

1848 BIDDLE AVENUE

1848 BIDDLE AVENUE | WYANDOTTE, MI 48192

Office/Medical Building For Lease



PROPERTY HIGHLIGHTS

- Available: Entire 2nd floor totaling 5,712 SF
- White-boxed space with finished bathrooms and an ADA-compliant elevator
- Features abundant windows and a balcony overlooking the Detroit River
- Monument signage available
- 174,000+ people within a 5-mile radius
- Walking distance to Henry Ford Wyandotte Hospital
- Minutes from Downtown Wyandotte



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Lease Rate:	\$20.00 PSF, NNN
Estimated NNN:	\$3.00 PSF
Zoning:	B-2, General Business
Parking:	32 + Street Parking

AVAILABLE SPACES

SIZE (SF)

2nd Floor	5,712 SF
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PROPERTY DESCRIPTION

Available for lease: The entire second floor, totaling 5,712 SF. This white-boxed space features finished bathrooms, an ADA-compliant elevator, abundant windows, and a balcony overlooking the Detroit River. Monument signage is available. The property is within walking distance of Henry Ford Wyandotte Hospital and just minutes from Downtown Wyandotte. Additionally, there are over 174,000 people within a 5-mile radius.

LOCATION DESCRIPTION

Located on the west side of Biddle Avenue, just north of Ford Avenue. Within minutes of Downtown Wyandotte.

CURRENT OCCUPANCY

Internal Medicine - Joseph A. George M.D.

SURROUNDING BUSINESSES

Henry Ford Wyandotte Hospital, Wow Gas Station, Ben's Sliders & Wings, Starbucks, Subway, Wyandotte Police Department, Gregorio's Italian, Wyandotte Marina, GXO, BASF Corporation, Rite Aid, Polonus, Tim Hortons, Downtown Wyandotte, and more.

TRAFFIC (VEHICLES PER DAY)

Biddle Avenue	13,930
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(2WAY/ADT/CoStar 2022)



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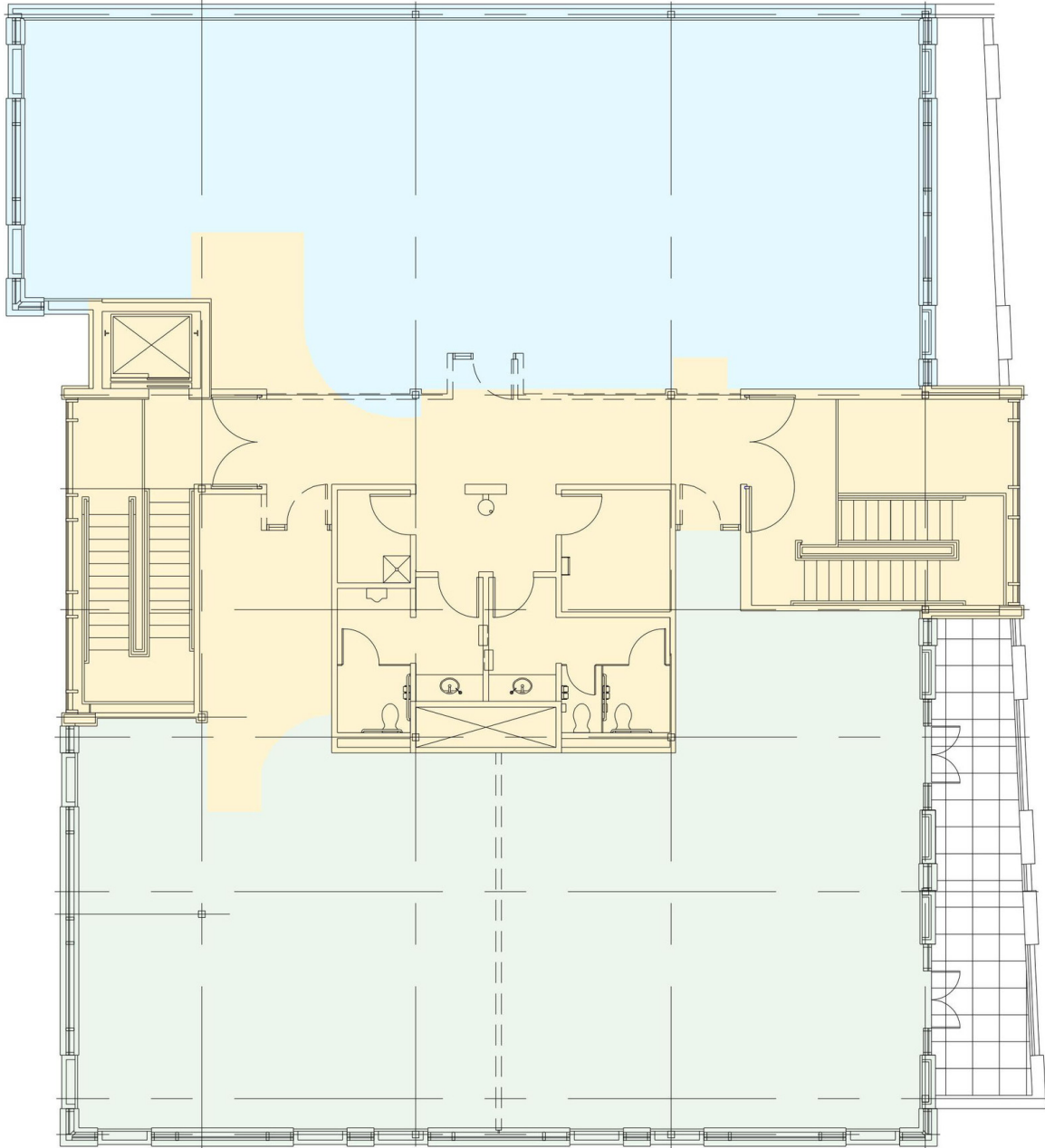
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EXISTING SECOND FLOOR (5,712 SQ.FT.)
SCALE: N.T.S.



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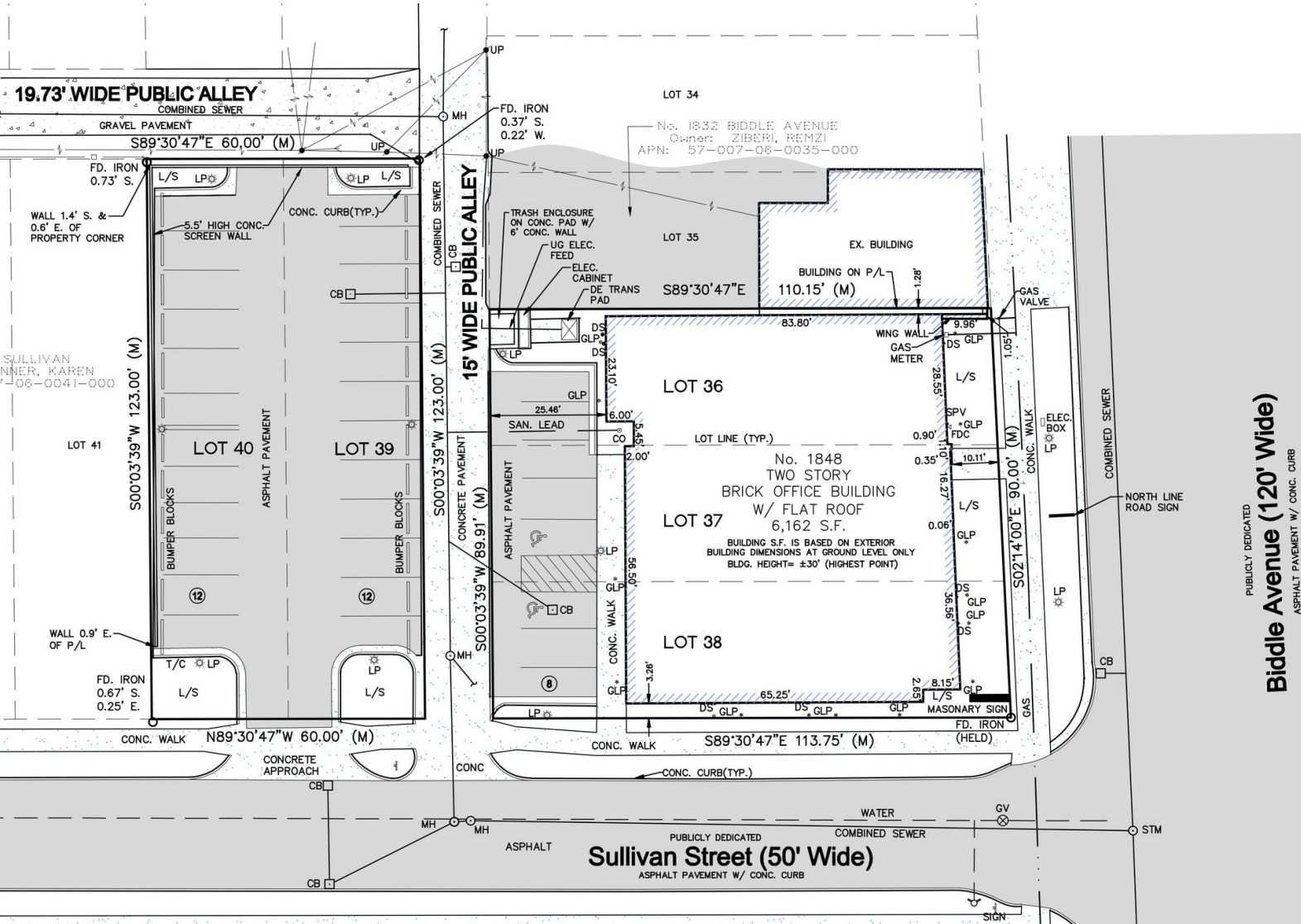
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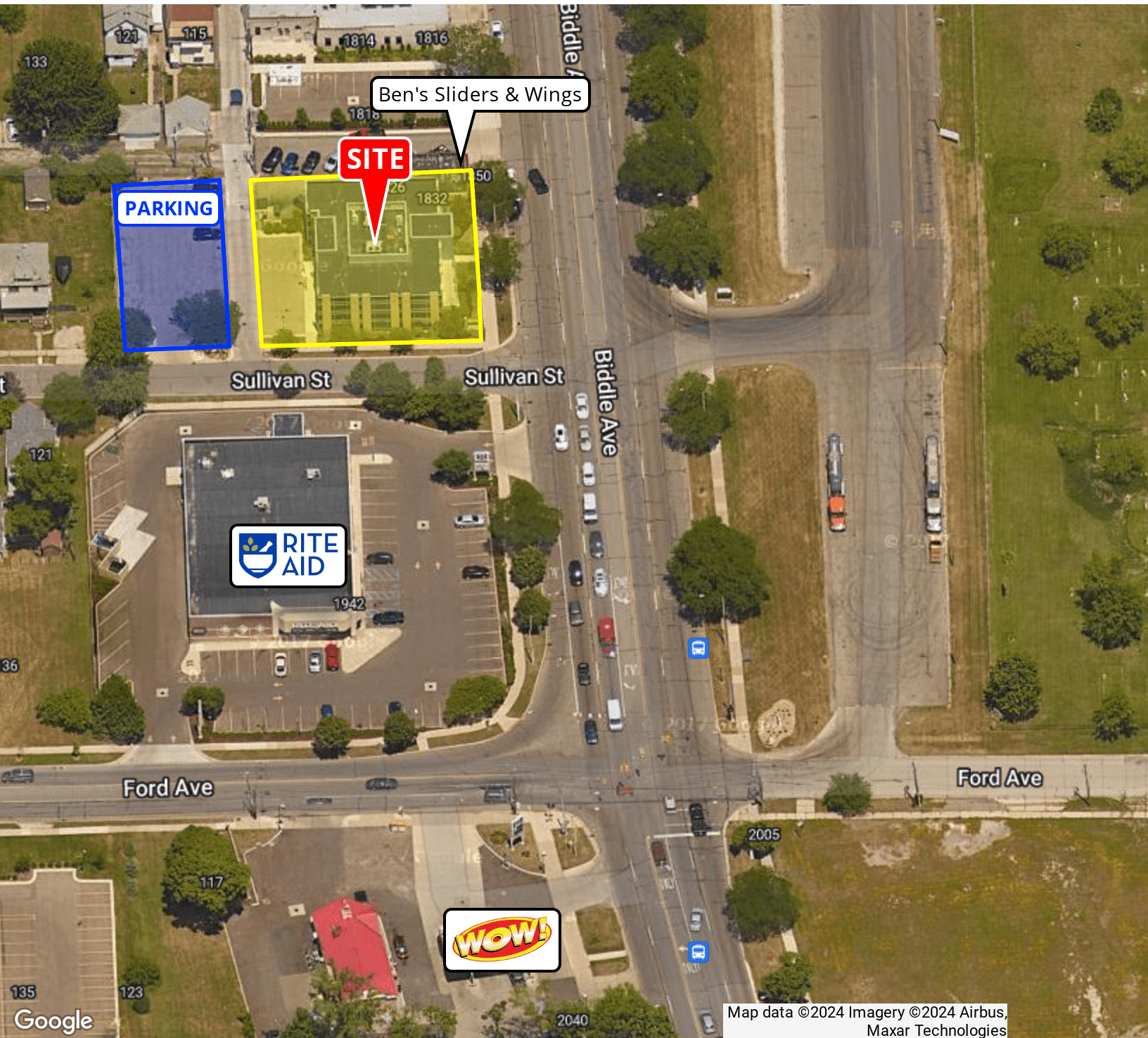
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KJ COMMERCIAL
REAL ESTATE ADVISORS

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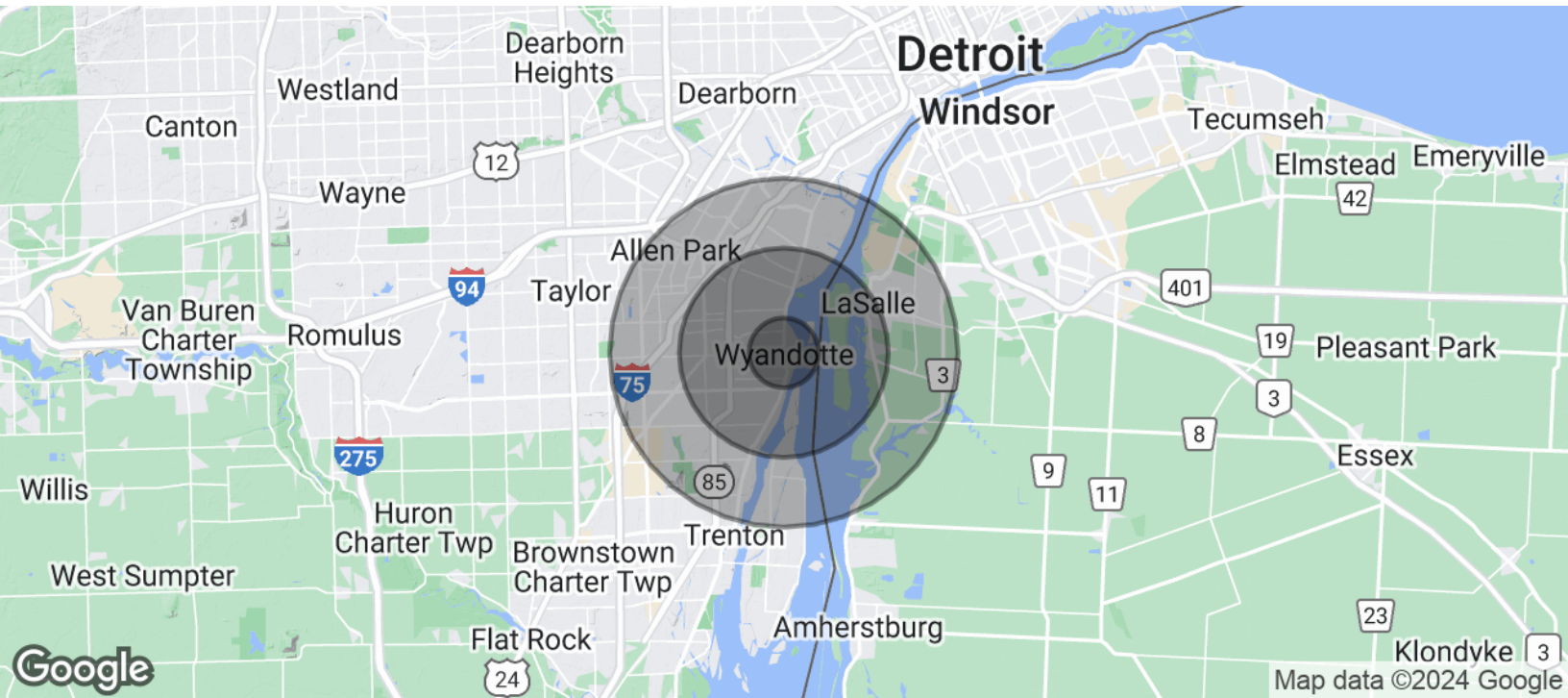
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,161	79,241	174,851
Average Age	43	41	41
Average Age (Male)	42	40	40
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,817	33,515	72,915
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$74,694	\$76,265	\$80,232
Average House Value	\$170,733	\$150,415	\$165,660

Demographics data derived from AlphaMap



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