FOR LEASE

MEDICAL OFFICE SPACE

CMP

2301 S Milford Rd | **Highland, MI**

MILFORD MEDICAL CENTER

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	2301 S Milford Rd
City/Township	Highland, MI
Space Available	1,900 SF
Land Size	3.21 AC
Zoning	B1
Asking Rental Rate	$15.00 PSF
Lease Type	Gross

DEMOGRAPHICS *(5-MILE RADIUS)*

48,408
PEOPLE

$133,491
AVG. HOUSEHOLD INCOME

18,625
HOUSEHOLDS

$716.7M
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PROMINENT MILFORD ROAD LOCATION

Positioned along S Milford Road with strong frontage and visibility in Highland's primary commercial corridor, providing convenient access for patients, clients, and employees.

ESTABLISHED MEDICAL & PROFESSIONAL SETTING

The property is already home to medical and wellness users, including MICAHEALING Aesthetics + Wellness, with Devoted Dental Highland immediately adjacent, reinforcing the location for medical, wellness, and professional office tenants. MicaHealing Aesthetics

DIRECTLY ACROSS FROM MILFORD HIGH SCHOOL

Located immediately across Milford Road from Milford High School and the Huron Valley Schools campus, creating consistent weekday activity and making the location easy to identify for visitors and patients. Huron Valley Schools

ABUNDANT PARKING & CONVENIENT TENANT ACCESS

The property offers ample on-site parking, individual suite entrances, and elevator access, providing a practical setup for medical and professional users with regular customer or patient traffic.

FLEXIBLE MEDICAL & OFFICE SPACE

Existing office and medical buildouts provide flexibility for healthcare, dental, wellness, therapy, professional services, and traditional office users seeking space along the Milford Road corridor. Highland MI DDA

AREA TENANTS

tropical SMOOTHIE CAFE · DQ · ACE Hardware · Leo's Coney Island Since 1972 · Hungry Howies Flavored Crust Pizza · Springfield Urgent Care Quality Community Care

PHOTOS









AERIAL


ACE Hardware
N
MILFORD RD
17,691
VDP
SITE
SPRINGFIELD URGENT CARE
THE HIGHLAND COW
tropical SMOOTHIE CAFE
Hungry Howie's
DQ

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	1,104	17,544	45,738
2025 Population	1,162	18,818	48,408
2030 Population Projection	1,196	19,432	49,815
Annual Growth 2020-2025	1.0%	1.5%	1.2%
Annual Growth 2025-2030	0.6%	0.7%	0.6%

HOUSEHOLDS			
2020 Households	433	7,009	17,630
2025 Households	456	7,506	18,685
2030 Household Projection	470	7,754	19,243
Annual Growth 2020-2025	1.1%	1.4%	1.3%
Annual Growth 2025-2030	0.6%	0.7%	0.6%
Avg Household Size	2.50	2.50	2.50
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$130,391	$131,749	$133,491
Median Household Income	$88,942	$101,309	$105,712

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$395,976	$405,691	$383,291
Median Year Built	1990	1989	1987
Owner Occupied Households	379	6,469	17,151
Renter Occupied Households	91	1,285	2,092

HOUSING COMPOSITION			
1-Person Households	124	1,980	4,192
2-Person Households	145	2,664	6,948
3-Person Households	68	1,162	3,068
4-Person Households	74	1,084	2,806
5-Person Households	37	463	1,248
6-Person Households	7	120	321
7-Person Households	1	33	102

EMPLOYMENT			
Civilian Employed	537	9,257	25,008
Civilian Unemployed	17	245	794
Civilian Non-Labor Force	429	6,301	14,755

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