FOR LEASE

MIDDLEBELT & 12 MILE ROAD

CMP

28000 Middlebelt Road | **Farmington Hills, MI**

FARMINGTON OFFICE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	28000 Middlebelt Road
City/Township	Farmington Hills, MI
Building Size	10,864 SF
Available Unit Sizes	2,000 SF – 2,600 SF
Parking	62 Surface Spaces
Zoning	B1
Asking Rental Rate	$15.00 PSF
Lease Type	Gross

DEMOGRAPHICS *(5-MILE RADIUS)*

190,566
PEOPLE

$121,628
AVG. HOUSEHOLD INCOME

81,320
HOUSEHOLDS

$2.7 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PROMINENT MIDDLEBELT & 12 MILE ROAD LOCATION

Positioned at the intersection of Middlebelt and 12 Mile Road, offering excellent visibility with direct ingress and egress from both roadways for convenient employee, client, and visitor access.

ABUNDANT ON-SITE PARKING

The property provides 62 surface parking spaces, equating to approximately 5.7 spaces per 1,000 SF—well suited for professional, medical, and other higher-parking-demand office users. LoopNet

EXCELLENT REGIONAL ACCESS

Convenient access to I-696 and Northwestern Highway connects the property to communities and major employment centers throughout Oakland County and Metro Detroit.

FLEXIBLE OFFICE CONFIGURATION

The building can accommodate single or multiple tenants, providing flexibility for a variety of professional, medical, and office users.

ESTABLISHED FARMINGTON HILLS BUSINESS LOCATION

Located within one of Oakland County's most established commercial communities, providing tenants with a professional setting surrounded by a substantial base of businesses, residents, and daily activity.

AREA TENANTS

Starbucks Coffee · Hungry Howie's Flavored Crust Pizza · planet fitness · Einstein Bros Bagels · meijer · Farmington Hills Michigan Community Center

PHOTOS









AERIAL


ORCHARD LAKE RD
SITE
N
W 12 MILE ROAD
24,651
VDP
16,823
VDP
MIDDLEBELT RD
39,415
VDP
INTERSTATE
696
INTERSTATE
696
FARMINGTON HILLS
Michigan
COMMUNITY CENTER
FIFTH THIRD BANK
STARBUCKS COFFEE
EINSTEIN BROS BAGELS
Comfort INN
MARRIOTT
extended STAY AMERICA select suites
Hungry Howie's
FLAVORED CRUST PIZZA
planet fitness

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	6,355	63,590	194,584
2025 Population	6,811	63,068	190,566
2030 Population Projection	7,032	64,048	192,769
Annual Growth 2020-2025	1.4%	-0.2%	-0.4%
Annual Growth 2025-2030	0.6%	0.3%	0.2%

HOUSEHOLDS			
2020 Households	2,779	27,308	82,912
2025 Households	3,024	27,152	81,320
2030 Household Projection	3,133	27,605	82,328
Annual Growth 2020-2025	0.7%	-0.1%	-0.1%
Annual Growth 2025-2030	0.7%	0.3%	0.2%
Avg Household Size	2.20	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$114,493	$118,141	$121,628
Median Household Income	$86,774	$89,380	$91,735

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$356,518	$334,244	$345,142
Median Year Built	1973	1971	1973
Owner Occupied Households	1,693	17,078	51,447
Renter Occupied Households	1,441	10,526	30,881

HOUSING COMPOSITION			
1-Person Households	1,112	9,460	27,607
2-Person Households	1,007	8,915	26,957
3-Person Households	423	3,886	11,885
4-Person Households	294	3,091	9,333
5-Person Households	121	1,277	3,842
6-Person Households	42	374	1,235
7-Person Households	25	150	462

EMPLOYMENT			
Civilian Employed	3,513	32,693	97,397
Civilian Unemployed	134	1,423	4,285
Civilian Non-Labor Force	2,065	18,800	57,789

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