



**2,250 SF Medical Office Space**  
Shared Healthcare Facility | Prime Location

**For Lease**

18200 23 Mile Road | Macomb, MI

# Property Highlights

Recently renovated freestanding medical building adjacent to Henry Ford Macomb Hospital and the adjoining multi-tenant medical office building, located on high-traffic 23 Mile Road.

Unique Partnership Opportunity - Co-locate with established 1st Choice Urgent Care. Shared operational efficiencies with independent practice autonomy. Built-in patient referral potential.

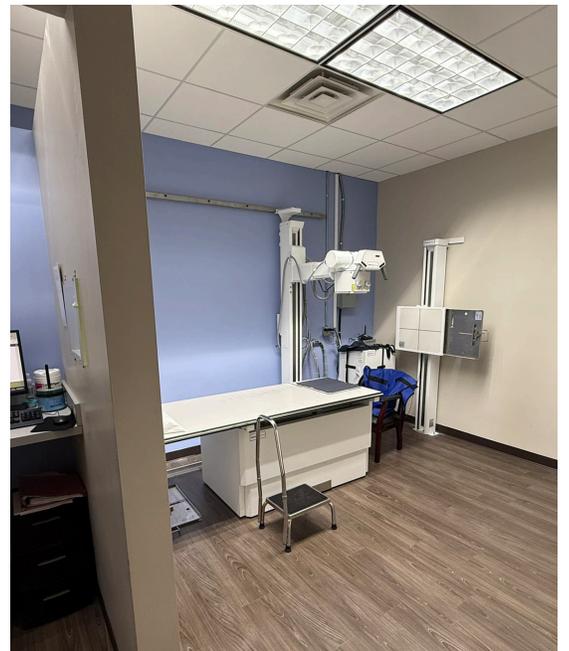
Space Configuration - Private physician office for consultations and 3 to 4 examination rooms along with shared access to other services, such as on-site x-ray facilities. Co-shared larger waiting room and multi-admin reception area.

Operation Benefits - Reduced overhead through shared common areas. Established patient flow and cost-effective alternative to standalone practice.

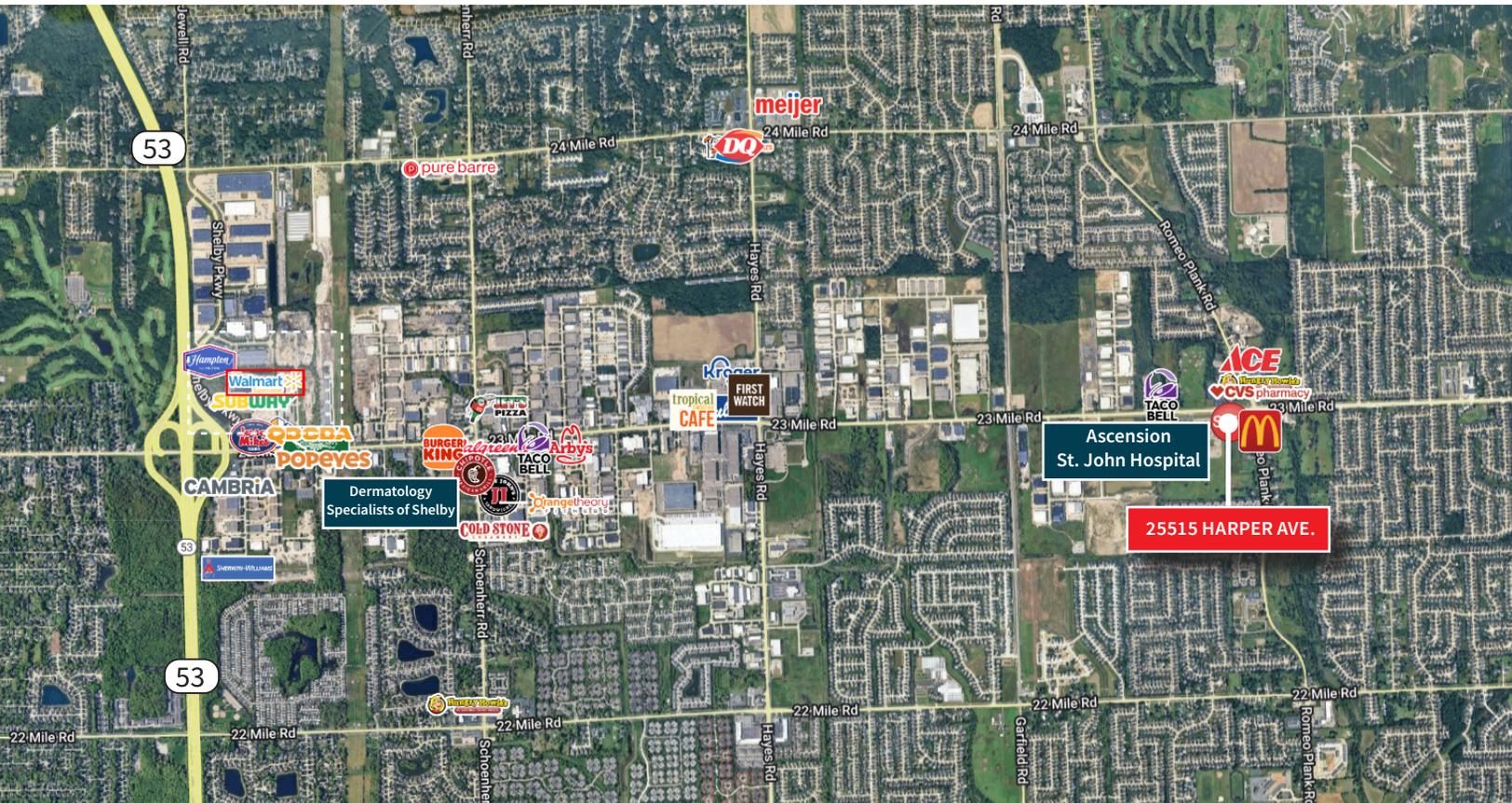
## Medical Office Space

- Recently Renovated Medical Suite
- Great Location and ample parking
- Healthcare Corridor
- Immediate Occupancy
- 10.0/1,000 parking ratio





# Location map



Demographics	1 mile	3 miles	5 miles
Population	9,966	88,890	178,902
Households	3,498	30,855	68,316
Household Income	\$124,806	\$123,617	\$110,349

Traffic counts	Vehicles per day
23 Mile Road	24,305

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