

OFFICE / RETAIL SPACES FOR LEASE



1191-1203 N MILFORD ROAD

MILFORD, MICHIGAN 48381


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1191-1203 N MILFORD ROAD

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

Location: 1191 – 1203 N MILFORD ROAD
MILFORD, MI 48381

Parcel I.D.: 16-03-401-002

Spaces Available: 2,200 SF (1191 N Milford) *Milford Rd frontage
1,300 SF (1201 N Milford)

Lease Rate: \$12 PSF, NNN

Zoning: O-1 Office District

Co-Tenant: Revive Family Chiropractic, The Well Counseling

**Demographics in
5 Mile Radius:** Population: 48,220 People
Households: 18,717 Homes
Avg. HH Income: \$150,868
Traffic Counts: 20,409 VPD

Property Highlights:

- Milford mixed use property available for lease.
- Spaces are located on Milford Rd., just north of Milford's quaint downtown area
- 2,200 SF space ideal for users seeking main road frontage in an office setting
- 1,300 SF space ideal for small office / medical users
- Property features dedicated parking, well-maintained grounds and signage on Milford Rd.
- Landlord may consider a sale, contact broker for additional details.

For Information Contact:

KYLE NELSON or RANDY THOMAS
248-359-9000

1191 – 1203 N MILFORD



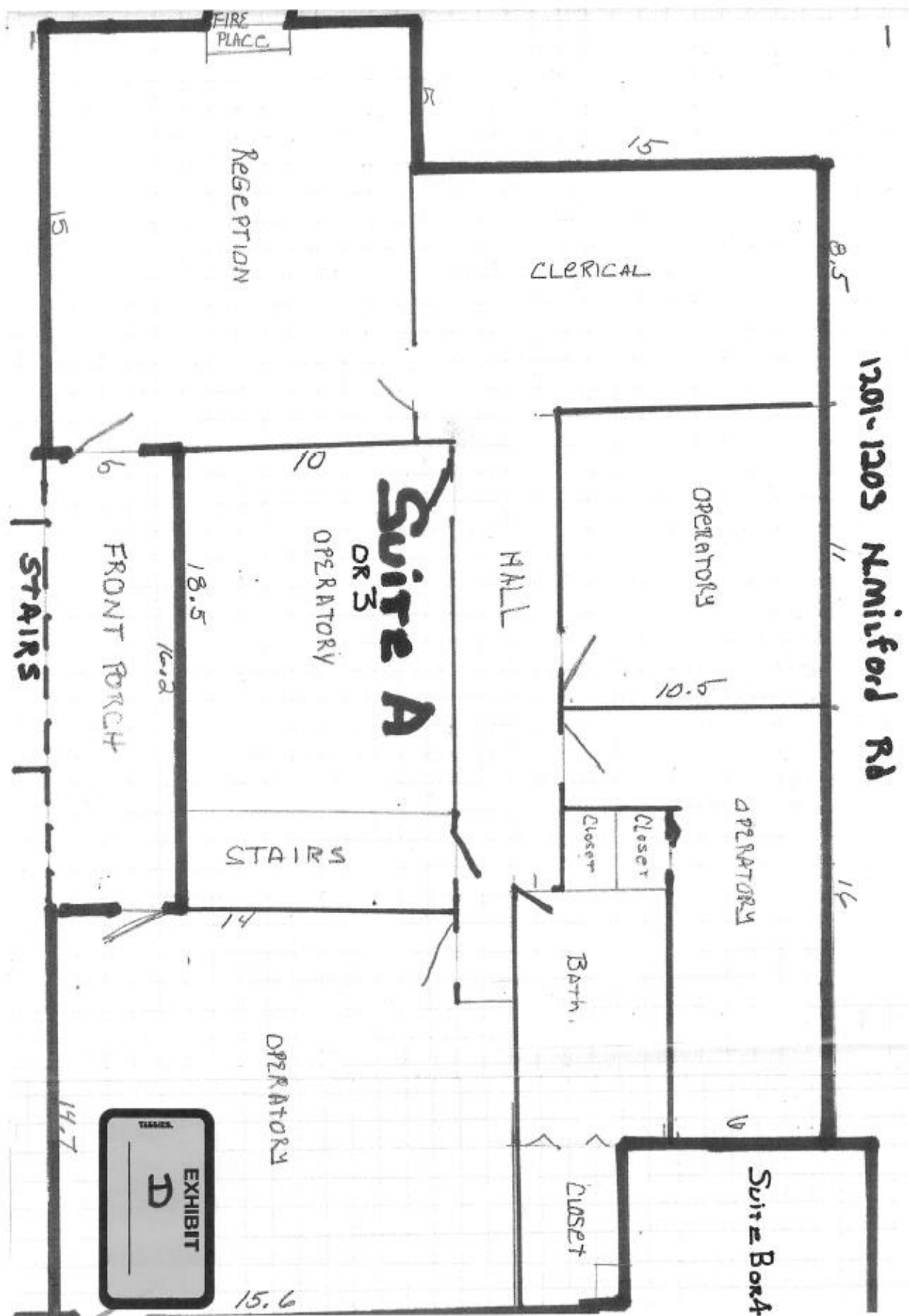
1191 N MILFORD (2,200 SF)



1201 N MILFORD (1,300 SF)



1201 N MILFORD (1,300 SF)



AERIAL

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



DEMOGRAPHICS



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.6/-83.6099

1191-1203 N Milford Rd Milford Charter Twp, MI 48381	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,125	18,229	48,220
2029 Projected Population	4,136	18,243	49,556
2020 Census Population	4,146	18,607	47,795
2010 Census Population	3,898	17,410	44,796
Projected Annual Growth 2024 to 2029	-	-	0.6%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.5%
Households			
2024 Estimated Households	1,759	7,391	18,717
2029 Projected Households	1,746	7,333	19,076
2020 Census Households	1,705	7,255	18,003
2010 Census Households	1,590	6,598	16,351
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	0.4%
Historical Annual Growth 2010 to 2024	0.8%	0.9%	1.0%
Age			
2024 Est. Population Under 10 Years	8.8%	9.2%	10.6%
2024 Est. Population 10 to 19 Years	11.3%	12.8%	12.9%
2024 Est. Population 20 to 29 Years	9.2%	9.0%	9.9%
2024 Est. Population 30 to 44 Years	15.6%	15.2%	16.7%
2024 Est. Population 45 to 59 Years	19.8%	21.8%	21.7%
2024 Est. Population 60 to 74 Years	22.2%	22.4%	20.8%
2024 Est. Population 75 Years or Over	12.9%	9.6%	7.4%
2024 Est. Median Age	48.4	47.2	44.2
Marital Status & Gender			
2024 Est. Male Population	49.7%	49.6%	49.9%
2024 Est. Female Population	50.3%	50.4%	50.1%
2024 Est. Never Married	22.1%	22.0%	23.8%
2024 Est. Now Married	55.0%	59.8%	59.2%
2024 Est. Separated or Divorced	16.5%	13.1%	12.5%
2024 Est. Widowed	6.4%	5.1%	4.4%
Income			
2024 Est. HH Income \$200,000 or More	25.3%	26.8%	23.2%
2024 Est. HH Income \$150,000 to \$199,999	7.4%	11.7%	11.8%
2024 Est. HH Income \$100,000 to \$149,999	16.8%	18.6%	18.6%
2024 Est. HH Income \$75,000 to \$99,999	11.8%	10.3%	11.8%
2024 Est. HH Income \$50,000 to \$74,999	17.4%	13.2%	14.3%
2024 Est. HH Income \$35,000 to \$49,999	7.1%	6.8%	7.2%
2024 Est. HH Income \$25,000 to \$34,999	5.1%	3.1%	4.3%
2024 Est. HH Income \$15,000 to \$24,999	3.7%	4.0%	4.2%
2024 Est. HH Income Under \$15,000	5.5%	5.5%	4.5%
2024 Est. Average Household Income	\$150,437	\$167,780	\$150,868
2024 Est. Median Household Income	\$103,261	\$118,598	\$115,399
2024 Est. Per Capita Income	\$64,439	\$68,136	\$58,611
2024 Est. Total Businesses	305	791	1,383
2024 Est. Total Employees	1,816	6,276	10,816

DEMOGRAPHICS



Full Profile

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Lat/Lon: 42.6/-83.6099

1191-1203 N Milford Rd Milford Charter Twp, MI 48381	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	92.5%	92.5%	90.5%
2024 Est. Black	1.6%	1.5%	2.3%
2024 Est. Asian or Pacific Islander	1.7%	1.6%	2.0%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2024 Est. Other Races	3.9%	4.2%	4.9%
Hispanic			
2024 Est. Hispanic Population	110	551	1,892
2024 Est. Hispanic Population	2.7%	3.0%	3.9%
2029 Proj. Hispanic Population	4.1%	4.5%	5.5%
2020 Hispanic Population	3.0%	3.1%	4.0%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	3,090	13,308	34,285
2024 Est. Elementary (Grade Level 0 to 8)	1.1%	0.7%	1.6%
2024 Est. Some High School (Grade Level 9 to 11)	3.5%	2.2%	3.5%
2024 Est. High School Graduate	21.4%	20.8%	21.5%
2024 Est. Some College	18.9%	18.4%	20.0%
2024 Est. Associate Degree Only	6.4%	9.3%	9.7%
2024 Est. Bachelor Degree Only	30.9%	31.0%	27.3%
2024 Est. Graduate Degree	17.9%	17.5%	16.5%
Housing			
2024 Est. Total Housing Units	1,858	7,769	19,629
2024 Est. Owner-Occupied	76.2%	80.4%	84.3%
2024 Est. Renter-Occupied	18.4%	14.7%	11.1%
2024 Est. Vacant Housing	5.3%	4.9%	4.6%
Homes Built by Year			
2024 Homes Built 2010 or later	8.0%	9.6%	10.1%
2024 Homes Built 2000 to 2009	13.8%	16.1%	15.0%
2024 Homes Built 1990 to 1999	17.1%	17.1%	20.3%
2024 Homes Built 1980 to 1989	13.0%	12.4%	14.4%
2024 Homes Built 1970 to 1979	8.9%	13.6%	16.8%
2024 Homes Built 1960 to 1969	4.9%	6.5%	5.7%
2024 Homes Built 1950 to 1959	17.1%	7.6%	5.6%
2024 Homes Built Before 1949	11.9%	12.2%	7.4%
Home Values			
2024 Home Value \$1,000,000 or More	0.9%	1.9%	1.8%
2024 Home Value \$500,000 to \$999,999	12.8%	24.3%	19.4%
2024 Home Value \$400,000 to \$499,999	22.3%	20.6%	18.5%
2024 Home Value \$300,000 to \$399,999	31.8%	23.4%	21.7%
2024 Home Value \$200,000 to \$299,999	19.6%	17.5%	16.3%
2024 Home Value \$150,000 to \$199,999	6.5%	4.8%	3.6%
2024 Home Value \$100,000 to \$149,999	1.8%	3.1%	2.6%
2024 Home Value \$50,000 to \$99,999	1.1%	1.9%	3.5%
2024 Home Value \$25,000 to \$49,999	1.8%	1.2%	3.0%
2024 Home Value Under \$25,000	1.2%	1.3%	9.7%
2024 Median Home Value	\$360,156	\$392,530	\$325,667
2024 Median Rent	\$1,027	\$1,035	\$1,095

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DEMOGRAPHICS

Full Profile

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Lat/Lon: 42.6/-83.6099

1191-1203 N Milford Rd Milford Charter Twp, MI 48381	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	3,472	15,100	39,332
2024 Est. Civilian Employed	65.2%	64.4%	66.1%
2024 Est. Civilian Unemployed	1.1%	1.1%	1.2%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	33.6%	34.5%	32.6%
2024 Labor Force Males	49.4%	49.3%	49.7%
2024 Labor Force Females	50.6%	50.7%	50.3%
Occupation			
2024 Occupation: Population Age 16 Years or Over	2,254	9,816	26,679
2024 Mgmt, Business, & Financial Operations	26.2%	24.6%	22.5%
2024 Professional, Related	27.8%	29.0%	26.6%
2024 Service	12.6%	10.6%	12.8%
2024 Sales, Office	19.7%	21.5%	19.4%
2024 Farming, Fishing, Forestry	0.1%	0.3%	0.3%
2024 Construction, Extraction, Maintenance	5.1%	5.9%	8.0%
2024 Production, Transport, Material Moving	8.4%	8.1%	10.4%
2024 White Collar Workers	73.8%	75.1%	68.6%
2024 Blue Collar Workers	26.2%	24.9%	31.4%
Transportation to Work			
2024 Drive to Work Alone	72.1%	68.5%	69.0%
2024 Drive to Work in Carpool	7.6%	5.3%	6.1%
2024 Travel to Work by Public Transportation	0.2%	0.2%	0.2%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	0.8%	0.9%	1.1%
2024 Other Means	0.7%	0.8%	1.0%
2024 Work at Home	18.6%	24.3%	22.5%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	25.7%	20.8%	21.0%
2024 Travel to Work in 15 to 29 Minutes	29.9%	30.7%	32.1%
2024 Travel to Work in 30 to 59 Minutes	34.0%	37.8%	38.2%
2024 Travel to Work in 60 Minutes or More	10.4%	10.7%	8.8%
2024 Average Travel Time to Work	25.7	27.7	27.1
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$170.33 M	\$802.59 M	\$1.81 B
2024 Est. Apparel	\$6.09 M	\$28.78 M	\$64.71 M
2024 Est. Contributions, Gifts	\$11.12 M	\$52.6 M	\$117.19 M
2024 Est. Education, Reading	\$6.38 M	\$30.6 M	\$67.75 M
2024 Est. Entertainment	\$9.95 M	\$47.26 M	\$106.39 M
2024 Est. Food, Beverages, Tobacco	\$25.23 M	\$118.36 M	\$267.41 M
2024 Est. Furnishings, Equipment	\$6.15 M	\$29.18 M	\$65.77 M
2024 Est. Health Care, Insurance	\$15.24 M	\$71.62 M	\$162.27 M
2024 Est. Household Operations, Shelter, Utilities	\$54.28 M	\$254.82 M	\$573.79 M
2024 Est. Miscellaneous Expenses	\$3.28 M	\$15.45 M	\$34.76 M
2024 Est. Personal Care	\$2.28 M	\$10.74 M	\$24.23 M
2024 Est. Transportation	\$30.34 M	\$143.15 M	\$324.07 M

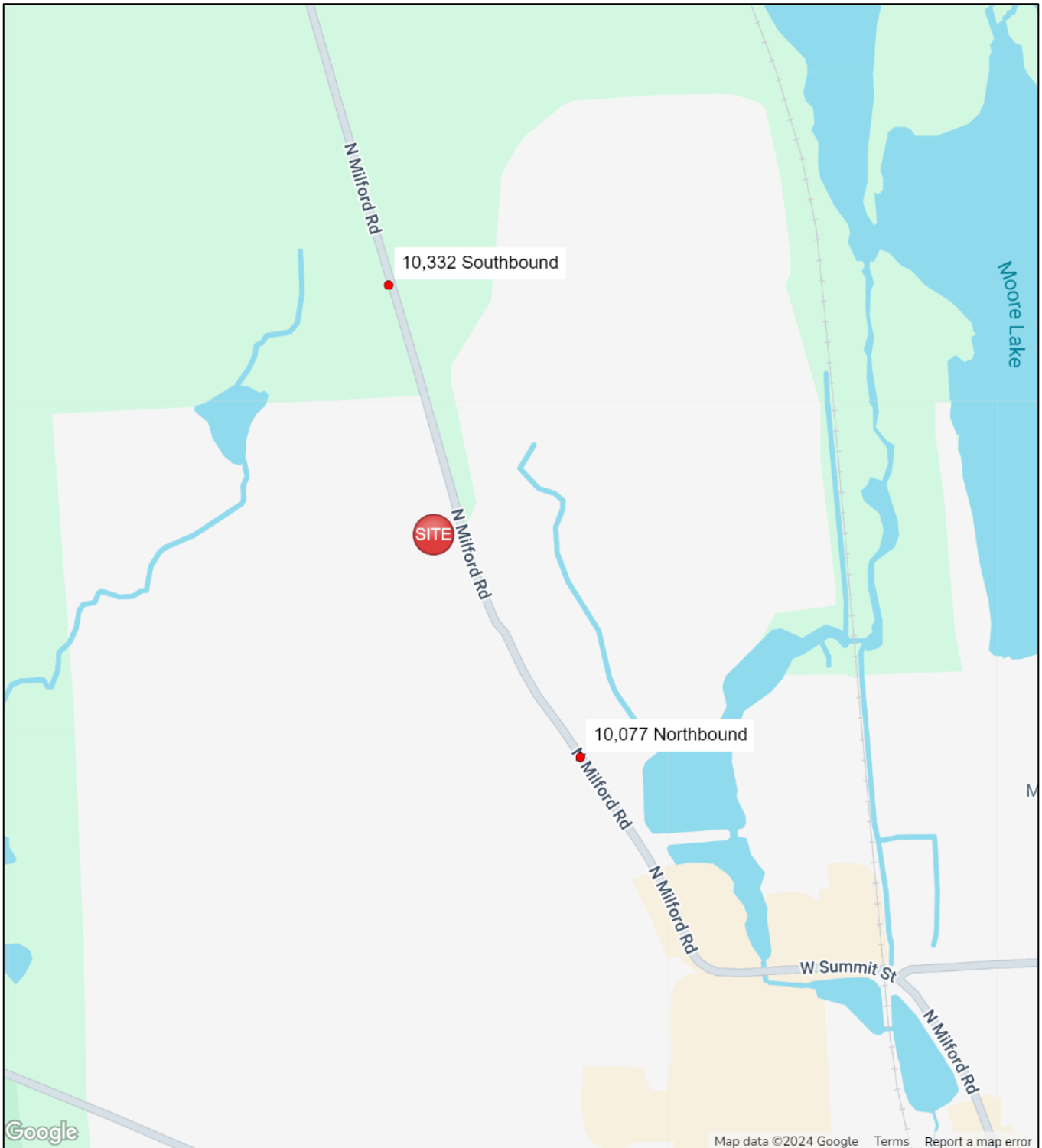
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TRAFFIC COUNTS

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1191-1203 N Milford Rd

Milford Charter Twp, MI 48381

October 2024



ZONING ORDINANCE

3.1.8 O-1 Office District

A. Purpose and Intent

1. The office districts are intended to provide locations of the low intensity, office type professional and administrative services necessary for the normal conduct of a community's activities. Such districts have the following characteristics: allowable activities take place in attractive buildings in landscaped settings; they generally operate during normal daytime business hours; they produce a minimum amount of traffic; and their use characteristics make them compatible with adjacent residential uses.
2. Office districts are specifically designed to prohibit retail establishments and other business activities that generate heavy traffic or constant visits of the general public. However, a limited range of convenience retail and service businesses is permitted within larger office developments for the benefit of office personnel and visitors, provided that offices remain the predominant use within the district and provided further that the commercial uses are compatible with nearby residential development.
3. Office districts are intended to serve as transitions between nonresidential districts and single-family residential districts.

① User Note: Click on [Blue](#) for use-specific standards or refer to Article 4 Use Standards

B. Principal Permitted Uses

1. Administrative and professional offices
2. Clinics, except veterinary clinics having outdoor runs [□]
3. Small animal grooming facilities
4. Medical, dental, and optical laboratories
5. Banks, credit unions, savings and loan associations, and similar uses, including those offering drive-through facilities
6. Personal service establishments [□]
7. Private clubs, fraternal organizations, or lodge halls
8. [Places of worship §4.35](#)
9. Pharmacy or apothecary shops
10. Business service establishments [□]
11. Publicly owned buildings such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations
12. Other uses similar to the above uses
13. [Accessory buildings and uses customarily incident to any of the above permitted uses §5.1](#)

C. Special Land Uses

1. [Mortuary establishments §4.24](#)
2. [Residential unit\(s\) §4.41](#)
3. [One-family detached dwellings[□] §4.30](#)
4. [Retail business or service establishment §4.42](#)
5. [Performing arts center[□] §4.34](#)
6. [Bed and breakfast operations[□] §4.6](#)
7. [Accessory buildings and uses customarily incident to any of the above permitted uses §5.1](#)