

Commercial Space for Lease

7116 Summerfield Rd

GENERAL INFORMATION

Location: 7116 Summerfield Rd.
Closest Intersection: Douglas Rd.
City, State: Lambertville, MI
County: Monroe
Zip: 48144
Parcel No: 5802-032-027-00

PROPERTY INFORMATION

Building SF: First Floor Office: 3,054 SF
Second Floor Office: 1,260 SF
Sub-Total Office: 4,314 SF

First Floor Garage/Storage: 572 SF

Total Building SF: 4,886 SF

Available Area: First Floor: 1,495 (Multiple Offices)
\$1,870/Mo Plus Utilities

See Exhibit A

Land Size: .65 Acres

Land Dimensions: 89' Summerfield & 80' Douglas by 328' deep average (**See Exhibit B**)

Parking: 20+ spaces, front and back

Zoning: PBO

Current Use: Multi-Tenant Office Building

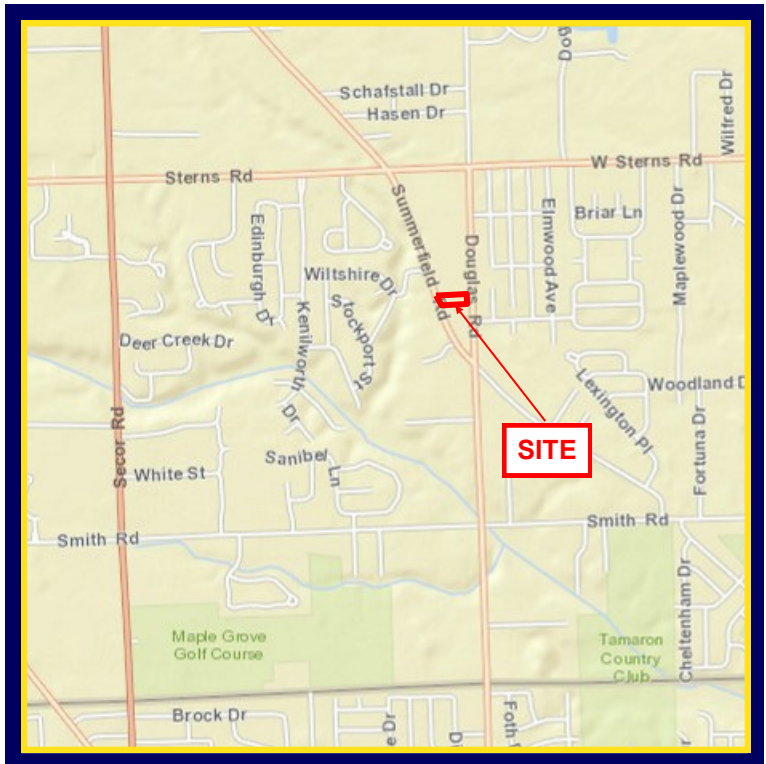
Traffic Counts: Summerfield Rd - 4,315 VPD
Douglas Rd - 3,630 VPD

COMMENTS/FEATURES

AFFORDABLE OFFICE BUILDING

- Attractive office space in the middle of Lambertville
- Easily accessible from both Summerfield and Douglas Rd
- Perfect for medical, professional, general office and/or user/investor

Lease Price: \$1,870/mo.*
Plus Utilities \$15.00/SF/Yr



For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

7116 Summerfield Rd. Suite 1E, ♦ P.O. Box 292 ♦ Lambertville, MI ♦ 48144 ♦ p: 734.856.6464 ♦ m: 419.356.8742
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

BUILDING DETAILS

Year Built:	1940 - Remodeled in 1995
Type Construction:	Brick/Frame
Heat Fuel/Type:	Gas (Forced air)
Ceiling Height:	8.5' - 9.0'
Air Conditioning:	Yes, central
Roof:	Shingle/Pitched
Floor:	First Floor: Concrete Second Floor: Wood
Lighting:	Fluorescent
Restrooms:	2 - 1 men's, 1 women's
Delivery Doors:	1 - 8' x 8'
No. of Floors:	2
Sprinklers:	No
Security System:	Yes

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2024
Winter Taxes:	\$1,682.10
Summer Taxes:	<u>\$5,164.12</u>
Total Annual Taxes:	\$6,846.22

UTILITIES

Gas:	Michigan Gas Utilites
Water:	South County Water
Sanitary Sewer:	Bedford Township
Electric:	Consumers Energy
Storm Sewer:	Bedford Township



Front Summerfield Rd Entrance



Rear Douglas Road Parking & Entrance

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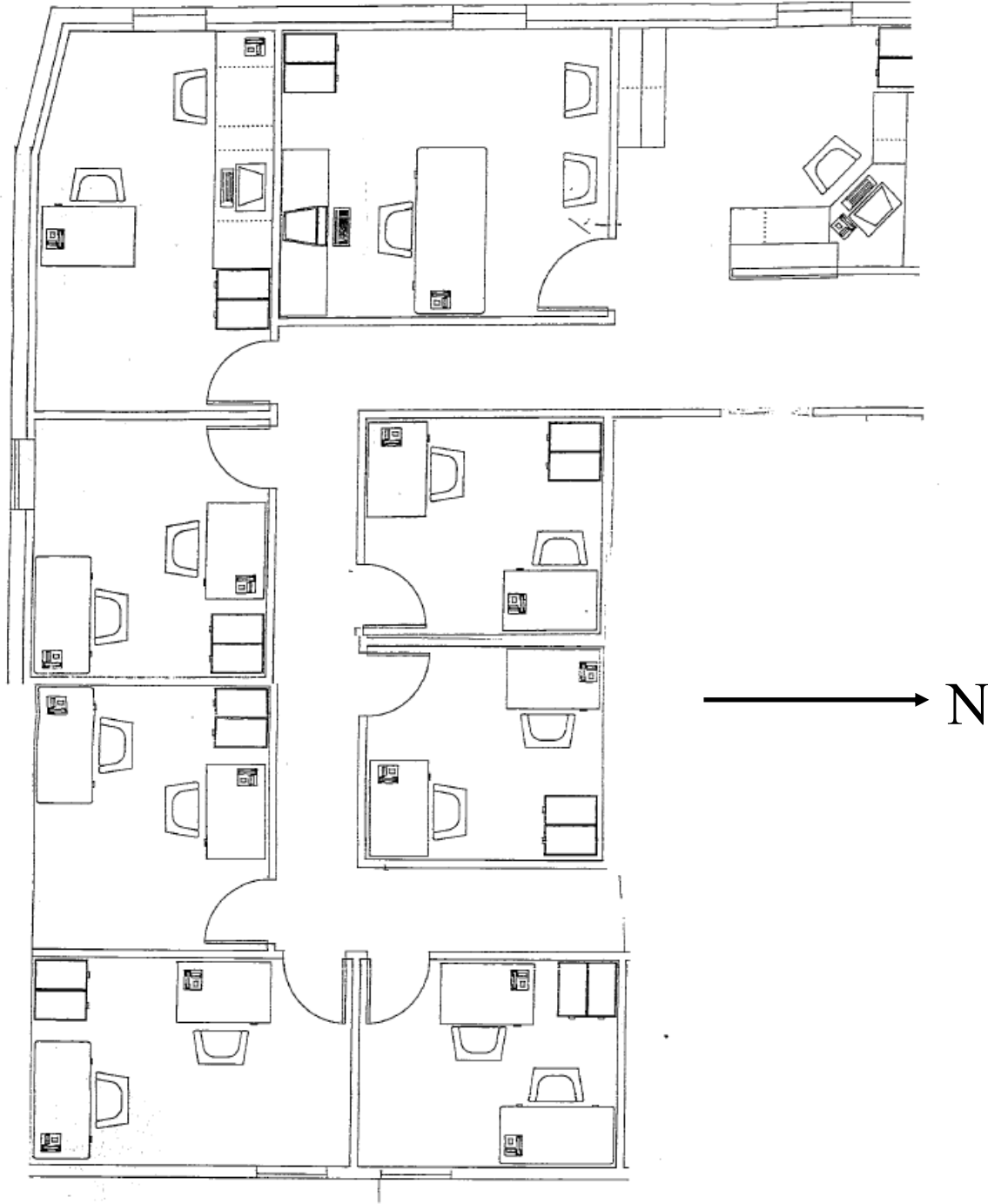
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EXHIBIT A
7116 SUMMERFIELD RD
AVAILABLE SUITE
8 Offices, Reception Desk plus Storeroom
1,495 SQ. FT.



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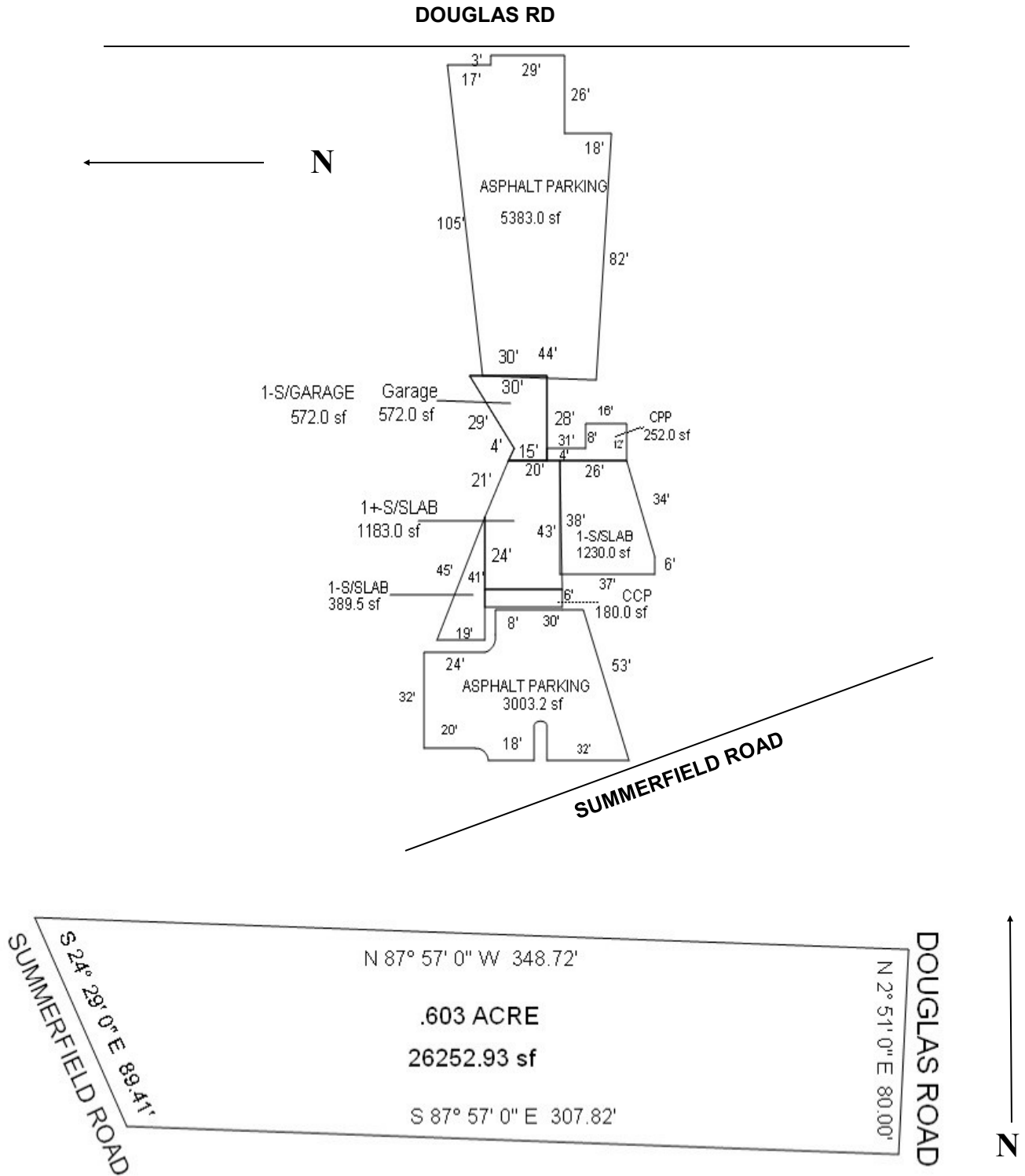
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**EXHIBIT B
BUILDING LAYOUT AND SITE**



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BUILDING FRONT DOOR & RECEPTION AREA



AVAILABLE SUITE RECEPTION DESK



LARGE OFFICE IN FRONT PART OF SUITE



LARGE CORNER OFFICE



OFFICE WITH PAINTING



REAR OFFICE WITH ELECTRICAL PANEL

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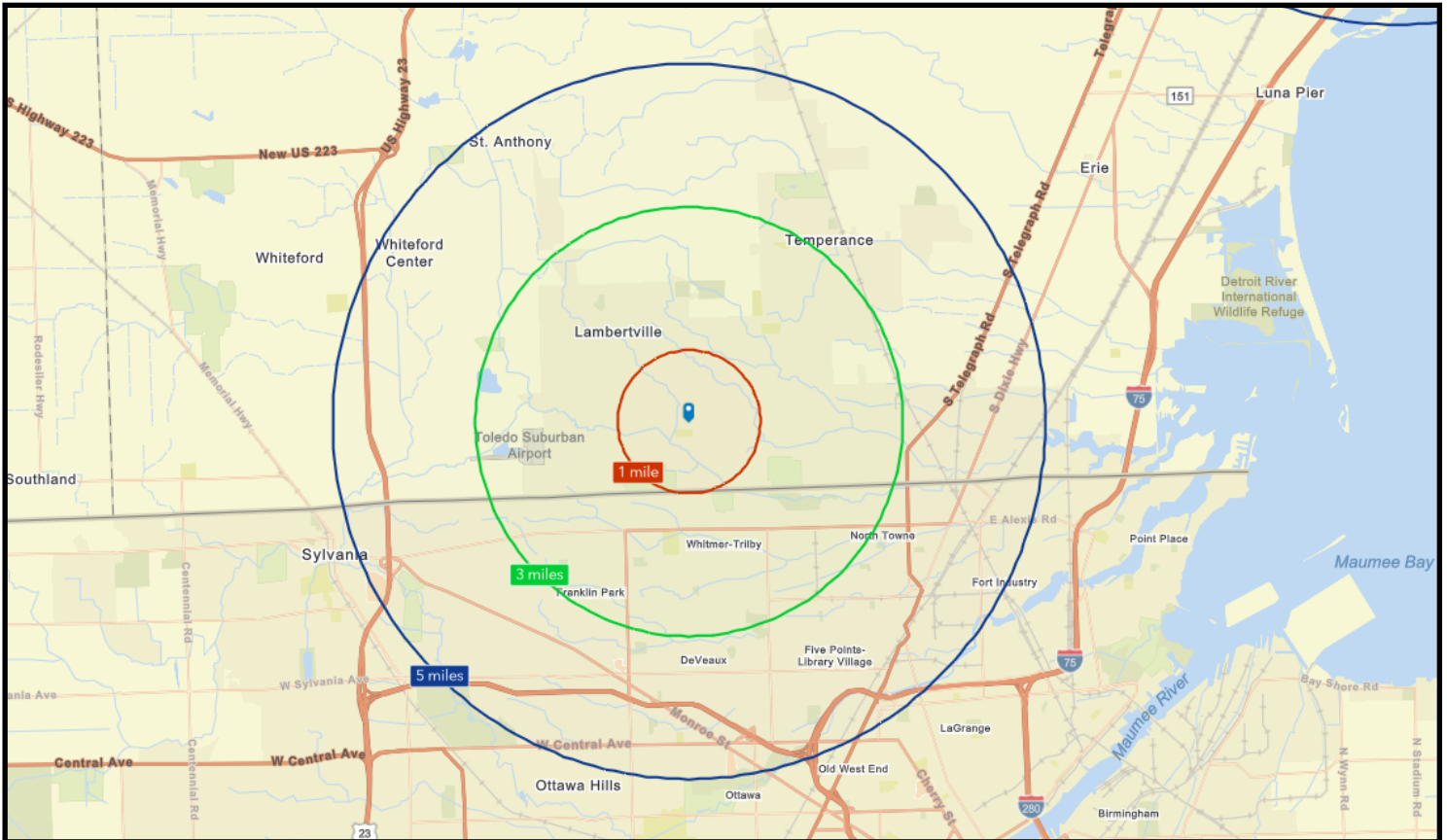
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	5,277	57,268	134,469
Average Age	47.7	42.2	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	2,176	25,050	58,378
# of Persons per HH	2.42	2.29	2.29
Average HH Income	\$121,617	\$89,646	\$85,300

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