

**FOR LEASE**  
**4,262 SF**  
**MEDICAL / OFFICE SPACE**  
**14031 PENNSYLVANIA RD**  
**RIVERVIEW, MI**



**AVAILABLE:**

4,262 SF

**USES:**

Medical / Office

**LEASE RATE:**

\$23.50/SF/YR, Gross + Utilities

**JOIN TENANTS:**

American Red Cross and Edward Jones.

**NEARBY:**

Henry Ford Wyandotte Hospital, Lowes, Kroger, Meijers, Advia Credit Union, Walgreens, Starbucks, Tim Horton's Michigan Center for Oral Surgery, and more.

**LOCATION:**

Pennsylvania Rd west of Fort Street.

**SUMMARY:**

Updated medical/office space (currently occupied by Corewell Health/Beaumont Sleep Center). Join this 10,506 SF single story office/medical building. Busy corridor just West of Fort St, across from Lowes. Densely populated area. Well maintained. Direct entry suites. Ample parking. Great signage and exposure. Convenient freeway access via I-75.

**FORWARD COMMERCIAL GROUP**

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# PROPERTY PHOTOS

14031 PENNSYLVANIA RD  
MEDICAL / OFFICE  
SPACE AVAILABLE





# AERIAL MAP

14031 PENNSYLVANIA RD

4,262 SF

MEDICAL / OFFICE



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Commercial Group

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# STREET MAP

14031 PENNSYLVANIA RD  
CENTRAL LOCATION  
NEAR RETAIL & MORE

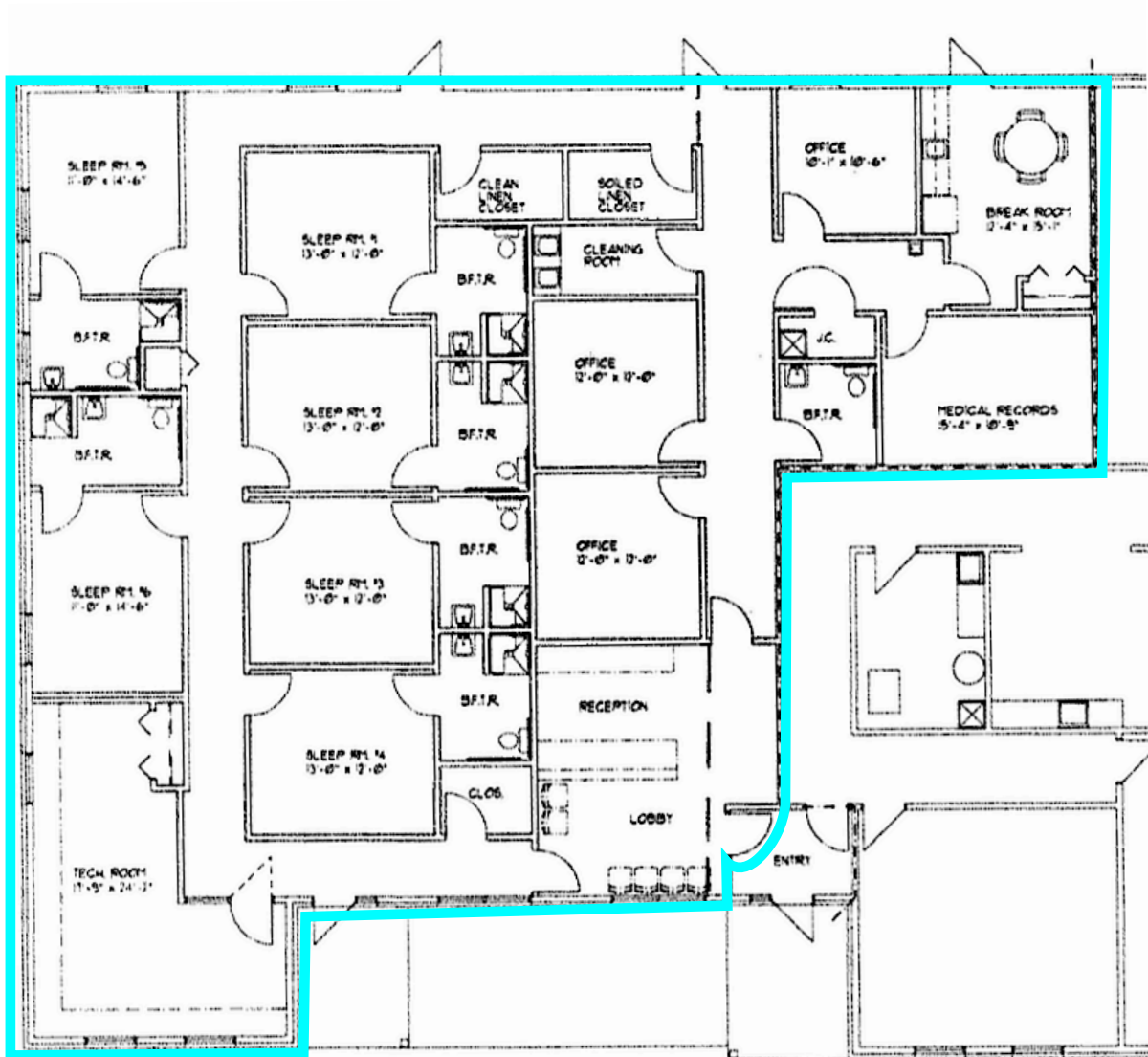


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# FLOOR PLAN





# DEMOGRAPHICS

14031 PENNSYLVANIA RD  
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,529	73,453	176,971
MEDIAN HOME VALUE	\$164,068	\$163,381	\$162,488
HOUSEHOLDS	5,502	31,994	74,481

## TRAFFIC COUNT

48,309 cars daily at corner of Pennsylvania & Fort St.

# FCG SUMMARY

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At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



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Leading a commercial real estate firm gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.