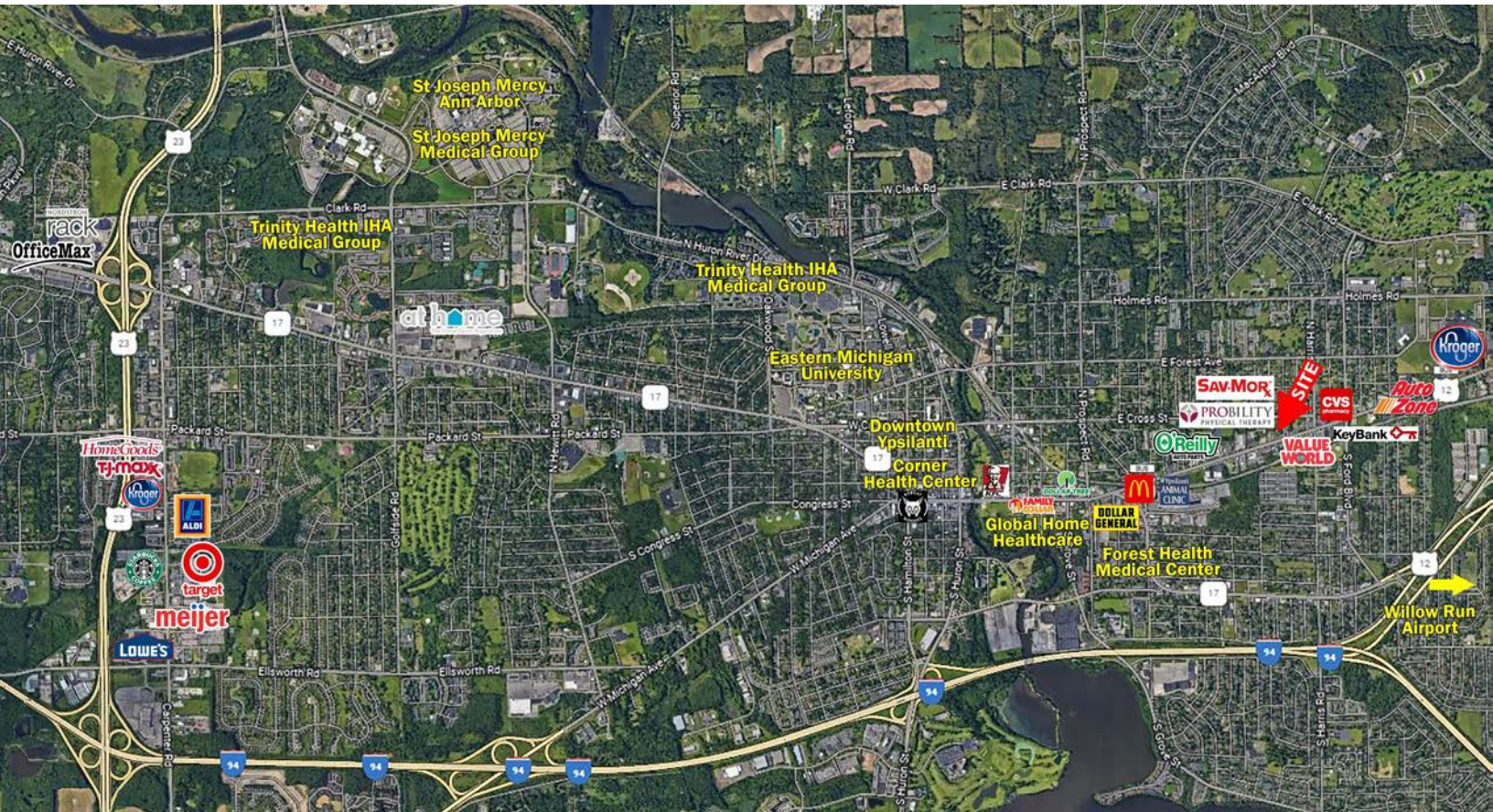
- 35 Parking Spots
- 2 Common Area Restrooms
- High Visibility From Michigan Avenue
- Other tenants in building include:
 - Pharmacy
 - Physical Therapy
 - Internal Medicine/Cardiology/Obstetrics and Gynecology

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HIGH AERIAL



Area Traffic Counts:

Michigan Avenue = 13,525 Average Vehicles / Day

N Ford Boulevard = 9,283 Average Vehicles / Day

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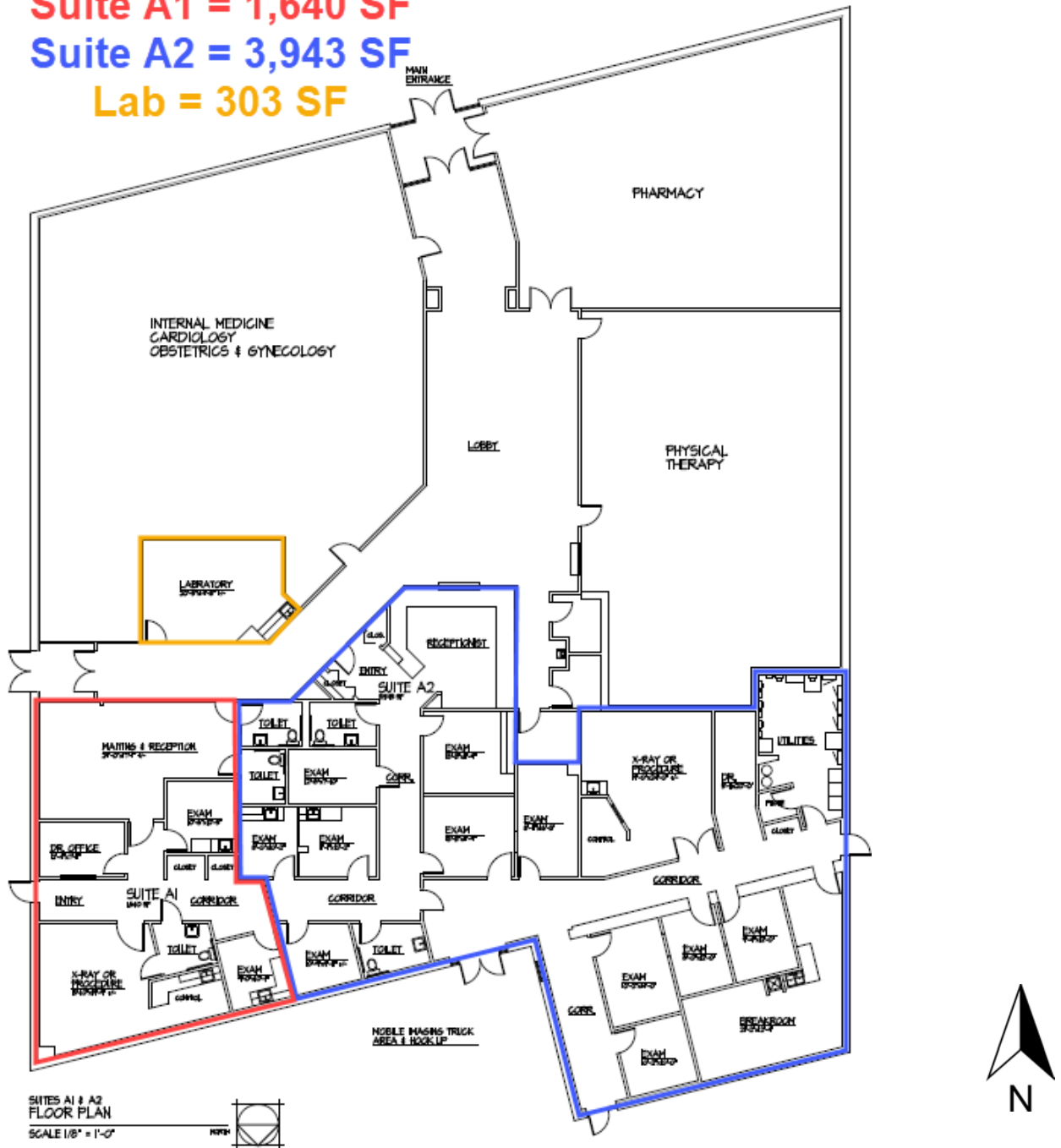
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FLOOR PLAN – DIVIDED

Suite A1 = 1,640 SF

Suite A2 = 3,943 SF

Lab = 303 SF

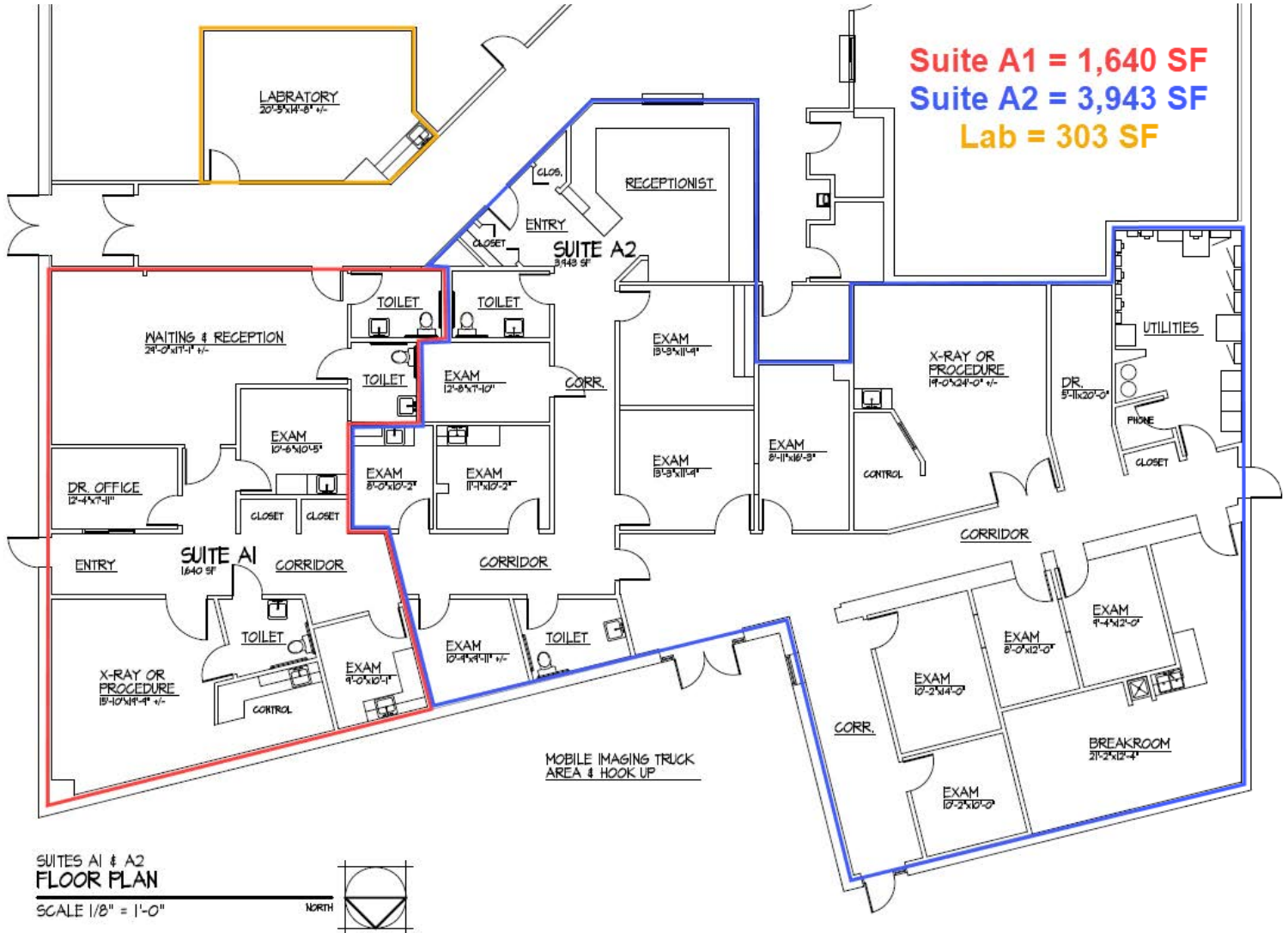


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FLOOR PLAN – DIVIDED – CLOSE UP

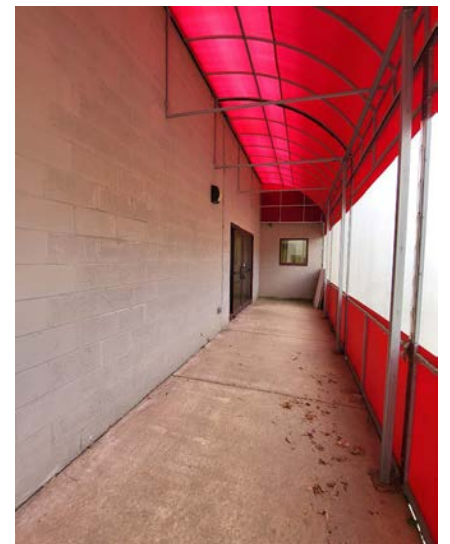


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ADDITIONAL BUILDING PHOTOS

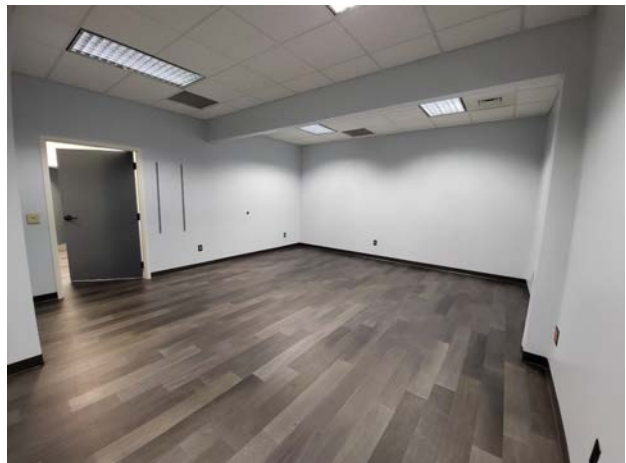


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SPACE PHOTOS

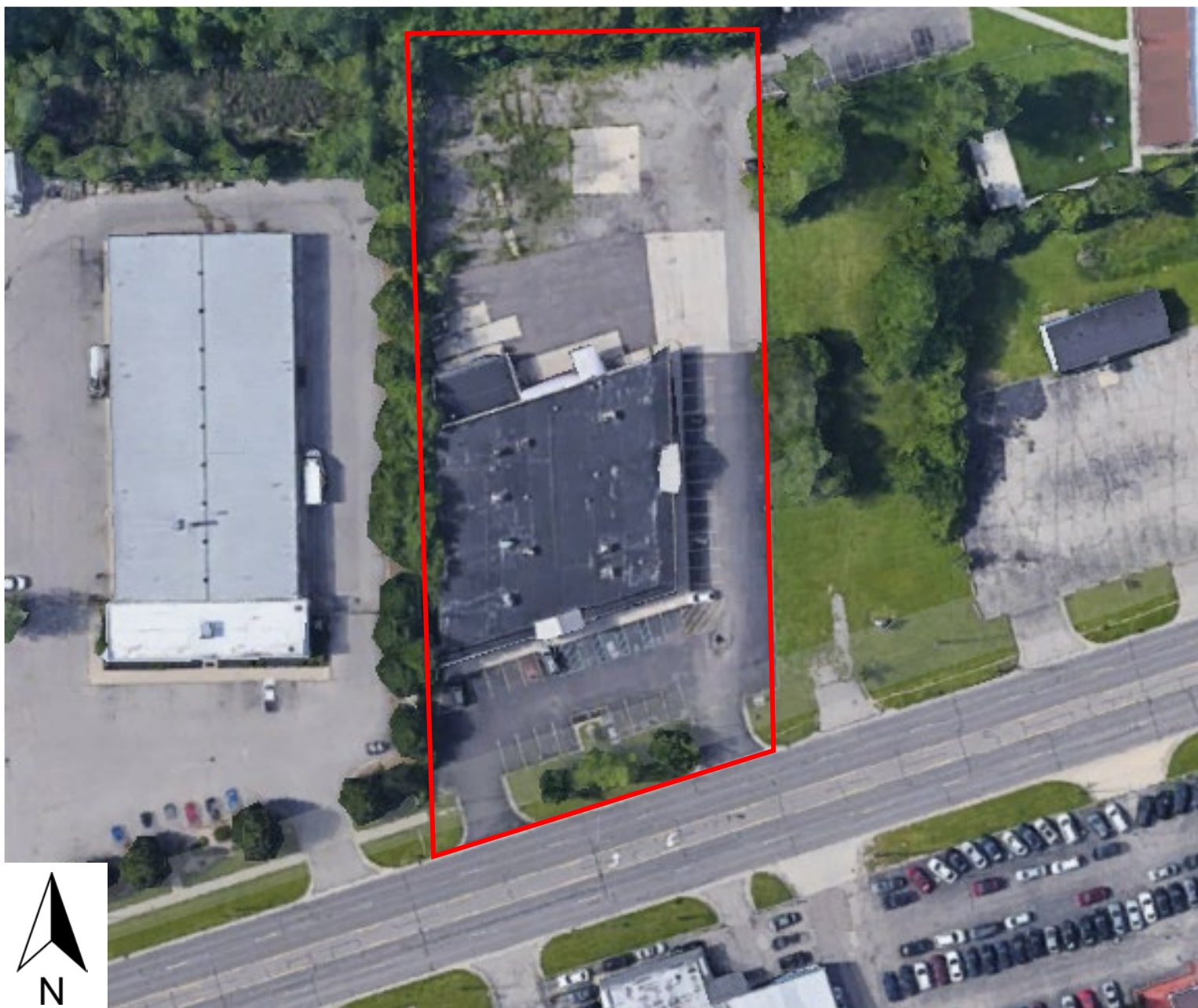


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SITE PLAN

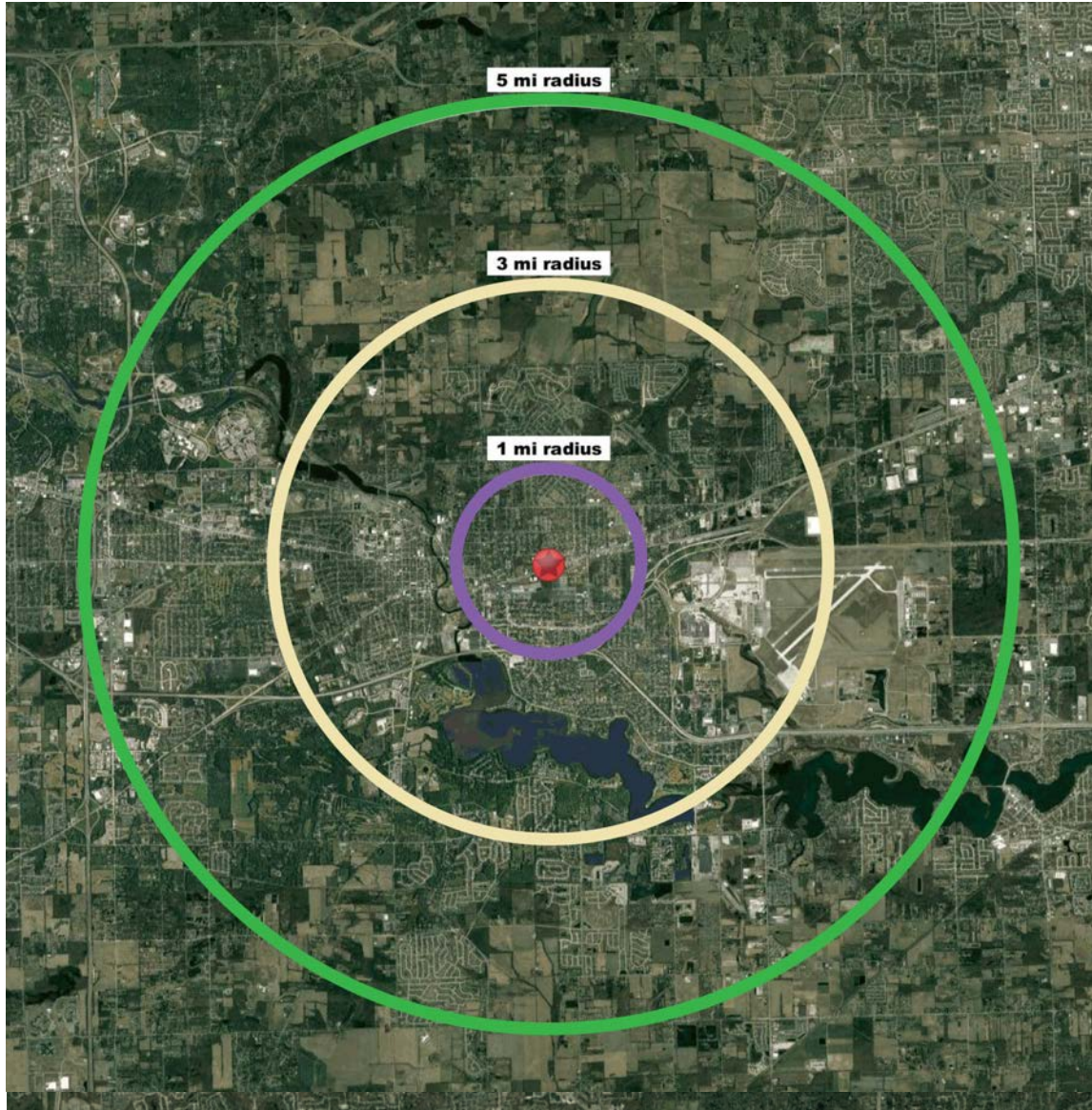


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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2021)	10,924	61,935	121,687
Average HH Income	60,550	67,397	79,727
Households	4,677	25,751	50,412
Median Age	36.6	33.7	34.4

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	407	1,734	3,276
Daytime Population	3,497	16,260	31,906