

# MEDICAL SPACE - FOR LEASE

25600 Schoenherr Rd, Warren, MI 48089



## SUMMARY

Newly renovated medical space in the heart of Warren with 1,300 sf available for lease. This building has been fully renovated inside and out. Space comes with everything needed to open and operate your practice quickly. Directly next to well-established 1<sup>st</sup> Choice Urgent Care which generates heavy traffic to the building. Perfect space for a primary or satellite office location.

## SPACE HIGHLIGHTS

- 4 Exam Rooms
- Plug & play – Fully Built Out
- Cabinetry & Sinks In Every Room
- Private Reception, Waiting, and Restroom
- Co-tenancy: 1<sup>st</sup> Choice Urgent Care

## BUILDING HIGHLIGHTS

- Recently Renovated
- Ample Parking – 24 Spots
- High Visibility Monument Signage
- Impressive Traffic Counts
- Centrally Located w/ Strong Demographics

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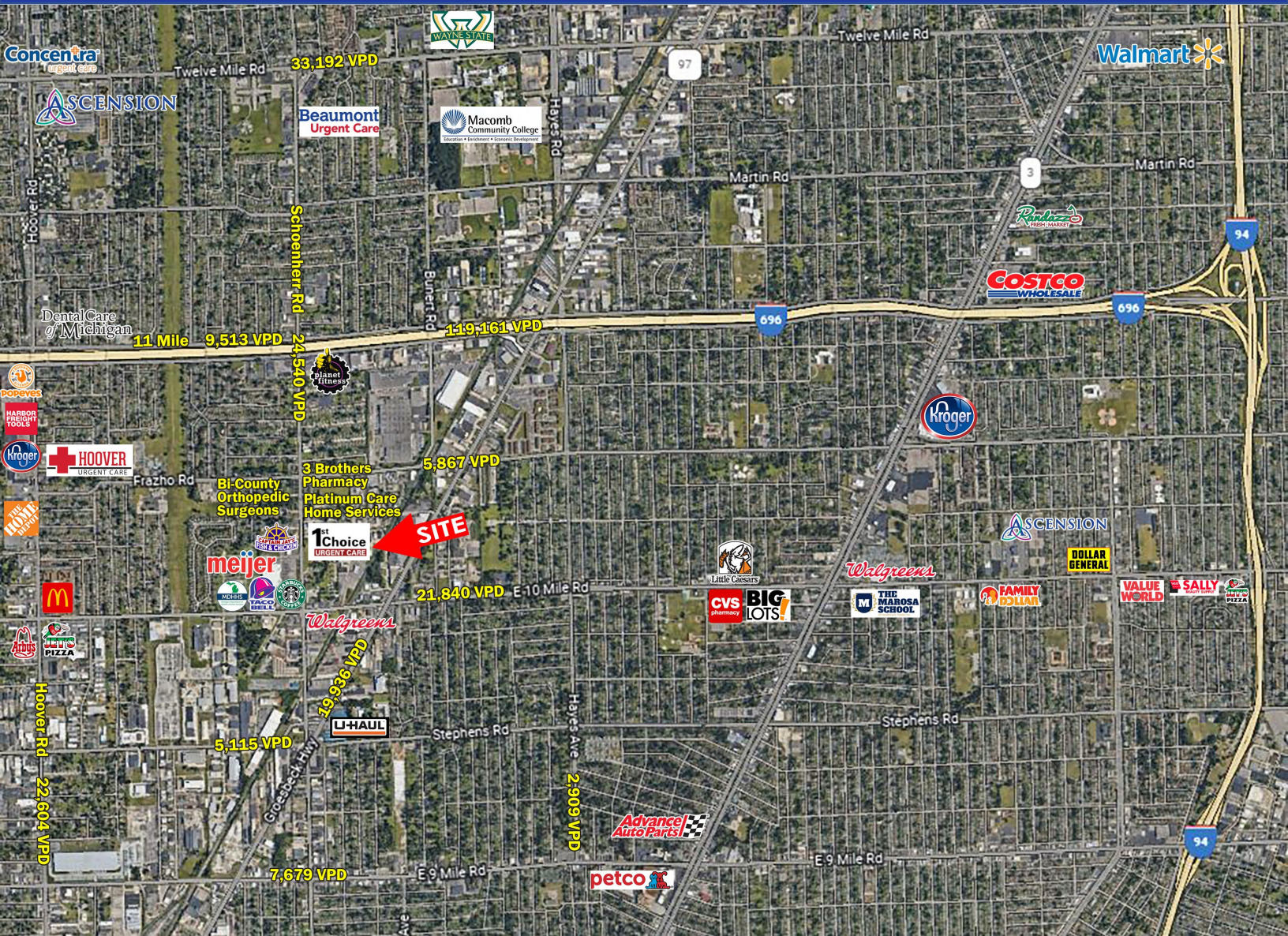
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## INTERIOR PHOTOS



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## TRAFFIC COUNT (VPD)

Schoenherr Rd	24,540	11 Mile	9,513
Frazho Rd	5,867	I-696	119,161
Groesbeck Hwy	19,936	Hoover Rd	22,604
10 Mile	21,840	Hayes Rd	2,909

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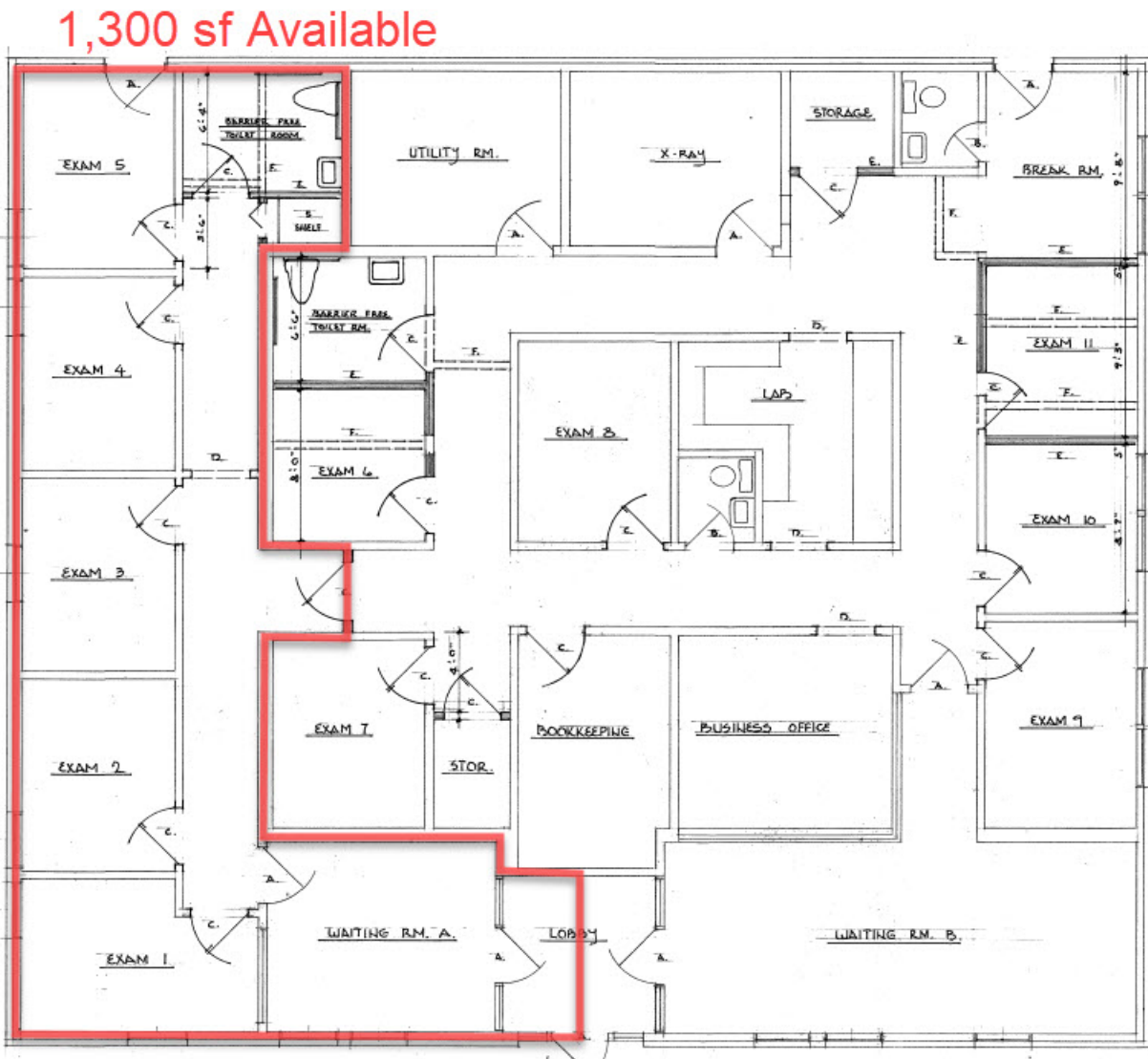
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## FLOOR PLAN



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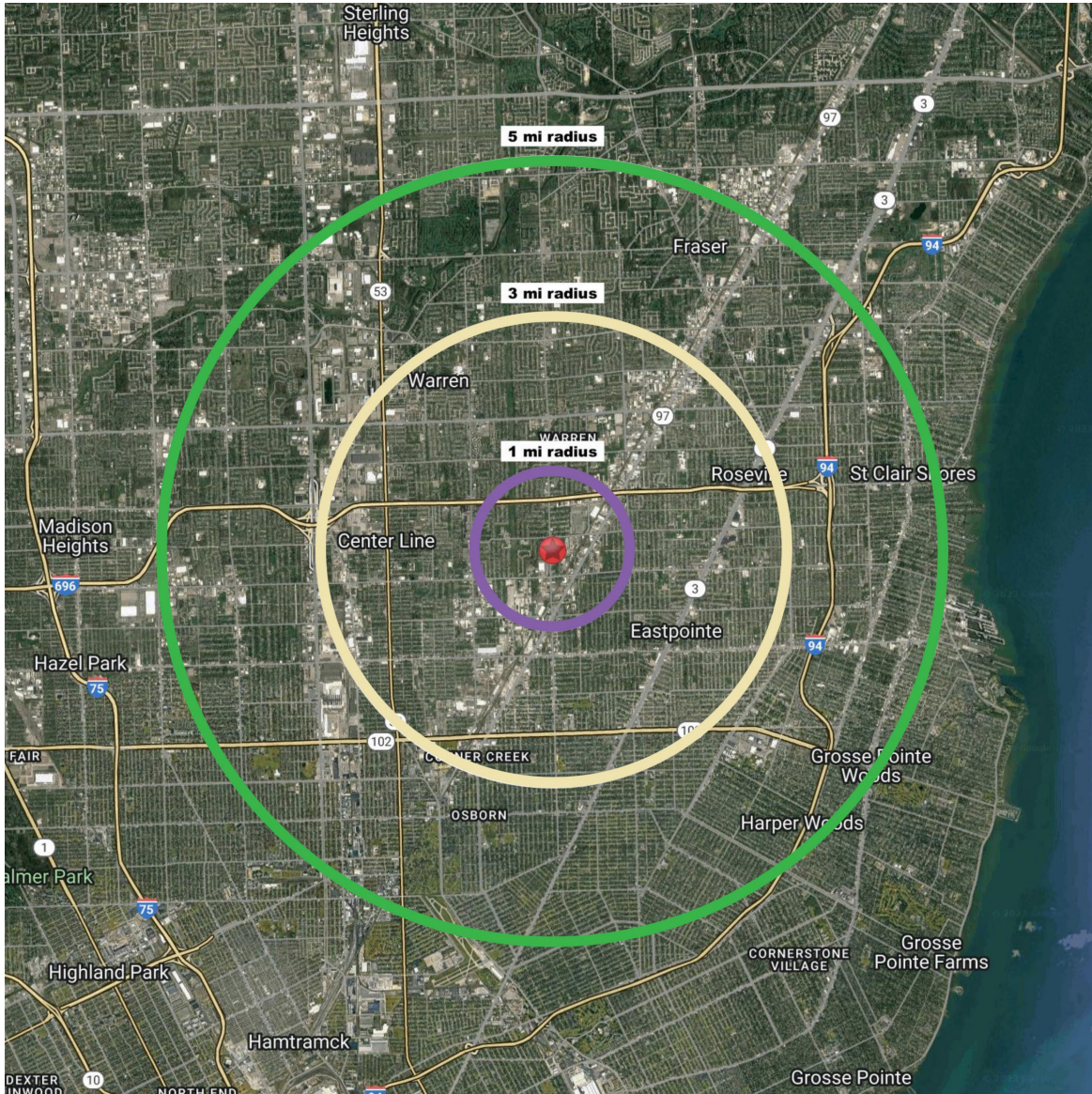
## SITE PLAN



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## DEMOGRAPHICS



Area Demographics	1 Mile	3 Mile	5 Mile
Est Population (2022)	11,486	141,165	365,210
Average HH Income	\$74,170	\$63,324	\$65,259
Households	4,561	55,733	145,550
Median Age	36.2	36.8	37.7

Area Demographics	1 Mile	3 Mile	5 Mile
Total Businesses	423	4,493	11,821
Daytime Population	6,925	57,525	132,938
Healthcare Spend	\$24.19 M	\$266.26 M	\$710.94 M
Personal Care Spend	\$3.48 M	\$38.17 M	\$101.9 M

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