

PROFESSIONAL FLEX SPACE IN HOLT

LOCATED JUST SOUTH OF WILLOUGHBY ROAD



FOR LEASE

2385 Delhi Commerce Dr.
Holt, MI

AVAILABLE

Up to 850 SF



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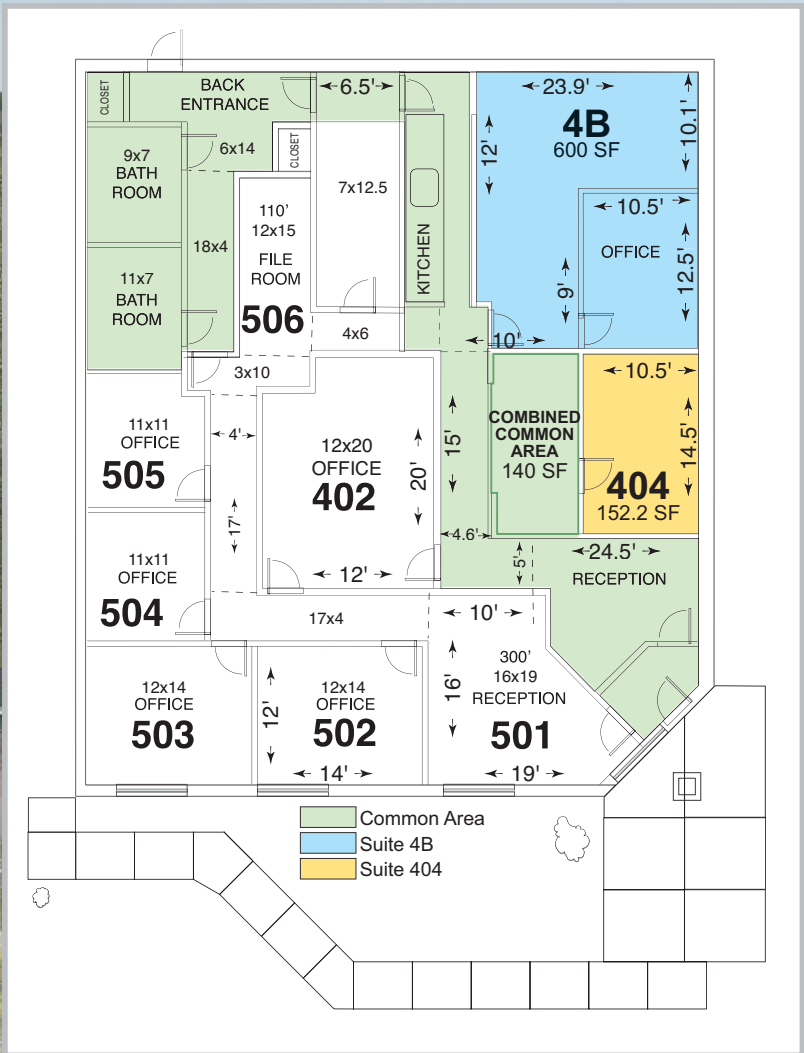
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Office Space in Holt Retail Corridor

Located in a well-maintained multi-tenant flex building, this versatile office space offers a customizable layout ideal for a variety of professional uses. The available space is currently divided into four private rooms, with access to shared restrooms and a kitchen in the common area. Suites can be leased individually or combined into a single, larger office suite to suit your needs. The building offers plenty of free parking on a road that allows easy access to both Cedar St. and Willoughby Rd. Adjacent to Cedar Green Shopping Center, home to; University of Michigan Health-Sparrow Lab, Planet Fitness, Family Dollar, Dollar Tree and Premier Rehabilitation.

Surrounded by popular dining options including Los Tres Amigos, Gravity Smokehouse, Popeyes, Subway, Burger King, Taco Bell and McDonald's. Less than 3.6 miles to I-96 and US-127 highway interchanges.

Combined 850 SF Lease Rate: **\$17.00** PSF/YR Modified Gross
 Suite 404: 152 SF \$600/month
 Suite 4-B: 600 SF \$850/month

PROPERTY INFORMATION



BUILDING:
 15,706 SF
 Flex Space



PARKING:
 ±66 Spaces
 +Overflow in Rear of Building



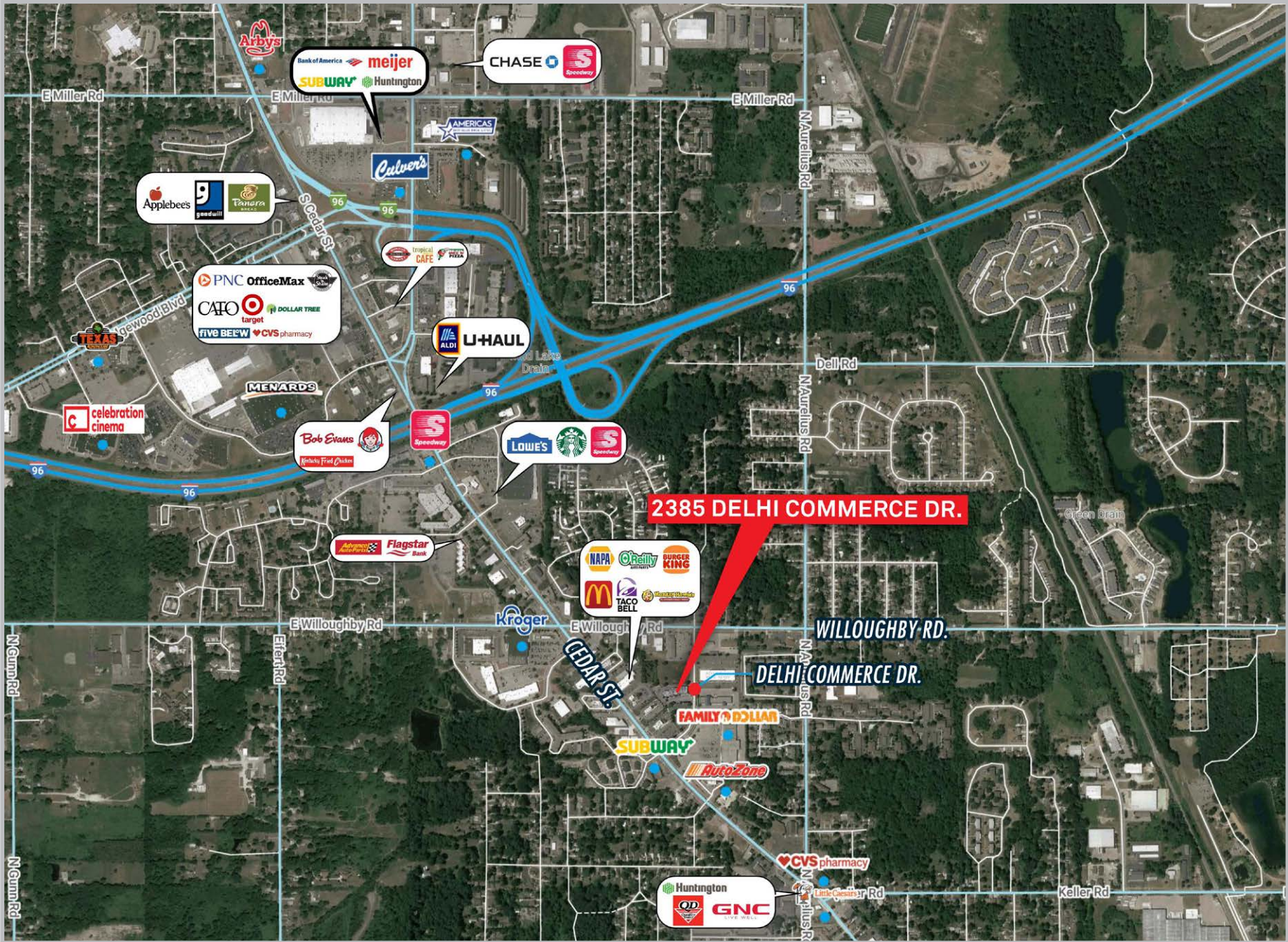
AMENITIES:
 Restroom/
 Kitchen



LOCATION:
 Easy Access to
 Willoughby & Cedar

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PROPERTY BROCHURE
2385 Delhi Commerce Drive, Holt



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population 2025	8,782	50,899	99,532
Households	3,990	22,096	42,373
Avg. HH Family Income	\$77,193	\$83,713	\$80,286

TRAFFIC COUNTS

Cedar St.	24,070 V.P.D.
Willoughby Rd.	7,527 V.P.D.
Aurelius Rd.	9,175 V.P.D.



AREA INFORMATION

1.4 Miles
to Meijer, Menards, Target & Lowe's

1.7 Miles
to I-96 Exit 104 Interchange

3.5 Miles
to US-127 Interchange

7.5 Miles
to Michigan State University

Convenient
to restaurants, shopping
and lodging

