

MEDICAL SPACE FOR LEASE



Southgate Professional Building
15830 Fort Street
Southgate, MI 48195



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

TABLE OF CONTENTS

MEDICAL SPACE FOR LEASE

**Southgate Professional Building
15830 Fort Street
Southgate, MI 48195**

DISCLAIMER/DISCLOSURE	page 1
PROPERTY SUMMARY	page 2
PHOTOGRAPHS	page 3
FLOOR PLAN	page 4
AERIAL	page 5
AREA MAPS	page 6
DEMOGRAPHICS	pages 7-9
TRAFFIC COUNTS	page 10



DISCLAIMER/DISCLOSURE

1

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

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



PROPERTY SUMMARY

2

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

Location: Southgate Professional Building
15830 Fort Street
Southgate, MI 48195

Total Building Size: 9,475 SF

Available Space: Suite 3 – 1,197 SF
Suite 4 – 965 SF
(Suites 3 & 4 can be combined for a total of 2,162 SF)
Suite 6 – 922 SF
Suite 7 – 850 SF
(Suites 6 & 7 can be combined for a total of 1,772 SF)

Lot Size: 0.88 Acres (38,333 SF)

Lease Rate: \$15.00 PSF MG

Co-Tenants: Get Well Urgent Care, Podiatrist, Pharmacy

**Demographics within
5 Mile Radius:**

Population:	185,773 people
Households:	79,309 homes
Avg. HH Income:	\$91,448 USD
Traffic Count:	38,618 VPD

Comments:

- Located on Fort St between Eureka Rd and Pennsylvania Rd
- 250 ft of frontage on Fort Street.
- Near Downriver Retail District

For Information Contact:

Mo Abubars

248-359-9000

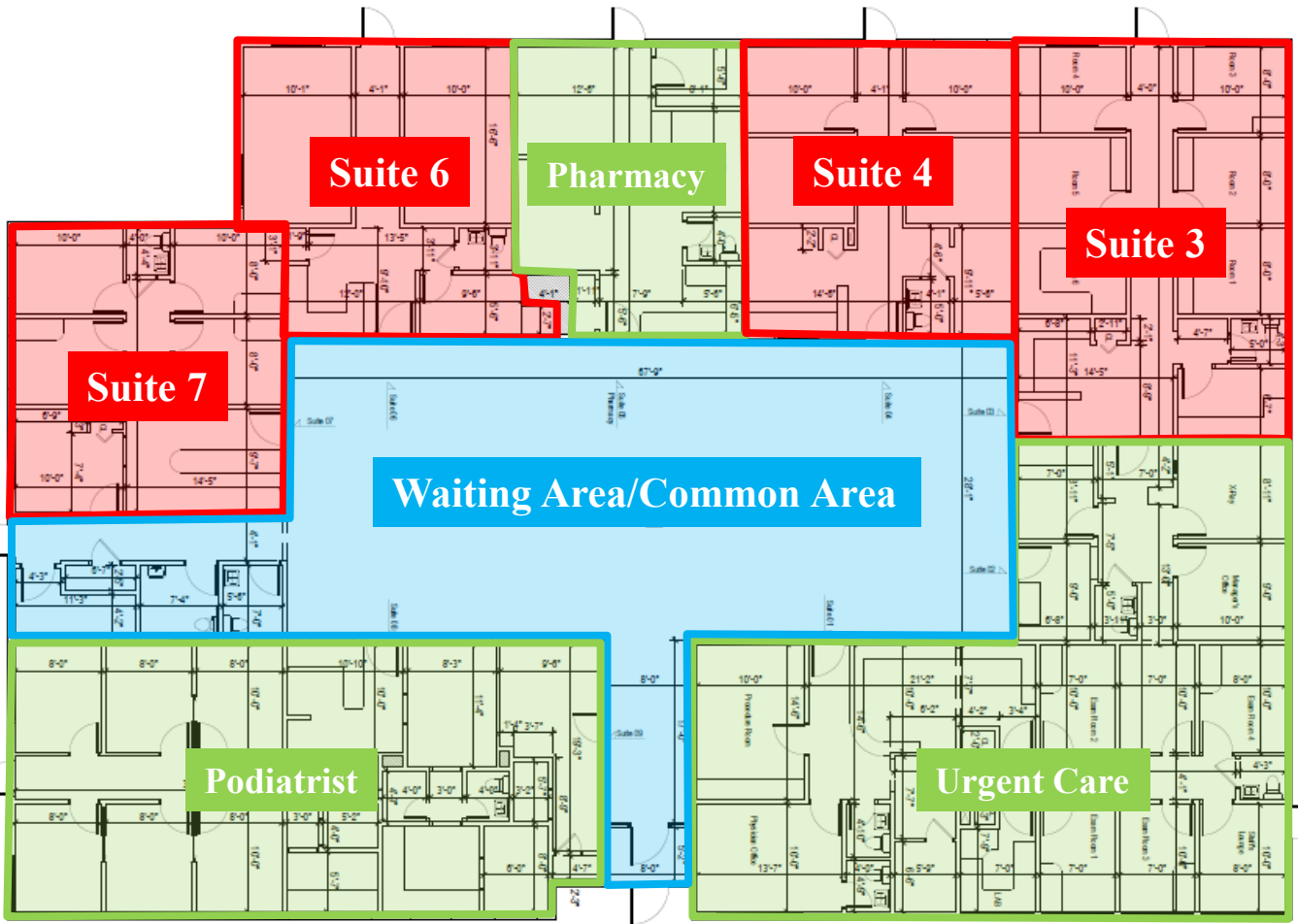


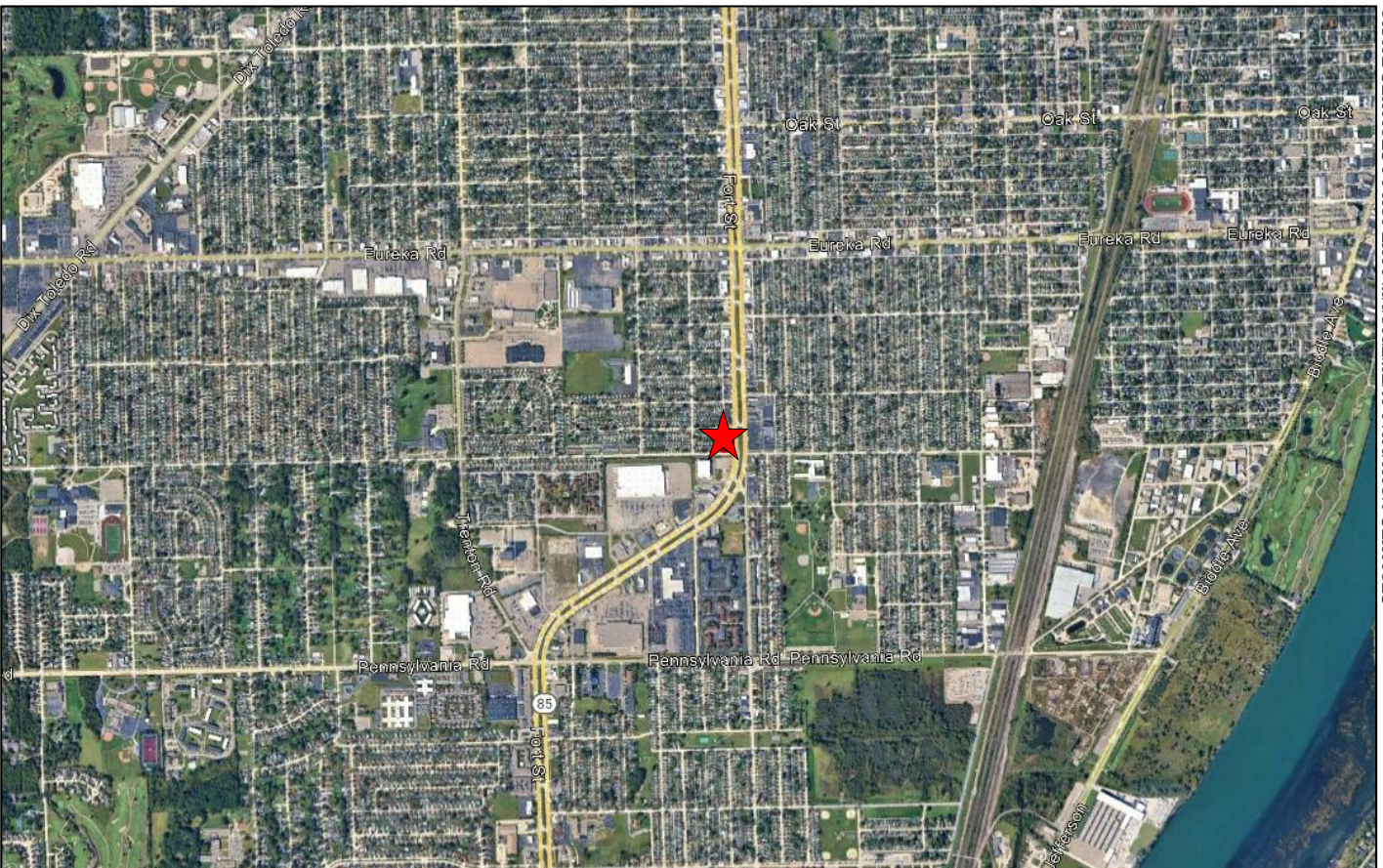


FLOOR PLAN

4

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

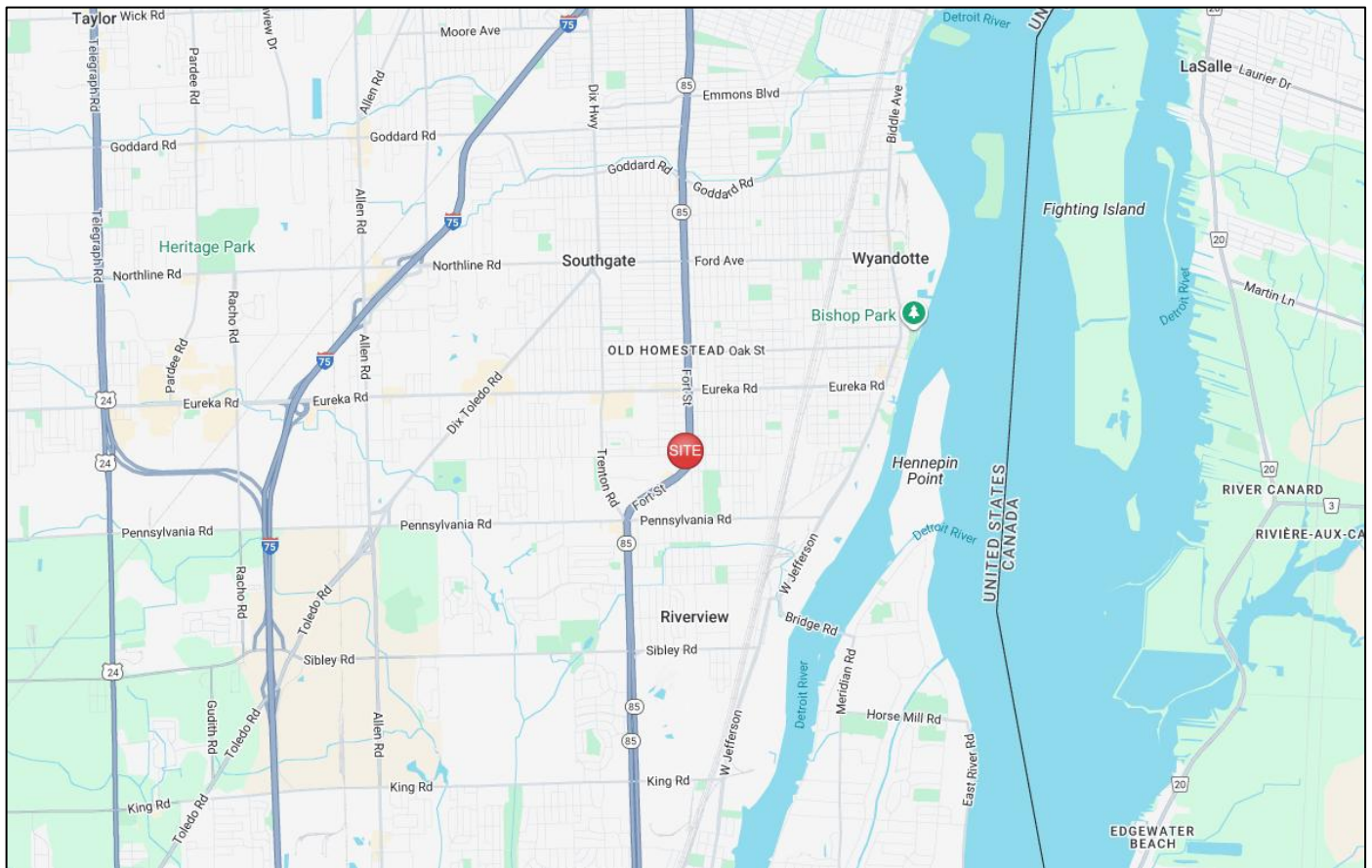
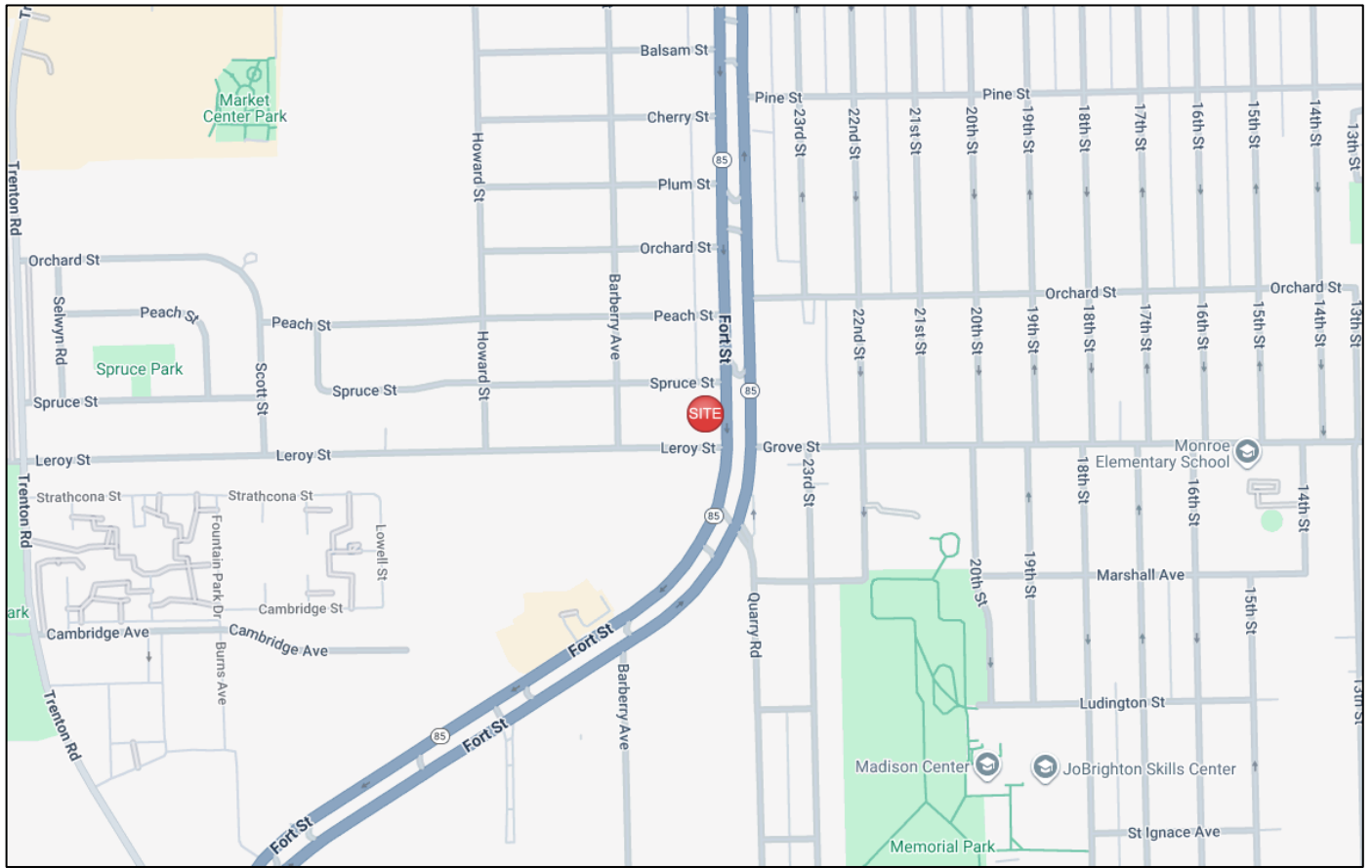




AREA MAPS

6

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



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.1927/-83.1807

15830 Fort St Southgate, MI 48195	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,185	80,975	185,773
2030 Projected Population	13,782	79,070	181,474
2020 Census Population	14,936	85,631	193,111
2010 Census Population	15,192	85,707	191,237
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.4%	-0.4%	-0.2%
Households			
2025 Estimated Households	6,472	35,933	79,309
2030 Projected Households	6,298	35,225	77,847
2020 Census Households	6,766	37,148	81,032
2010 Census Households	6,555	35,968	78,247
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-	-	-
Age			
2025 Est. Population Under 10 Years	10.9%	10.7%	11.4%
2025 Est. Population 10 to 19 Years	10.4%	11.2%	11.9%
2025 Est. Population 20 to 29 Years	12.3%	11.9%	11.9%
2025 Est. Population 30 to 44 Years	19.0%	19.0%	19.2%
2025 Est. Population 45 to 59 Years	18.5%	18.7%	18.7%
2025 Est. Population 60 to 74 Years	20.0%	19.9%	18.8%
2025 Est. Population 75 Years or Over	8.8%	8.7%	8.1%
2025 Est. Median Age	41.8	42.1	40.7
Marital Status & Gender			
2025 Est. Male Population	49.7%	49.4%	49.3%
2025 Est. Female Population	50.3%	50.6%	50.7%
2025 Est. Never Married	35.1%	34.2%	34.0%
2025 Est. Now Married	40.8%	42.8%	41.6%
2025 Est. Separated or Divorced	17.3%	16.0%	17.1%
2025 Est. Widowed	6.9%	7.0%	7.3%
Income			
2025 Est. HH Income \$200,000 or More	6.1%	7.4%	7.5%
2025 Est. HH Income \$150,000 to \$199,999	5.6%	6.6%	7.0%
2025 Est. HH Income \$100,000 to \$149,999	16.4%	16.9%	17.1%
2025 Est. HH Income \$75,000 to \$99,999	14.7%	13.8%	13.1%
2025 Est. HH Income \$50,000 to \$74,999	18.2%	19.5%	19.6%
2025 Est. HH Income \$35,000 to \$49,999	12.5%	11.8%	11.4%
2025 Est. HH Income \$25,000 to \$34,999	7.7%	7.8%	7.8%
2025 Est. HH Income \$15,000 to \$24,999	8.0%	7.5%	7.0%
2025 Est. HH Income Under \$15,000	10.7%	8.6%	9.5%
2025 Est. Average Household Income	\$85,044	\$90,438	\$91,448
2025 Est. Median Household Income	\$63,947	\$69,763	\$71,541
2025 Est. Per Capita Income	\$38,955	\$40,247	\$39,139
2025 Est. Total Businesses	460	2,612	5,536
2025 Est. Total Employees	5,343	29,287	57,452



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.1927/-83.1807

15830 Fort St Southgate, MI 48195	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	83.9%	81.0%	74.6%
2025 Est. Black	6.8%	7.7%	11.8%
2025 Est. Asian or Pacific Islander	1.1%	1.7%	2.1%
2025 Est. American Indian or Alaska Native	0.5%	0.4%	0.5%
2025 Est. Other Races	7.8%	9.2%	11.0%
Hispanic			
2025 Est. Hispanic Population	1,205	8,097	22,674
2025 Est. Hispanic Population	8.5%	10.0%	12.2%
2030 Proj. Hispanic Population	9.7%	11.0%	12.9%
2020 Hispanic Population	7.2%	8.6%	10.4%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	10,355	58,911	132,137
2025 Est. Elementary (Grade Level 0 to 8)	3.2%	2.8%	3.3%
2025 Est. Some High School (Grade Level 9 to 11)	6.1%	6.6%	7.6%
2025 Est. High School Graduate	37.8%	34.1%	33.4%
2025 Est. Some College	24.9%	24.8%	24.0%
2025 Est. Associate Degree Only	10.0%	9.0%	9.0%
2025 Est. Bachelor Degree Only	12.1%	15.3%	14.6%
2025 Est. Graduate Degree	5.9%	7.4%	8.1%
Housing			
2025 Est. Total Housing Units	7,098	39,421	87,235
2025 Est. Owner-Occupied	61.2%	63.2%	63.5%
2025 Est. Renter-Occupied	30.0%	27.9%	27.4%
2025 Est. Vacant Housing	8.8%	8.8%	9.1%
Homes Built by Year			
2025 Homes Built 2010 or later	1.0%	1.7%	1.9%
2025 Homes Built 2000 to 2009	2.3%	4.4%	4.8%
2025 Homes Built 1990 to 1999	2.9%	3.7%	4.6%
2025 Homes Built 1980 to 1989	3.2%	5.5%	4.5%
2025 Homes Built 1970 to 1979	9.4%	10.8%	10.9%
2025 Homes Built 1960 to 1969	13.3%	13.7%	14.0%
2025 Homes Built 1950 to 1959	34.5%	26.6%	27.5%
2025 Homes Built Before 1949	24.6%	24.8%	22.8%
Home Values			
2025 Home Value \$1,000,000 or More	0.9%	0.8%	0.7%
2025 Home Value \$500,000 to \$999,999	0.9%	2.0%	2.6%
2025 Home Value \$400,000 to \$499,999	1.1%	2.4%	2.5%
2025 Home Value \$300,000 to \$399,999	4.9%	6.7%	6.8%
2025 Home Value \$200,000 to \$299,999	21.6%	23.4%	23.8%
2025 Home Value \$150,000 to \$199,999	34.7%	27.3%	25.3%
2025 Home Value \$100,000 to \$149,999	23.2%	22.1%	20.0%
2025 Home Value \$50,000 to \$99,999	9.7%	11.2%	12.6%
2025 Home Value \$25,000 to \$49,999	0.8%	1.3%	1.9%
2025 Home Value Under \$25,000	2.1%	2.8%	3.6%
2025 Median Home Value	\$166,736	\$177,869	\$176,785
2025 Median Rent	\$955	\$944	\$916

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

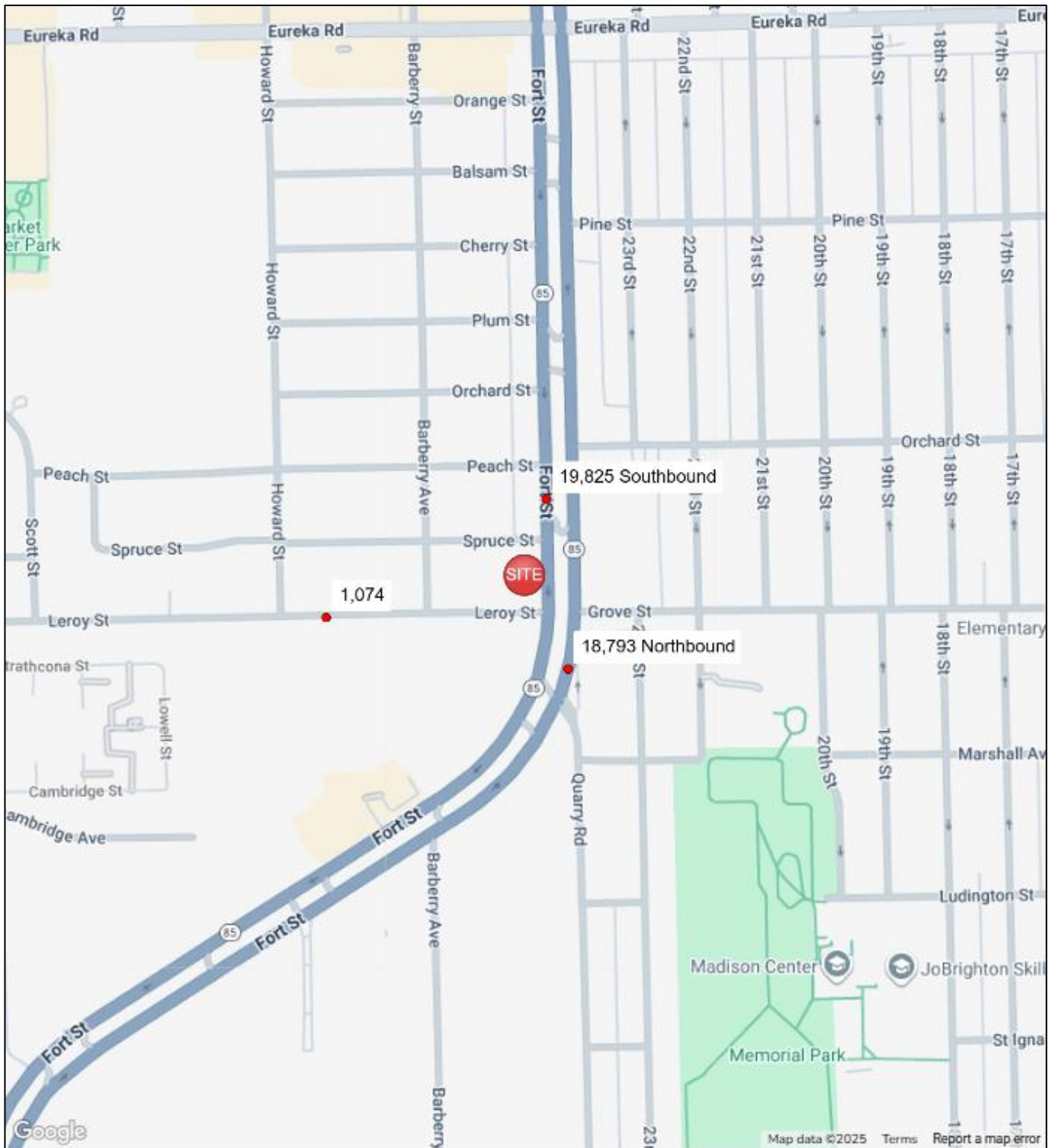


Lat/Lon: 42.1927/-83.1807

15830 Fort St Southgate, MI 48195	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	11,726	66,777	150,996
2025 Est. Civilian Employed	60.1%	60.2%	58.5%
2025 Est. Civilian Unemployed	1.7%	2.3%	2.6%
2025 Est. in Armed Forces	-	0.1%	-
2025 Est. not in Labor Force	38.3%	37.3%	38.8%
2025 Labor Force Males	49.6%	49.1%	48.9%
2025 Labor Force Females	50.4%	50.9%	51.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	7,046	40,223	88,347
2025 Mgmt, Business, & Financial Operations	13.3%	15.0%	14.6%
2025 Professional, Related	19.4%	19.9%	20.2%
2025 Service	20.9%	17.5%	16.9%
2025 Sales, Office	19.3%	19.0%	19.5%
2025 Farming, Fishing, Forestry	0.2%	-	0.1%
2025 Construction, Extraction, Maintenance	9.1%	8.9%	8.5%
2025 Production, Transport, Material Moving	17.9%	19.7%	20.2%
2025 White Collar Workers	52.0%	53.9%	54.2%
2025 Blue Collar Workers	48.0%	46.1%	45.8%
Transportation to Work			
2025 Drive to Work Alone	79.0%	74.7%	75.0%
2025 Drive to Work in Carpool	9.2%	10.0%	9.7%
2025 Travel to Work by Public Transportation	2.0%	1.8%	1.8%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.6%	1.7%	1.7%
2025 Other Means	1.4%	1.4%	1.5%
2025 Work at Home	6.7%	10.3%	10.2%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	35.3%	28.0%	27.0%
2025 Travel to Work in 15 to 29 Minutes	34.5%	38.8%	39.2%
2025 Travel to Work in 30 to 59 Minutes	25.2%	28.0%	28.9%
2025 Travel to Work in 60 Minutes or More	4.9%	5.2%	4.9%
2025 Average Travel Time to Work	20.1	21.6	22.0
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$557.36 M	\$3.26 B	\$7.27 B
2025 Est. Apparel	\$10.42 M	\$60.71 M	\$136 M
2025 Est. Contributions, Tax and Retirement	\$140.82 M	\$848.63 M	\$1.88 B
2025 Est. Education	\$12.56 M	\$73.92 M	\$164.53 M
2025 Est. Entertainment	\$32.33 M	\$188.23 M	\$421.83 M
2025 Est. Food, Beverages, Tobacco	\$69.57 M	\$400.93 M	\$904.71 M
2025 Est. Health Care	\$43.04 M	\$239.84 M	\$528.26 M
2025 Est. Household Furnishings and Equipment	\$14.9 M	\$87.1 M	\$194.74 M
2025 Est. Household Operations, Shelter, Utilities	\$128.02 M	\$737.7 M	\$1.66 B
2025 Est. Miscellaneous Expenses	\$9.65 M	\$56.3 M	\$125.81 M
2025 Est. Personal Care	\$7.45 M	\$42.86 M	\$96.85 M
2025 Est. Transportation	\$88.6 M	\$522.11 M	\$1.16 B

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



15830 Fort St

Southgate, MI 48195

September 2025

