



**FOR LEASE**

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LISTED BY:

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# FOR LEASE

## 30680 Montpelier

30680 Montpelier Madison Heights, MI 48071



Lease Rate: \$12.95 SF/yr (Plus Electric)

### DESCRIPTION

14,200 SF office building available for lease in Madison Heights, MI.

### PROPERTY HIGHLIGHTS

- 1,482 SF & 3,474 SF available
- Outstanding location at 13 Mile & I-75
- Aggressive lease rate
- Ample parking
- Signage possible



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### BUILDING INFORMATION

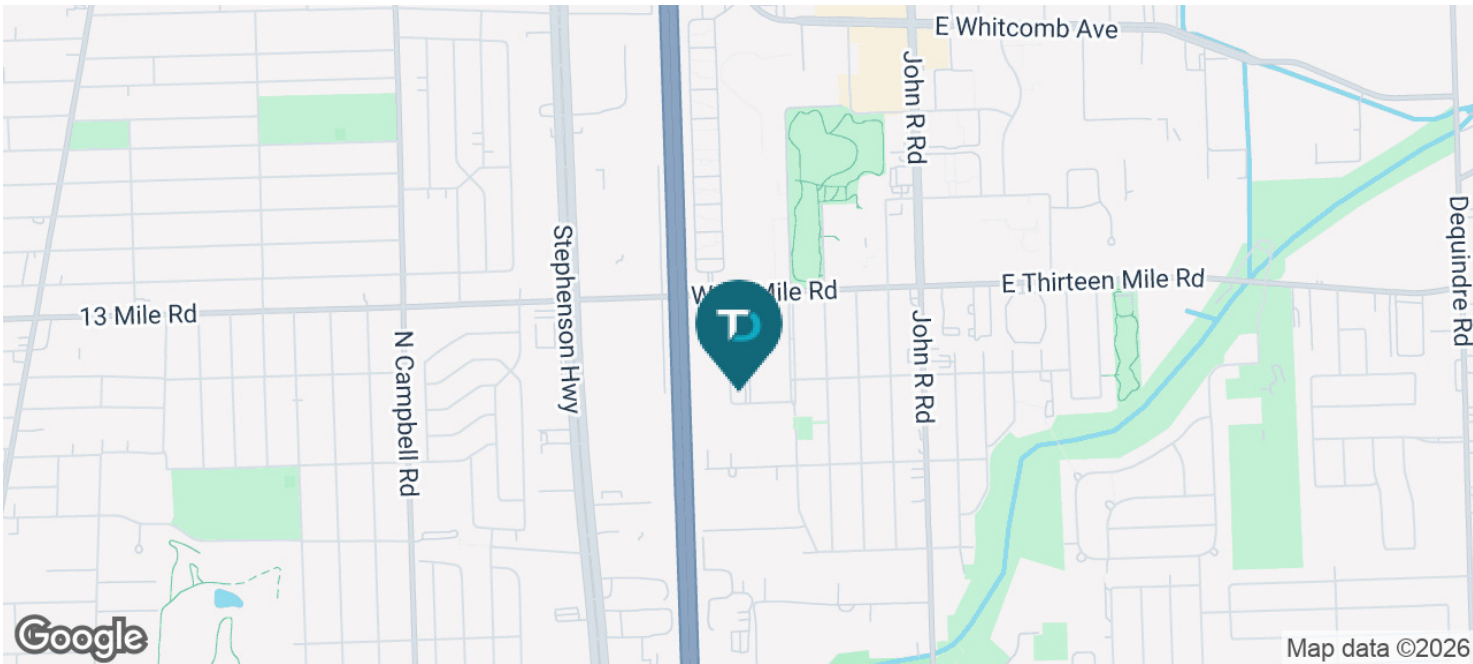
|                   |                       |
|-------------------|-----------------------|
| Price/SF:         | \$12.95/SF + Electric |
| Building Size:    | 14,200 SF             |
| Year Built:       | 1976                  |
| Number of Floors: | 2                     |
| Utilities:        | City water and sewer  |
| Parking Spaces:   | 57                    |

### PROPERTY INFORMATION

|                    |                                                  |
|--------------------|--------------------------------------------------|
| Property Type:     | Office                                           |
| Property Subtype:  | Office Building                                  |
| Zoning             | O-1 Office Servies                               |
| Traffic Count:     | 25,667 Vehicles/Day on 13 Mile Rd (Costar, 2020) |
| Legal Description: | Available upon request                           |
| APN:               | 25-11-201-023                                    |

### LOCATION INFORMATION

Located on Montpelier Dr, just south of E 13 Mile Rd.





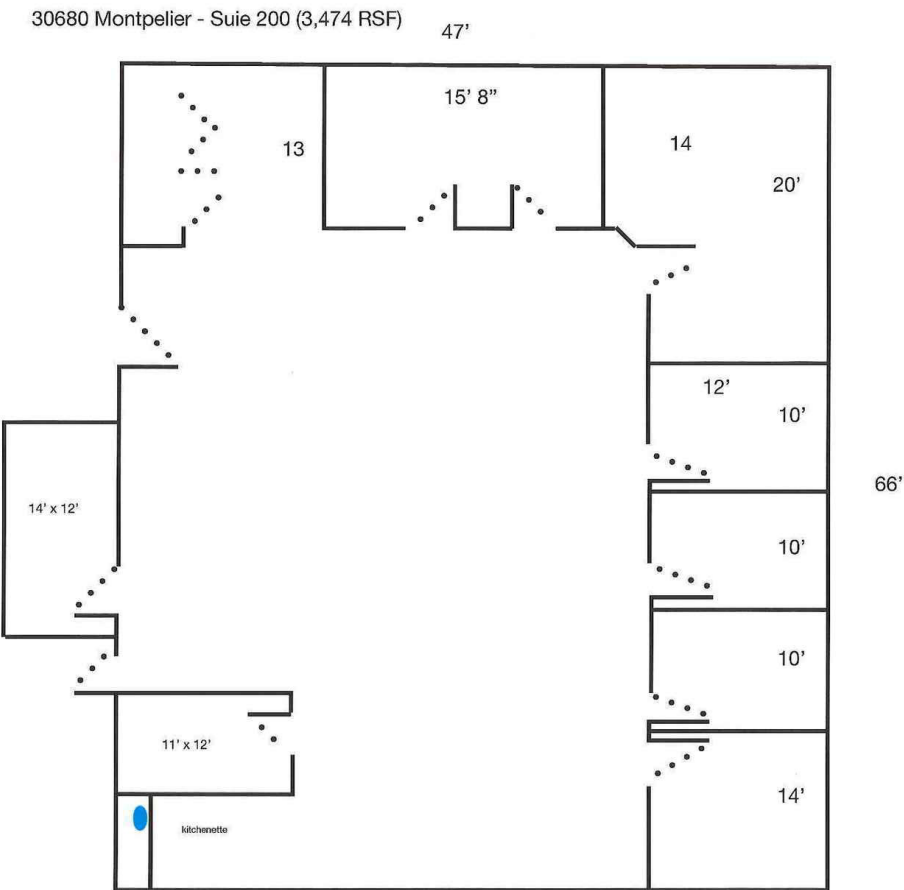
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30680 Montpelier - Suite 200 (3,474 RSF)



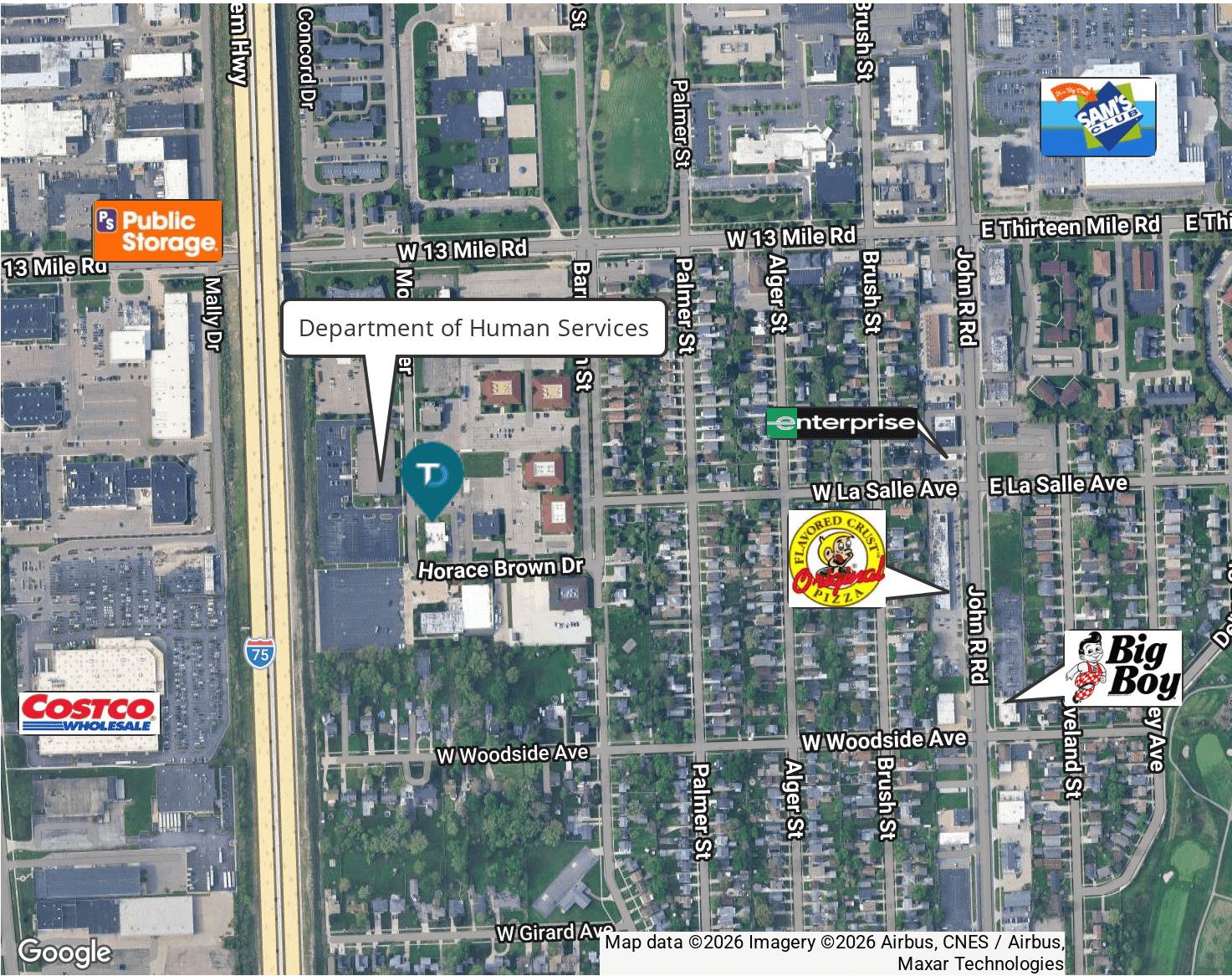
Measurements are approximate and not to scale.





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| DEMOGRAPHIC INFORMATION | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| Total population        | 10,954    | 115,892   | 328,760   |
| Median age              | 41.2      | 39.2      | 39.1      |
| Total households        | 4,730     | 52,101    | 141,303   |
| Average HH income       | \$58,763  | \$63,122  | \$67,166  |
| Average house value     | \$152,317 | \$172,520 | \$187,303 |

