

GEORGETOWN PROFESSIONAL BUILDING

3058 METRO PARKWAY | STERLING HEIGHTS, MI 48310

Office Building For Lease



PROPERTY HIGHLIGHTS

- Two remaining units available: 1,619 RSF & 2,820 RSF
- Medical or general office uses permitted
- Well-maintained building with on-site management
- Recent upgrades: new roof, HVAC system, and resurfaced parking lot
- Strong tenant mix with established medical practices
- Excellent location near I-75 Freeway access ramps and the City of Troy
- Plentiful parking & monument signage available
- Numerous restaurants and retailers nearby



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

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:	\$16.00 - 20.00 RSF, Gross + Utilities
Zoning:	O-1, Business & Professional Office
Building Size:	32,350 SF
Parking:	± 173

AVAILABLE SPACES

SIZE (RSF)

Suite 1:	1,619 RSF
Suite 2:	2,820 RSF

PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located on the south side of Metro Parkway (16 Mile), between Dequindre and Ryan Roads.

SURROUNDING BUSINESSES

Target, Lowe's, Penn Station, Shell, Burger King, T-Mobile, Citizens Bank, Sahara Restaurant & Banquet Center, 5 Star Lanes, AutoZone, McDonald's, Dunkin', Midas, Mobil, O'Reilly Auto Parts, Farhat Sweets, Sherwin-Williams, Huntington Bank, Walgreens, and many more.

TRAFFIC (VEHICLES PER DAY)

Metro Parkway (16 Mile Road)	48,692
(2WAY/ADT/CoStar 2025)	



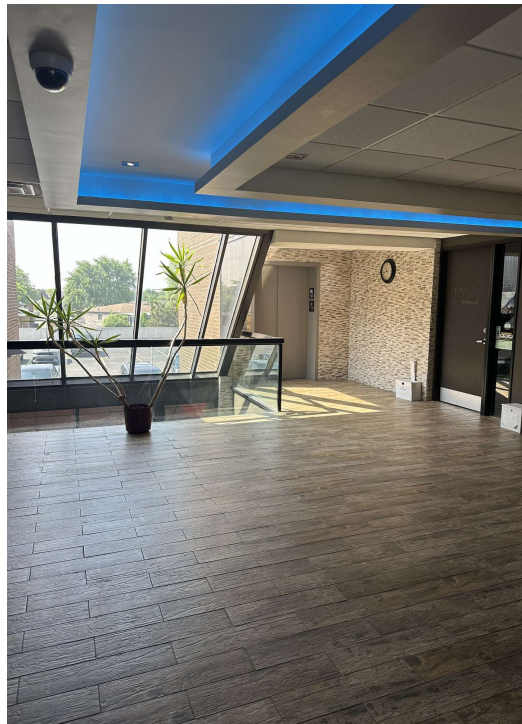
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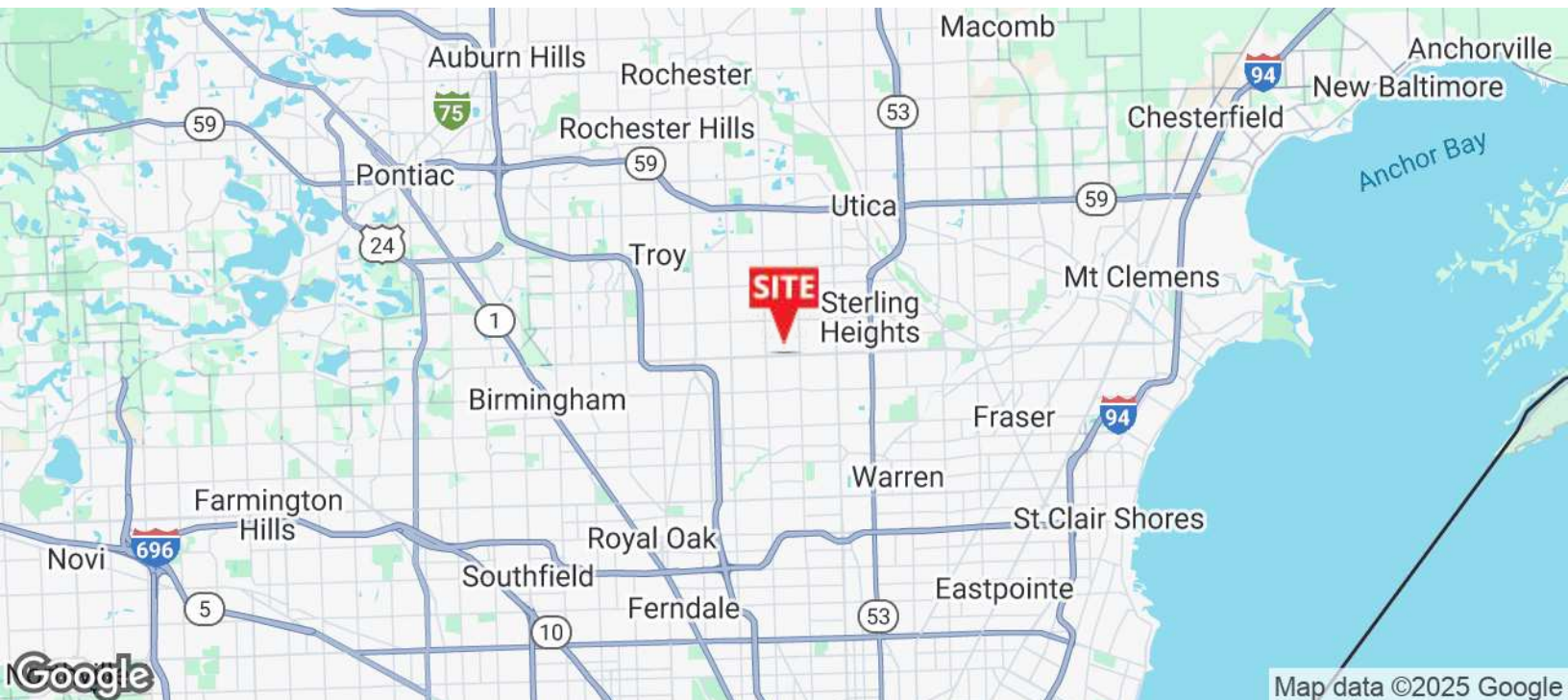
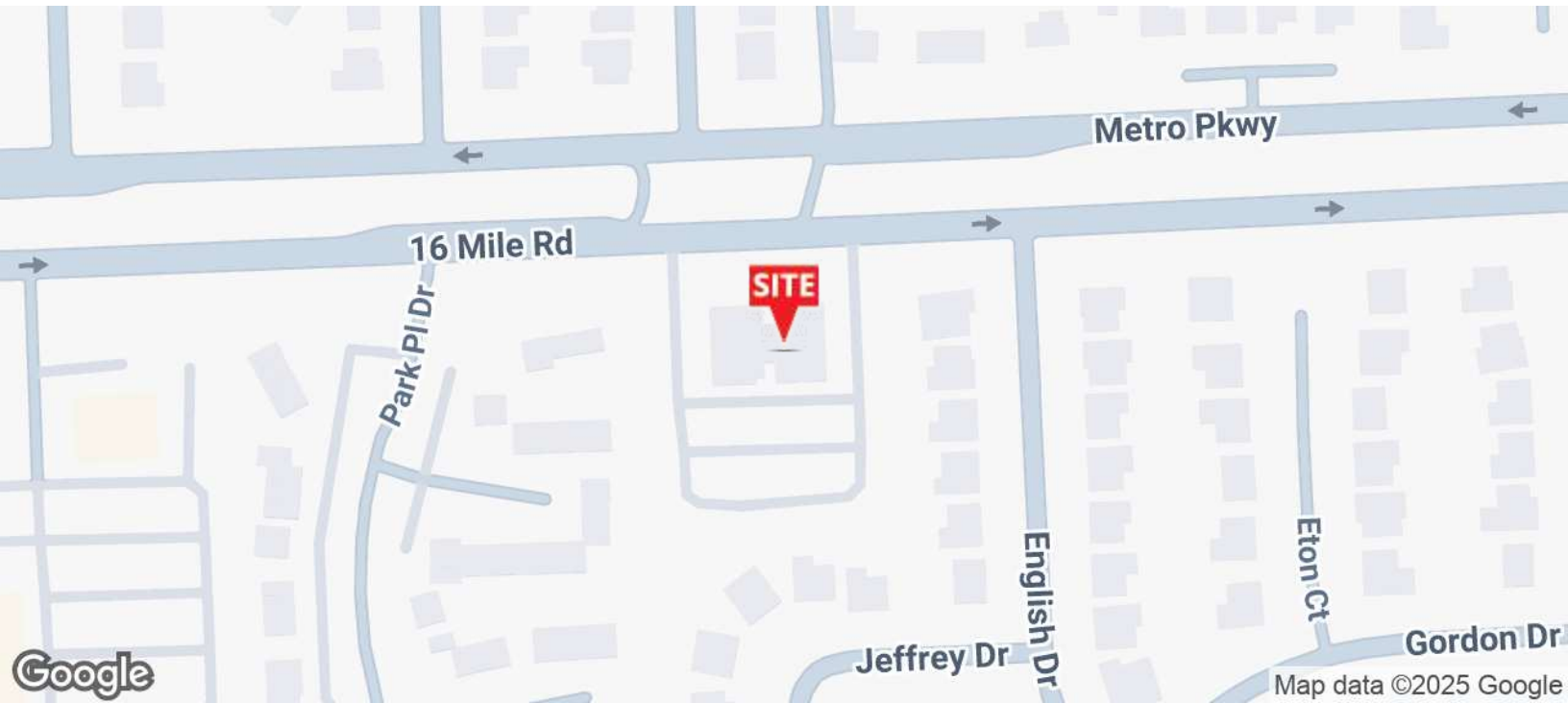
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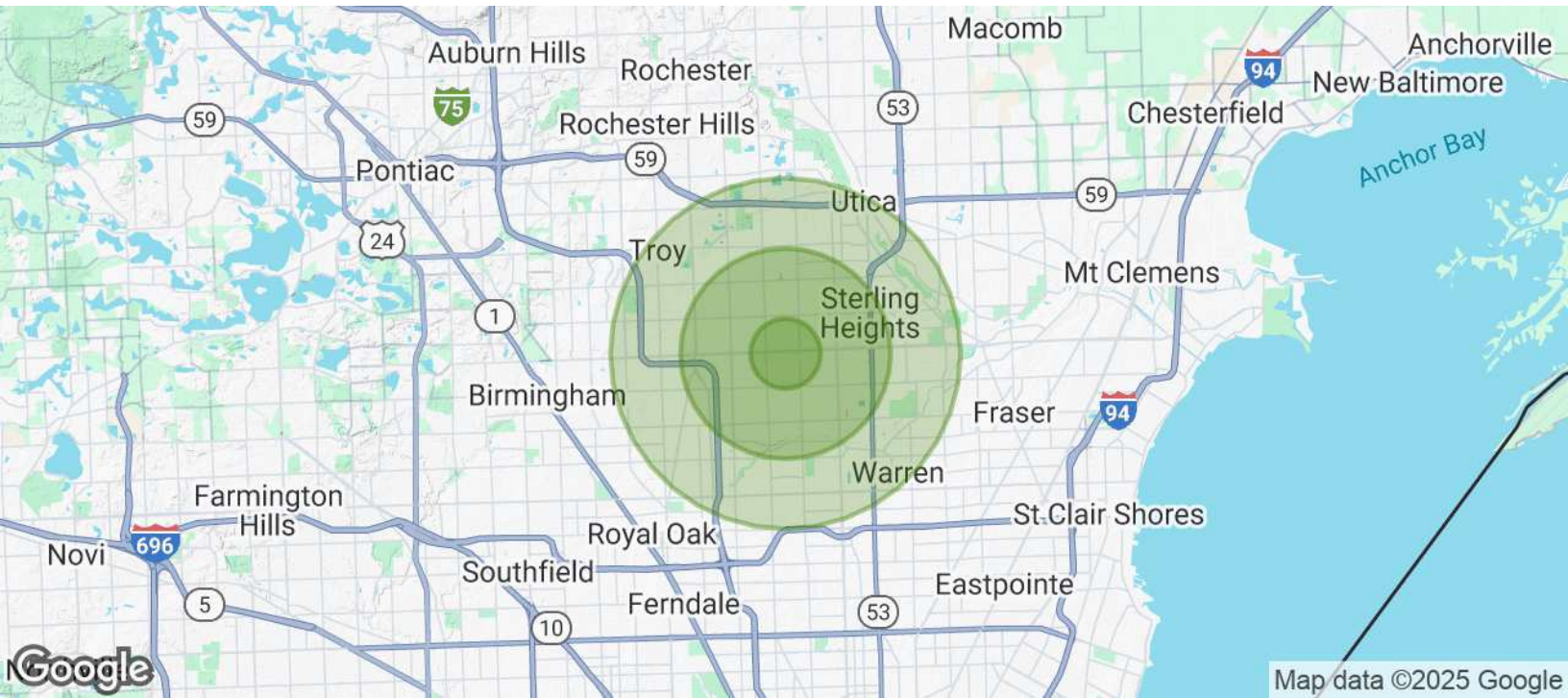
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,697	90,206	255,960
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,859	33,478	103,482
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$92,737	\$102,072	\$104,176
Average House Value	\$290,544	\$317,747	\$301,107

Demographics data derived from AlphaMap



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