

8091 COMMERCE ROAD

8091 COMMERCE ROAD | COMMERCE TOWNSHIP, MI 48382

Medical/Retail/Office For Lease



PROPERTY HIGHLIGHTS

- 2 direct entry suites for lease – 600 & 1,700 SF
- B-1 Zoning allows for many uses including medical, retail, and office
- Join Commerce Dental Group
- Building and monument signage available
- Surrounded by many national and local retailers/restaurants
- Just east of the busy intersection at Commerce and Union Lake Roads
- 146,186 residents within a 5-mile radius



PRESTON RABBAN
248.851.8900
prabban@kjcre.com

KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

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

Parcel:	17-12-427-003
Zoning:	B-1, Local Business
Year Built:	1987
Land Size:	1.15 Acres
Building Size:	4,662 SF
Parking:	+/- 25 spaces

SUITE 1:

1,700 SF	LEASE RATE: \$18.00 PSF, NNN Est. NNN: \$5.00 PSF
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SUITE 2:

600 SF	LEASE RATE: \$1,200/Month Gross + Gas & Electric
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PROPERTY DESCRIPTION

2 direct entry suites for lease – 600 & 1,700 SF. B-1 Zoning allows for many uses including medical, retail, and office. Join Commerce Dental Group. Building and monument signage available. Surrounded by many national and local retailers/restaurants. Just east of the busy intersection at Commerce and Union Lake Roads. 146,186 residents within a 5-mile radius.

LOCATION DESCRIPTION

Located on Commerce Road, just east of Union Lake Road in Commerce Township, MI.

CURRENT OCCUPANCY

Commerce Dental Group

SURROUNDING BUSINESSES

Kroger, Kroger Fuel Center, Burger King, Chase Bank, Planet Fitness, Sky Zone, Scooter's Coffee, Speedway, Hungry Howie's, Huntington Bank, Jimmy John's, Biff's Coney Island, Ace Hardware, Kickstand Brewing Company, Urban Air, Athletico, Saroki's, Comerica Bank, Wendy's, Arby's, McDonald's, Aurora On The Lake, Genisys Credit Union, and many more.

TRAFFIC (VEHICLES PER DAY)

Union Lake Road	32,016
Commerce Road	12,635
(2WAY/ADT/CoStar 2024)	



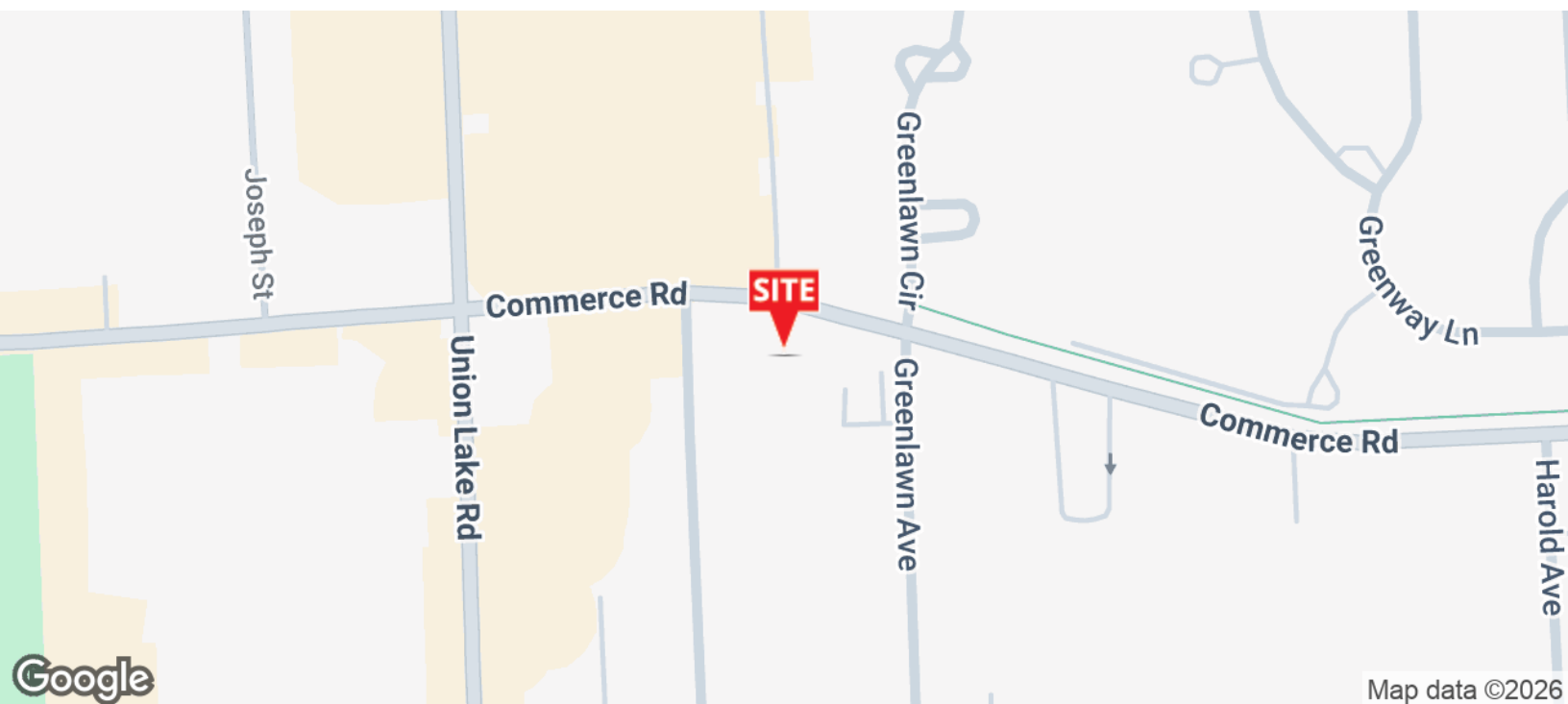
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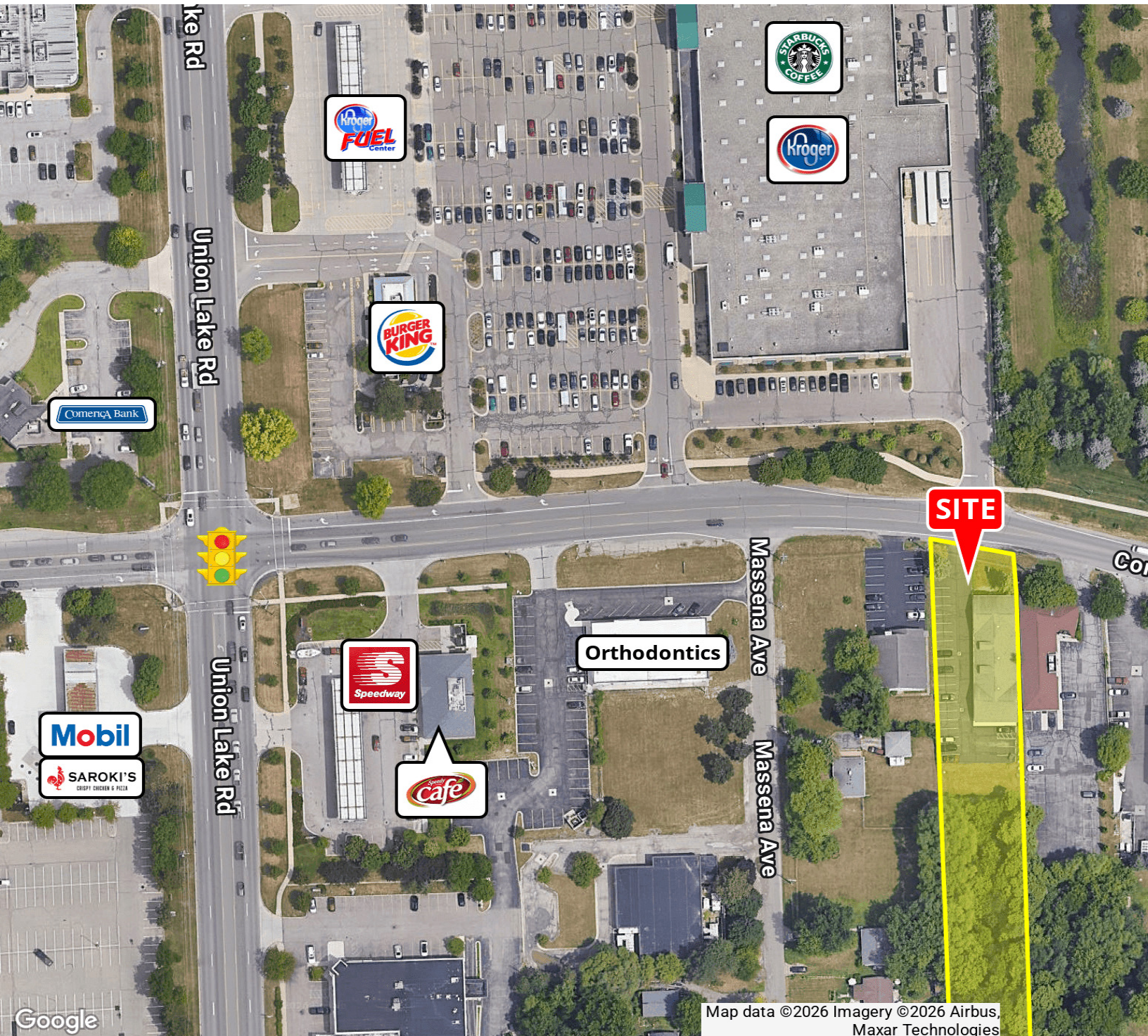
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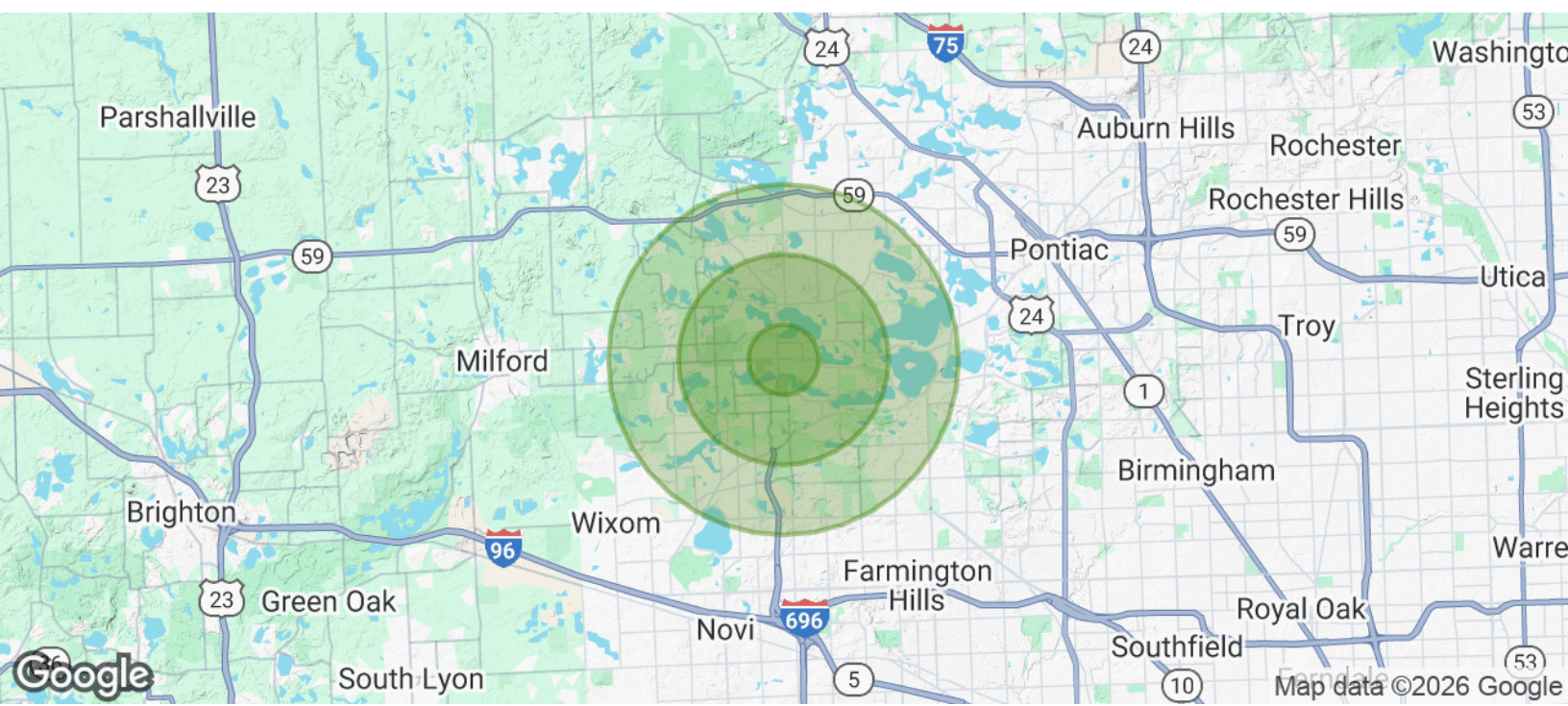
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,912	47,964	146,186
Average Age	42	43	44
Average Age (Male)	42	42	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,203	18,511	59,503
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$155,356	\$144,135	\$134,459
Average House Value	\$486,522	\$442,928	\$413,213

Demographics data derived from AlphaMap



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