



6170 US 31 N | Acme, MI 49610

AVAILABLE SF:	2,340 SF
LEASE RATE:	\$3000/MO/MG
YEAR BUILT:	1998
ZONING:	COMMERCIAL CORRIDOR
TRAFFIC COUNT:	13,000

PROPERTY OVERVIEW

High traffic count, great signage and visibility. Upper Level is currently set up as a medical office. Large reception area with adjoining reception and check-out area; patient restroom; 4 exam rooms with plumbing; Lab room with numerous counters and cabinets and second adjacent rest room with pass through cabinet; 2 Private doctors offices; 2 large open area staff rooms. Plenty of natural lighting. Handicap accessible. Ample parking and nicely landscaped. Tenant pays rent plus utilities and half of grounds maintenance. Lower level offers 8 offices, conference room, kitchen area, storage room & reception area. Plenty of natural lighting. Handicap accessible. Ample parking and nicely landscaped. Tenant pays rent plus utilities and half of grounds maintenance.

PROPERTY HIGHLIGHTS

- High traffic count with excellent visibility
- Modern architecture inside and out
- Ideal as a medical office
- Abundant natural lighting.

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Professional Office Suite



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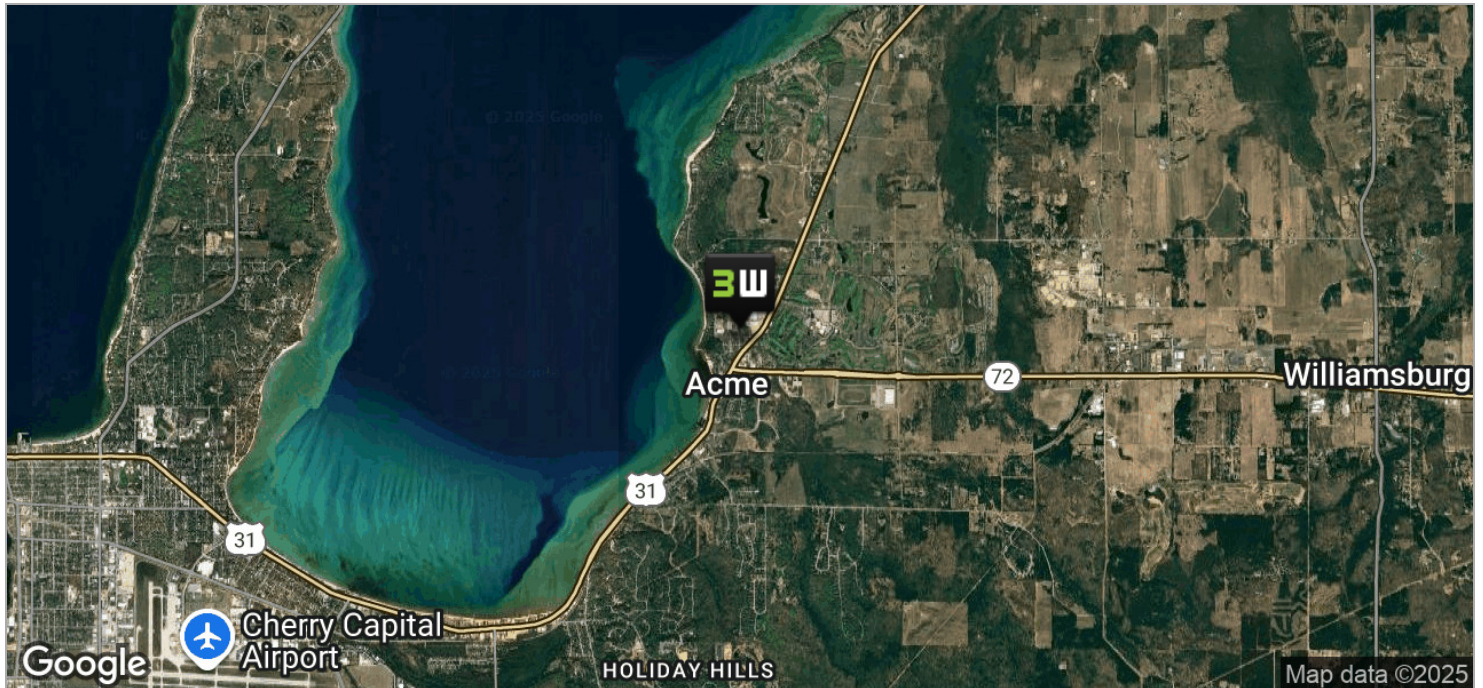
Professional Office Suite



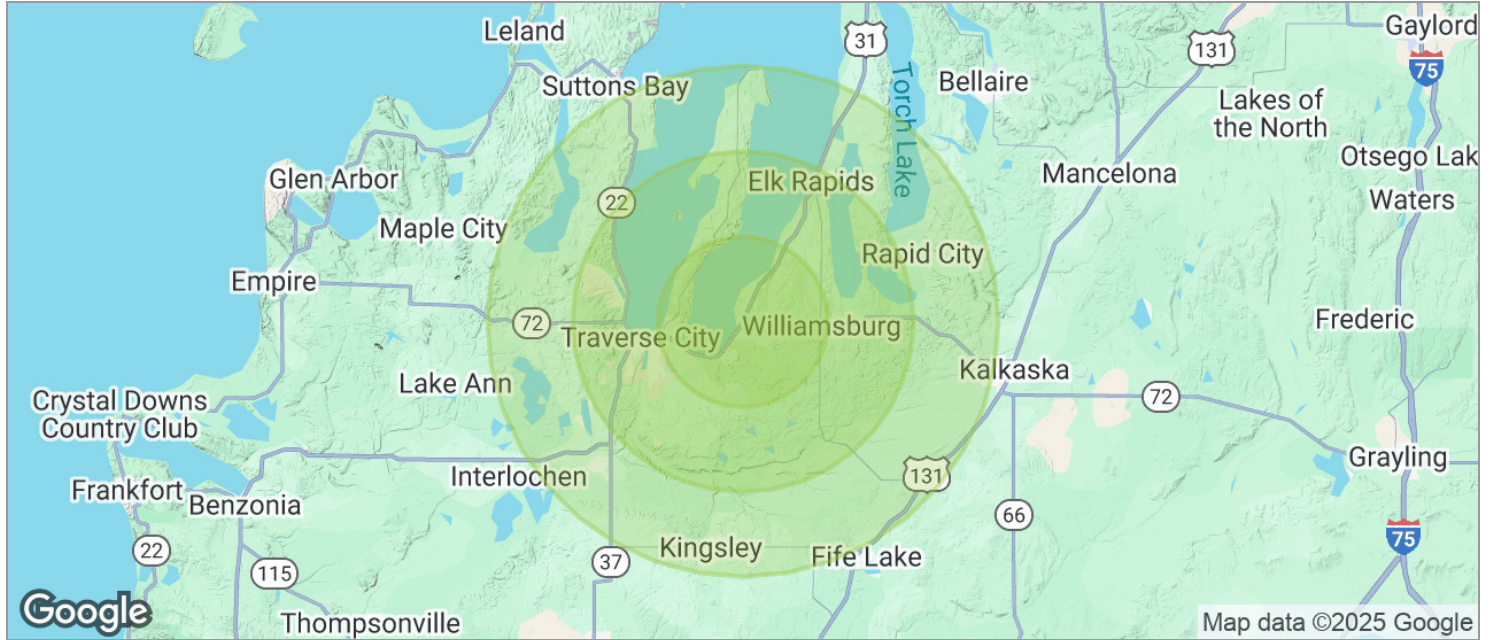
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COMMERCIAL



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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	16,588	67,814	106,737
MEDIAN AGE	46	46	45
MEDIAN AGE (MALE)	44	44	44
MEDIAN AGE (FEMALE)	47	47	46
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	7,097	30,149	45,810
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$100,487	\$91,644	\$91,750
AVERAGE HOUSE VALUE	\$462,106	\$440,480	\$423,882

* Demographic data derived from 2020 ACS - US Census

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