

Renovated Two-Suite Corner Office

10575 Morang Ave
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TDG
COMMERCIAL

FULLY RENOVATED OFFICE/FLEX • SEPARATELY METERED SIDES • CONTROLLED PARKING AND SECURE LOADING

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TABLE OF CONTENTS

1. Cover Page
2. Disclosure & CA
3. Business Summary
4. Demographics
5. Market Overview
6. Location Overview
7. Photos
8. Contact Us

Tenant:

Owner-User

Sale Type:

Business Sale

Sale Price:

Contact Broker

Year Built:

1955

Building Size:

±2,700 sqft

BUSINESS SUMMARY:

Owner-user or investor play. Renovated, very clean standalone office/flex on a high-visibility corner with on-site parking and signage. Two front doors (10573 and 10575) and separate meters create true two-suite functionality - occupy one side and lease the other, or lease both for income.

Building and systems. Central heat and air, new furnace on both sides, new hot-water tank, and a security system with cameras and alarms reduce near-term capex and risk. A fenced lot provides controlled parking and light yard storage. Interior finish is modernized office/flex-plug-and-play for professional services, trades/dispatch, light showroom, or secure admin/ops.

Configuration and use cases. Efficient private-office and open-area mix supports reception, bullpen, conference, and back-of-house. Separate entries and utilities make it simple to mirror suites or run staggered hours. For an owner-user, the second suite can offset occupancy costs; for an investor, both suites lease independently at small-suite premiums.

Location and thesis. Corner exposure on busy Morang near the I-94/Cadieus corridor gives quick reach to Detroit, the Grosse Pointes, and east-side suburbs. Small, clean, secure standalones remain scarce; recent mechanicals and a fenced site underpin a low-touch hold with clear income growth from leasing, signage, and yard monetization (buyer to verify use).

Highlights

Why this is easy to take over

- Fully renovated, very clean office/flex; day-one usability
- Two suites, separately metered; occupy one, lease one
- New furnaces (both sides), new hot-water tank, central heat/air
- Security cameras and alarms in place
- Fenced lot for controlled parking and light storage
- Corner exposure with prominent Morang signage and quick I-94 access

Owner-user path

- Occupy one suite; lease the other to offset costs
- Low operating overhead; recent mechanicals reduce surprise capex
- Secure, fenced parking for staff, visitors, or fleet

Investor path

- Lease both suites separately for small-suite premiums
- Separate meters simplify reimbursements and limit utilities risk
- Clean presentation and corner visibility help leasing velocity

Use cases

- Professional services, trades/dispatch, admin/ops, light showroom
- Local agencies/nonprofits needing secure, private offices

Property Positioning - At-a-Glance

- Morang frontage and corner exposure – steady drive-by visibility and easy wayfinding for first-time visitors
- Convenience – quick in/out circulation, surface parking at the door, short walk to reception
- Everyday demand drivers – nearby schools, churches, retail, and services create frequent-errand visits
- Patient access – fast reach to the I-94/Cadieux corridor and adjacent east-side neighborhoods
- Right-sized footprint – efficient operations and low overhead fit solo or small-team providers
- Owner-operator control – standalone setting for hours, branding, and patient experience

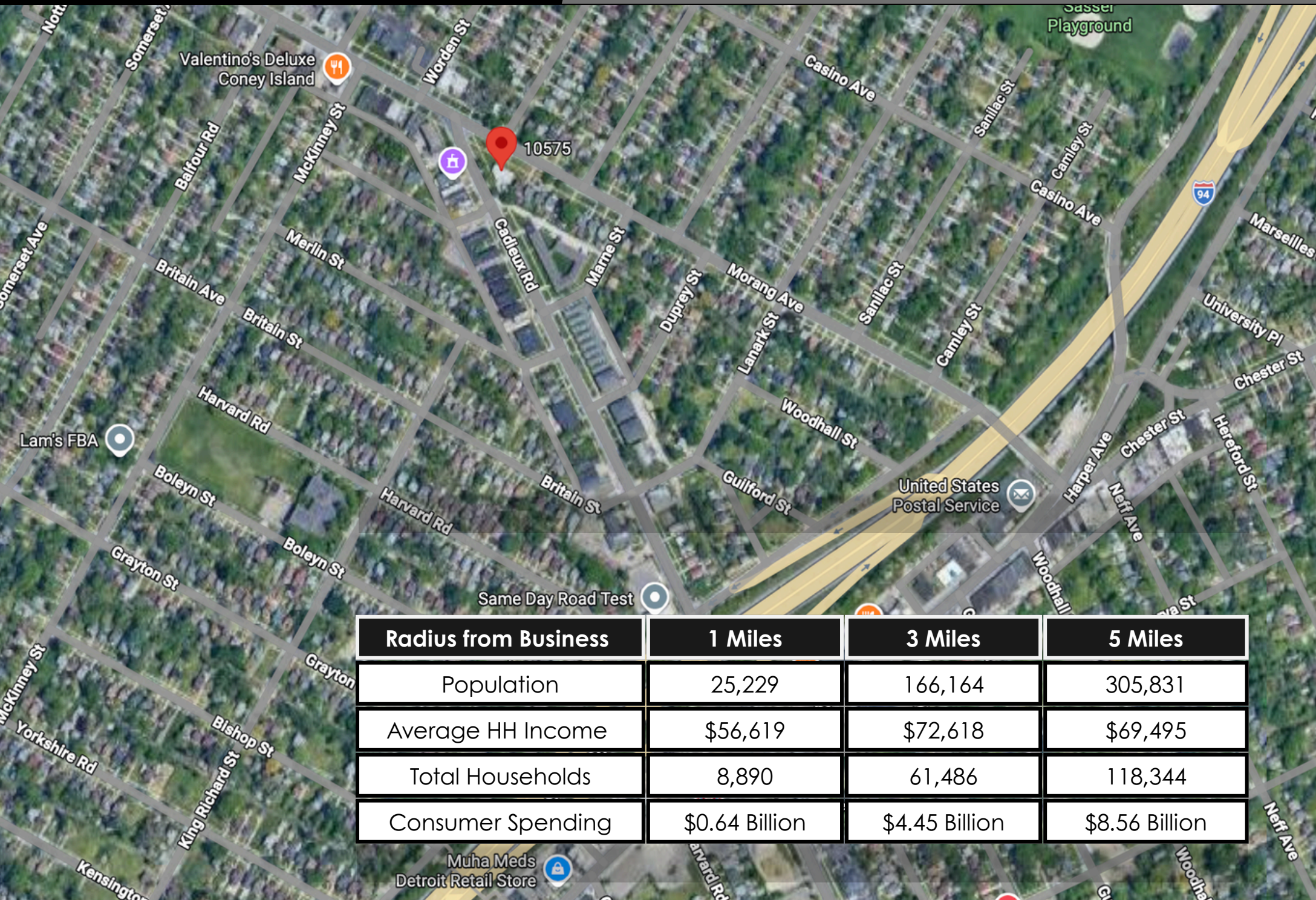
	1 Mile	3 Miles	5 Miles
2029 Population (Proj.)	21,476	168,091	370,044
2029 Households (Proj.)	8,777	61,057	117,706
2024 Median Home Value	\$68,975	\$134,986	\$127,523
Median Age	36	38	39
Avg HH Size	2.8	2.6	2.5
2024 Avg HH Income	\$40,091	\$51,420	\$49,208
2024 Per Capita Income	\$21,500	\$27,800	\$31,200
Owner-Occupied (modeled)	54%	55%	56%
Renter-Occupied (modeled)	46%	45%	44%

PROPERTY HIGHLIGHTS

- Renovated, very clean office/flex; day-one usability
- Three private offices/open areas that convert well to reception, consult, admin, and ops
- Central heat and air with new furnaces on both sides; new hot-water tank
- Security system with cameras and alarms; fenced lot for controlled parking
- Two separately metered suites with dual entries 10573/10575
- Corner site with prominent street-front signage; quick access to I-94/Cadieux

MARKET OVERVIEW

Real Estate Summary | Page: 5 | TDG Commercial



Radius from Business	1 Miles	3 Miles	5 Miles
Population	25,229	166,164	305,831
Average HH Income	\$56,619	\$72,618	\$69,495
Total Households	8,890	61,486	118,344
Consumer Spending	\$0.64 Billion	\$4.45 Billion	\$8.56 Billion



ECONOMY

Morang Ave Corner Exposure - steady drive-by visibility and simple wayfinding help customers, vendors, and staff find the building without confusion

Central Access - quick reach to the I-94 / Cadieux corridor and adjacent east-side neighborhoods shortens commutes and supports same-day service calls

Parking and Approach - surface stalls by the entrance reduce late arrivals in bad weather and make in-and-out visits painless

Standalone Identity - monument signage and a dedicated entrance support branding and referrals because the building is not buried in a multi-tenant strip

Very Clean Presentation - a fully renovated interior projects professionalism and confidence for client meetings and walk-ins

GROWTH

Two-Suite Flexibility - separate meters and dual entries allow an owner to occupy one side and lease the other to offset monthly costs

Security and Control - fenced lot, cameras, alarms, and central heat and air with new furnaces and a new hot-water tank reduce operating risk

Leasing Velocity - small, independent suites in clean condition tend to lease quickly to trades, dispatch teams, professional services, and local agencies

Visibility Lift - refreshed window and monument signage, LED relamp, and online listings increase inbound inquiries at low cost

Yard Monetization - controlled paved area can support evening or off-hour vehicle parking and light storage subject to local approvals and lease terms





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