

MEDICAL OFFICE FOR LEASE



**34815 W Michigan Ave,
Wayne, MI 48184**



1111 W. Oakley Park Road, Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Office

www.insitecommercial.com

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Wayne, MI 48184**

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Location: 34815 W Michigan Ave, Wayne, MI 48184

APN: 55 018 02 0009 301

Available Space: 1,200 SF

Lease Rate: \$14.00 PSF MG

Zoning: SF: Storefront

Demographics within

5 Mile Radius:

Population:	203,736 persons
Households:	85,824 homes
Average HH Income:	\$85,321 USD
Traffic Counts:	13,619 VPD W MI Ave

Comments: Medical Office space for lease, located on the southwest corner of W Michigan Ave, and 2nd St, in Downtown Wayne, MI. Co-Tenant's include Wayne Neurology and Wayne Drugs. Prominent monument signage available on Michigan Ave. Contact broker for additional information.

For Information Contact:
Zak Shepler or Mo Abubars
248-359-9000



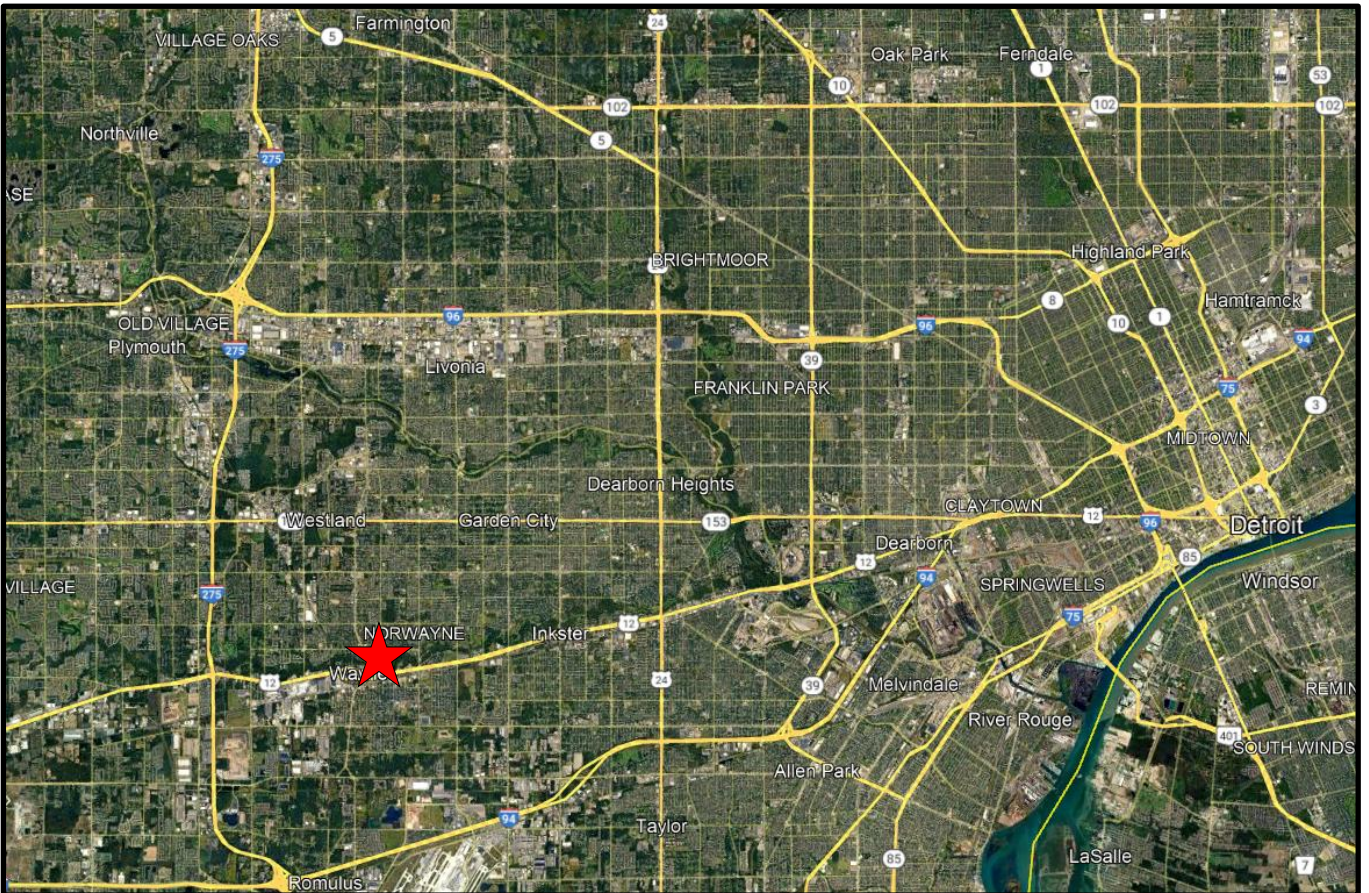












Full Profile

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



Lat/Lon: 42.2816/-83.3814

34815 W Michigan Ave
Wayne, MI 48184

1 mi radius 3 mi radius 5 mi radius

Population

2025 Estimated Population	13,151	78,458	203,736
2030 Projected Population	12,811	76,637	200,043
2020 Census Population	13,586	82,316	211,014
2010 Census Population	13,590	81,406	206,421
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-

Households

2025 Estimated Households	5,731	32,405	85,824
2030 Projected Households	5,600	31,830	84,887
2020 Census Households	5,766	33,161	86,821
2010 Census Households	5,555	31,760	82,936
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.2%

Age

2025 Est. Population Under 10 Years	12.0%	12.2%	12.3%
2025 Est. Population 10 to 19 Years	11.9%	12.2%	11.9%
2025 Est. Population 20 to 29 Years	12.8%	12.4%	12.9%
2025 Est. Population 30 to 44 Years	20.8%	20.2%	20.4%
2025 Est. Population 45 to 59 Years	19.4%	19.1%	18.8%
2025 Est. Population 60 to 74 Years	17.4%	17.2%	16.9%
2025 Est. Population 75 Years or Over	5.7%	6.7%	6.8%
2025 Est. Median Age	38.1	38.5	38.2

Marital Status & Gender

2025 Est. Male Population	49.6%	48.9%	48.8%
2025 Est. Female Population	50.4%	51.1%	51.2%
2025 Est. Never Married	45.1%	37.3%	38.2%
2025 Est. Now Married	29.1%	38.2%	38.4%
2025 Est. Separated or Divorced	21.4%	18.5%	17.4%
2025 Est. Widowed	4.4%	6.0%	6.0%

Income

2025 Est. HH Income \$200,000 or More	3.9%	5.1%	5.7%
2025 Est. HH Income \$150,000 to \$199,999	1.5%	6.6%	6.7%
2025 Est. HH Income \$100,000 to \$149,999	16.5%	17.0%	15.8%
2025 Est. HH Income \$75,000 to \$99,999	12.4%	14.7%	13.4%
2025 Est. HH Income \$50,000 to \$74,999	19.0%	17.8%	19.3%
2025 Est. HH Income \$35,000 to \$49,999	17.6%	14.2%	12.2%
2025 Est. HH Income \$25,000 to \$34,999	8.5%	6.8%	7.5%
2025 Est. HH Income \$15,000 to \$24,999	9.9%	7.7%	7.8%
2025 Est. HH Income Under \$15,000	10.8%	10.2%	11.7%
2025 Est. Average Household Income	\$74,373	\$85,972	\$85,321
2025 Est. Median Household Income	\$56,225	\$66,166	\$65,754
2025 Est. Per Capita Income	\$32,670	\$35,703	\$36,076
2025 Est. Total Businesses	409	1,987	5,739
2025 Est. Total Employees	4,868	20,536	59,964

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34815 W Michigan Ave Wayne, MI 48184	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	64.9%	60.5%	60.1%
2025 Est. Black	24.4%	29.3%	28.2%
2025 Est. Asian or Pacific Islander	1.8%	2.9%	5.0%
2025 Est. American Indian or Alaska Native	0.5%	0.4%	0.3%
2025 Est. Other Races	8.4%	7.0%	6.4%
Hispanic			
2025 Est. Hispanic Population	828	4,127	9,889
2025 Est. Hispanic Population	6.3%	5.3%	4.9%
2030 Proj. Hispanic Population	6.9%	6.1%	5.6%
2020 Hispanic Population	5.6%	5.1%	4.8%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	9,252	54,886	142,612
2025 Est. Elementary (Grade Level 0 to 8)	3.0%	3.0%	3.2%
2025 Est. Some High School (Grade Level 9 to 11)	12.9%	8.0%	7.7%
2025 Est. High School Graduate	35.5%	33.8%	32.0%
2025 Est. Some College	23.7%	25.6%	24.0%
2025 Est. Associate Degree Only	9.7%	9.4%	9.3%
2025 Est. Bachelor Degree Only	10.8%	13.7%	15.4%
2025 Est. Graduate Degree	4.5%	6.6%	8.3%
Housing			
2025 Est. Total Housing Units	6,307	35,590	94,364
2025 Est. Owner-Occupied	44.8%	58.3%	55.2%
2025 Est. Renter-Occupied	46.1%	32.7%	35.8%
2025 Est. Vacant Housing	9.1%	8.9%	9.0%
Homes Built by Year			
2025 Homes Built 2010 or later	0.9%	2.0%	2.1%
2025 Homes Built 2000 to 2009	3.0%	6.2%	6.3%
2025 Homes Built 1990 to 1999	4.8%	7.3%	9.0%
2025 Homes Built 1980 to 1989	5.0%	4.7%	6.5%
2025 Homes Built 1970 to 1979	11.2%	14.1%	16.7%
2025 Homes Built 1960 to 1969	11.6%	16.2%	13.7%
2025 Homes Built 1950 to 1959	18.3%	23.7%	22.4%
2025 Homes Built Before 1949	36.1%	16.9%	14.1%
Home Values			
2025 Home Value \$1,000,000 or More	0.3%	0.5%	0.6%
2025 Home Value \$500,000 to \$999,999	3.7%	2.4%	2.3%
2025 Home Value \$400,000 to \$499,999	1.5%	1.7%	3.6%
2025 Home Value \$300,000 to \$399,999	3.0%	7.0%	11.1%
2025 Home Value \$200,000 to \$299,999	12.4%	22.8%	22.9%
2025 Home Value \$150,000 to \$199,999	24.2%	28.5%	24.7%
2025 Home Value \$100,000 to \$149,999	24.1%	16.5%	13.6%
2025 Home Value \$50,000 to \$99,999	25.1%	15.0%	14.2%
2025 Home Value \$25,000 to \$49,999	2.1%	2.3%	3.0%
2025 Home Value Under \$25,000	3.8%	3.5%	4.0%
2025 Median Home Value	\$136,342	\$172,152	\$184,466
2025 Median Rent	\$879	\$882	\$934

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1 mi radius 3 mi radius 5 mi radius

Labor Force

2025 Est. Labor Population Age 16 Years or Over	10,589	62,919	163,902
2025 Est. Civilian Employed	60.0%	60.6%	60.1%
2025 Est. Civilian Unemployed	4.2%	3.5%	3.8%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	35.8%	35.8%	36.0%
2025 Labor Force Males	49.6%	48.5%	48.4%
2025 Labor Force Females	50.4%	51.5%	51.6%

Occupation

2025 Occupation: Population Age 16 Years or Over	6,354	38,109	98,496
2025 Mgmt, Business, & Financial Operations	13.1%	12.8%	13.5%
2025 Professional, Related	17.0%	19.1%	20.1%
2025 Service	18.6%	17.1%	17.5%
2025 Sales, Office	17.4%	19.8%	19.7%
2025 Farming, Fishing, Forestry	-	-	-
2025 Construction, Extraction, Maintenance	9.2%	8.5%	7.6%
2025 Production, Transport, Material Moving	24.7%	22.6%	21.6%
2025 White Collar Workers	47.4%	51.6%	53.2%
2025 Blue Collar Workers	52.6%	48.4%	46.8%

Transportation to Work

2025 Drive to Work Alone	76.0%	75.1%	74.2%
2025 Drive to Work in Carpool	9.9%	10.3%	10.0%
2025 Travel to Work by Public Transportation	2.0%	1.9%	1.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.0%	1.7%	1.7%
2025 Other Means	1.8%	1.5%	1.5%
2025 Work at Home	8.3%	9.4%	10.7%

Travel Time

2025 Travel to Work in 14 Minutes or Less	22.9%	20.5%	21.9%
2025 Travel to Work in 15 to 29 Minutes	40.1%	38.3%	40.7%
2025 Travel to Work in 30 to 59 Minutes	28.0%	35.0%	32.1%
2025 Travel to Work in 60 Minutes or More	9.0%	6.2%	5.3%
2025 Average Travel Time to Work	23.5	25.1	23.9

Consumer Expenditure

2025 Est. Total Household Expenditure	\$450.43 M	\$2.85 B	\$7.5 B
2025 Est. Apparel	\$8.58 M	\$53.86 M	\$141.21 M
2025 Est. Contributions, Tax and Retirement	\$101.48 M	\$691.06 M	\$1.84 B
2025 Est. Education	\$9.94 M	\$63.73 M	\$167.6 M
2025 Est. Entertainment	\$26.68 M	\$167.31 M	\$438.74 M
2025 Est. Food, Beverages, Tobacco	\$59.94 M	\$367.54 M	\$960.39 M
2025 Est. Health Care	\$37.01 M	\$214.18 M	\$563.19 M
2025 Est. Household Furnishings and Equipment	\$12.14 M	\$76.66 M	\$201.15 M
2025 Est. Household Operations, Shelter, Utilities	\$113.2 M	\$677.41 M	\$1.78 B
2025 Est. Miscellaneous Expenses	\$7.88 M	\$49.63 M	\$130.17 M
2025 Est. Personal Care	\$6.47 M	\$39.55 M	\$103.26 M
2025 Est. Transportation	\$67.11 M	\$446.96 M	\$1.17 B

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