

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

207 N MICHIGAN AVE

Howell, MI 48843



FOR LEASE

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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 207 N Michigan Ave | Howell, MI 48843



PROPERTY OVERVIEW

Prominent Office Building in Howell

OFFERING SUMMARY

Lease Rate: \$16.00 SF/yr (NNN)
Building Size: 12,350 SF
Available SF: 2,773 SF
Year Built: 2002
Zoning: PUD

PROPERTY HIGHLIGHTS

- Previous Bank Branch
- Has 3 Drive Through Lanes
- Common Entrance
- Join Multiple Class A Tenants in Howell

BUILDING/PROPERTY INFORMATION: 207 N Michigan Ave | Howell, MI 48843

BUILDING INFORMATION

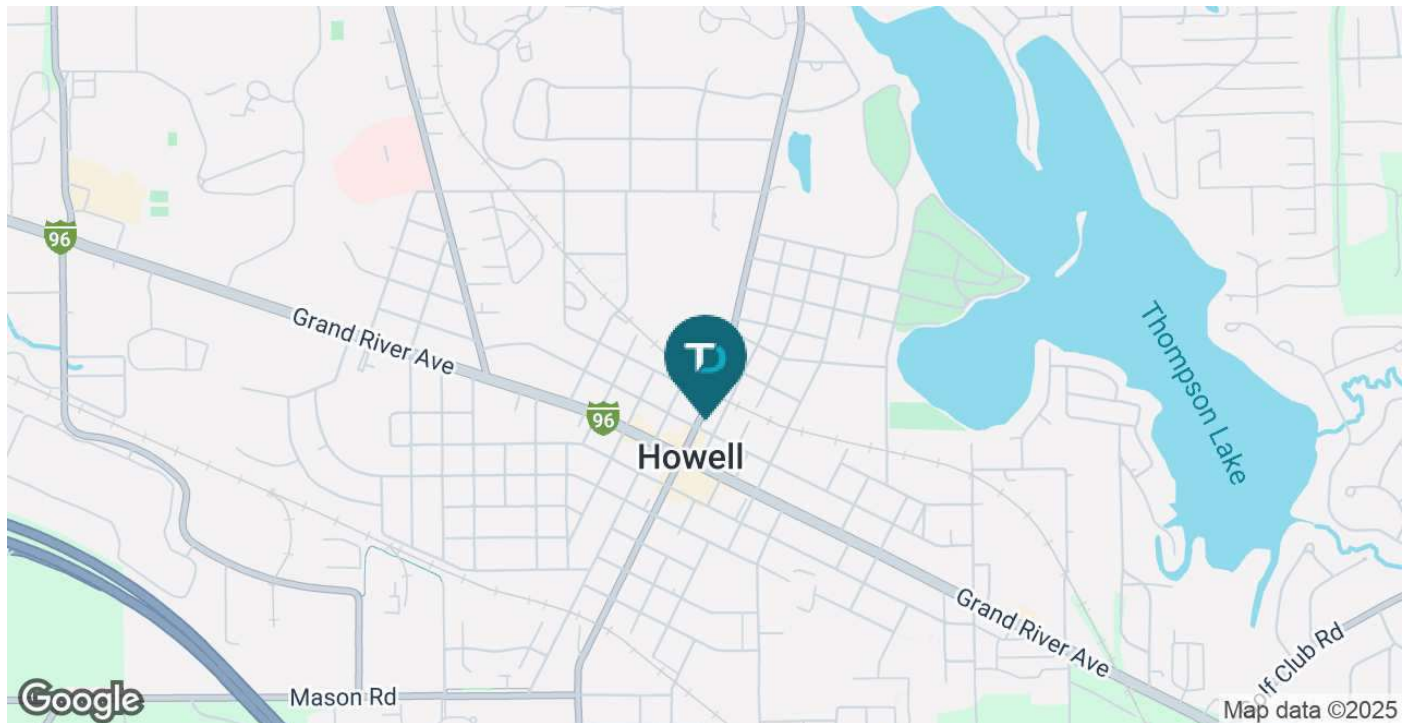
Building Size:	12,350 SF
Year Built:	2002
Number of Floors:	2
Parking Spaces:	20
Parking Ratio:	1.67/1,000 SF

PROPERTY INFORMATION

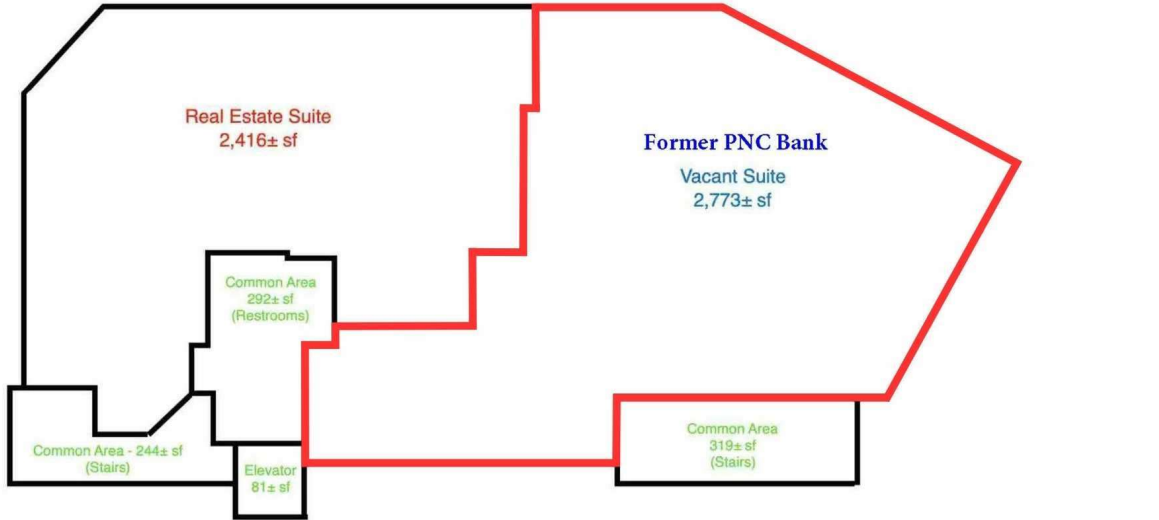
Property Type:	Office
Property Subtype:	Office Building
Zoning	PUD
Traffic Count:	Clinton St - 3,426 vpd Michigan Ave - 13,797 vpd
Legal Description:	Available Upon Request
APN:	4717-36-103-083

LOCATION INFORMATION

Located on the Northeast corner of N Michigan Ave and Clinton Street.



LEASE SPACES: 207 N Michigan Ave | Howell, MI 48843



Sketch represents a general layout of the first floor.
As such, the location of some interior walls may not be exact

Real Estate Suite	2,416± sf
Vacant Suite	2,773± sf
Common Area	936± sf
Total Square Feet	6,125± sf

LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 2,773 SF Lease Rate: \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
102	Available	2,773 SF	NNN	\$16.00 SF/yr	First Floor Space - Former Bank

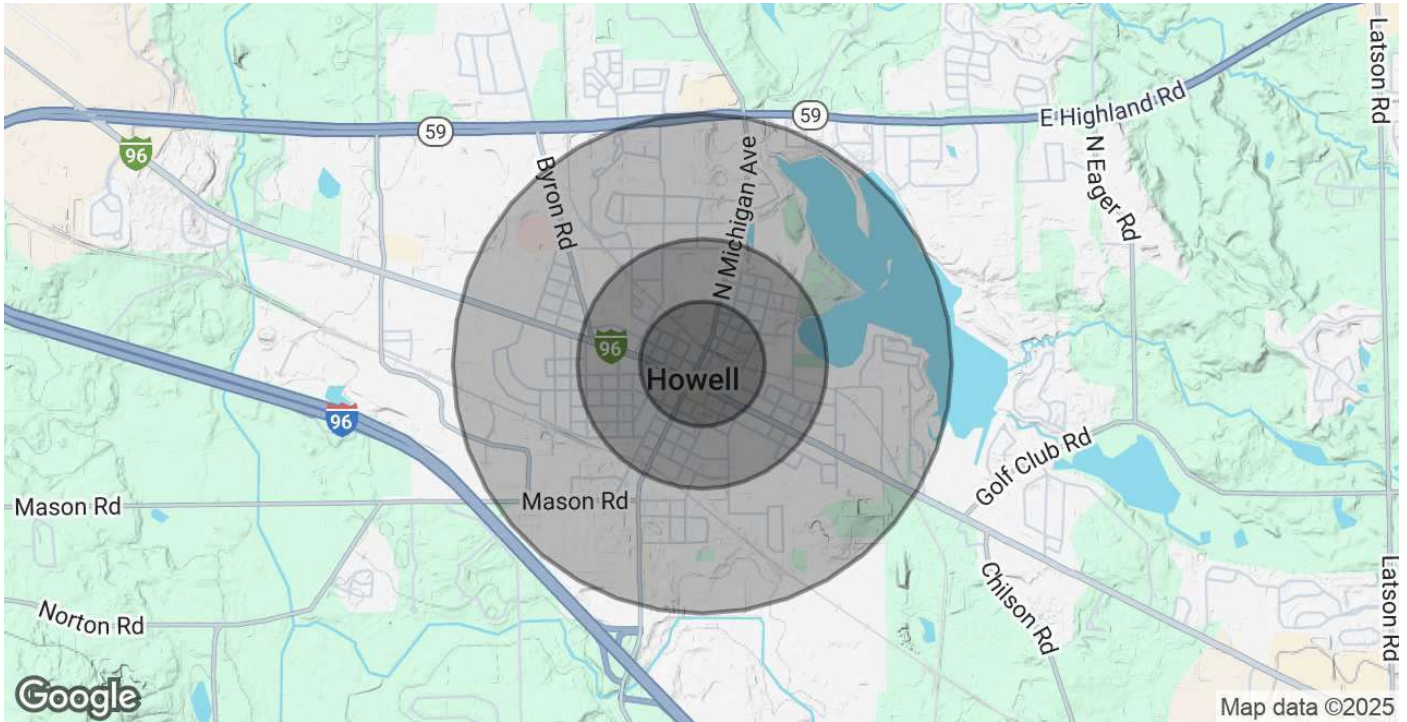
ADDITIONAL PHOTOS: 207 N Michigan Ave | Howell, MI 48843



RETAILER MAP: 207 N Michigan Ave | Howell, MI 48843



DEMOGRAPHICS MAP & REPORT: 207 N Michigan Ave | Howell, MI 48843



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	508	2,065	7,084
Average Age	45.4	42.9	41.9
Average Age (Male)	31.9	31.9	33.3
Average Age (Female)	50.1	48.2	47.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	295	1,146	3,734
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$50,401	\$52,026	\$56,116
Average House Value	\$174,044	\$171,955	\$178,092

2020 American Community Survey (ACS)