



NEWBURGH PROFESSIONAL PARK

16824-16845 NEWBURGH ROAD

LIVONIA, MI 48154

FOR SALE/LEASE

- West building: 16826-16824 Newburgh Road
- East building: 16836-16846 Newburgh Road
- Located on the east side of Newburgh Road, just south of 6 Mile
- Two building general and medical office park
- Two building total: 18,301 SF
- 116 parking spots for both buildings
- Most patients/patrons have immediate access to the tenant's entrance areas
- Lease available: 6,530 SF (can be divided)
- Lease rate: \$22/SF modified gross (plus utilities)
- 8.49% Cap Rate Owner User Potential
- \$200-\$250K NOI Owner User Potential
- Sale Price: \$2,500,000.00



- **Population**
1 Mile: 9,892
3 Mile: 61,168
5 Mile: 208,979
- **Average Household Income**
1 Mile: \$119,616
3 Mile: \$116,838
5 Mile: \$106,549
- **Household**
1 Mile: 3,971
3 Mile: 25,118
5 Mile: 89,302
- **Annual Consumer Spending**
1 Mile: \$153,890
3 Mile: \$928,880
5 Mile: \$3,004,153
- **Traffic Count**
Newburgh Road: 20,405

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