



NORTHVILLE & SOUTH LYON MEDICAL BUILDING INVESTMENT PORTFOLIO

422 N CENTER ST, NORTHVILLE, MI
12660 TEN MILE RD, SOUTH LYON, MI

SELLER FINANCING AVAILABLE!



P.A. COMMERCIAL
Corporate & Investment Real Estate

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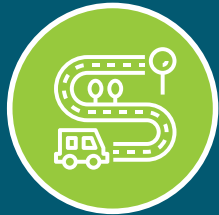
INVESTMENT SNAPSHOT

422 N CENTER ST, NORTHVILLE



STABILIZED MEDICAL BUILDING INVESTMENT

4,500 SF one-story medical building is currently 100% occupied by one national tenant with a 5-year lease in place through December 1, 2026.



EXCELLENT BUILDING EXPOSURE ON MAIN RD & CLOSE TO MAJOR HOSPITAL

Located on N Center St, in downtown Northville, this medical building has prominent road-front signage and is right across the street from Kroger. This opportunity is also 5 miles from Ascension Providence Hospital of Novi



THRIVING COMMUNITY WITH EXCELLENT DEMOGRAPHICS

Northville is a lively city that offers beautiful neighborhoods, a vibrant business district, and first-rate schools. Northville has the **highest median household income in Michigan** and the median home value is \$392,078. Northville was also voted one of the best places to live and raise a family in the state.

12660 TEN MILE RD, SOUTH LYON



VALUE-ADD MEDICAL BUILDING INVESTMENT

13,500 SF two-story medical building is currently 61% occupied by one national tenant with a 5-year lease in place through December 2, 2026.



NEWER CONSTRUCTION, EXCELLENT BUILDING EXPOSURE & CLOSE TO MAJOR HOSPITALS

The property is of newer construction with high-end curb appeal and prominent road-front signage. This opportunity is also within 10-15 miles of major hospitals including University of Michigan Hospital and Ascension Providence Hospital of Novi.



LARGEST POPULATION OF 70+ AND OVER IN MICHIGAN

South Lyon is a "homey" community that has the largest proportion of people 70 years of age or older in Michigan, at 10.9% of the total (15.1 % over the age of 65) which makes it a great location for any medical practice.

EXECUTIVE SUMMARY

P.A. Commercial is pleased to offer a portfolio investment sale consisting of two medical buildings with a national tenant in place, located in the desirable communities of Northville & South Lyon, Michigan.

422 N CENTER ST | INVESTMENT HIGHLIGHTS

- Single-tenant stabilized medical office building
- 100% occupied by Village MD - a strong regional medical office operator
- Great location on main road with road-front signage
- Located in Northville, one of the most desirable areas to live in Michigan, with excellent demographics
- Two levels with exam rooms on main floor and administration/offices on lower level
- Close to Ascension Providence Hospital - Novi

12660 TEN MILE RD | INVESTMENT HIGHLIGHTS

- Value-add Multi-tenant Medical Office Building
- 61% Occupied by Village MD - a strong regional medical office operator
- High-end curb appeal
- Great location on main road with road-front signage
- Newer construction building that's been impeccably maintained and is in excellent condition
- Within 15 miles of major hospitals
- 5,340 SF vacant



BUILDING INFORMATION

422 N CENTER ST, NORTHVILLE, MI 48167

BUILDING SIZE	4,500 SF
NUMBER OF FLOORS	2
AVERAGE FLOOR PLATE	2,250 SF
LAND SIZE	0.22 Acres
ZONING	OS
TENANCY	Multiple
OCCUPANCY	100%
VACANT SF	0
YEAR BUILT/RENOVATED	1974 / 2004
PARKING SPACES	28
NEAREST HWY	I-275
SUBMARKET	Southern I-275 Corridor
WALKABILITY SCORE	Very Walkable (82)
APN	48-001-04-0647-000

12660 TEN MILE RD, SOUTH LYON, MI 48178

BUILDING SIZE	13,540 SF
NUMBER OF FLOORS	2 + Basement
AVERAGE FLOOR PLATE	7,250 SF
LAND SIZE	1 Acre
ZONING	MOB/General Office
TENANCY	Multiple
OCCUPANCY	61%
VACANT SF	5,340
YEAR BUILT	2013
PARKING SPACES	30
NEAREST HWY	M-23, I-96
SUBMARKET	Livingston County
WALKABILITY SCORE	Car Dependent (38)
APN	16-26-200-010

PORTFOLIO SALE PRICE: \$3,100,000

TENANT INFORMATION



Village MD's founding principle is to change primary care in the United States so that our country can be the global leader in health outcomes regardless of background and income.

At VillageMD, instead of devoting 90% of resources to mitigating the effects of chronic conditions, they invest in primary care to prevent those conditions from occurring, and to lower costs across the board. Their teams are healing healthcare itself, through the millions of patients they currently serve. They are growing our footprint across the country to meet the demand for healthcare that builds trust as part of its model.

Through their subsidiary, Village Medical, they have become a major provider of value-based primary care services throughout neighborhoods in the U.S. Many Village Medical at Walgreens practices are located alongside Walgreens pharmacies, delivering on the promise of more equitable patient access to healthcare.



26
MARKETS



680
LOCATIONS



20,000+
WORKFORCE

NORTHVILLE MARKET OVERVIEW

Despite its small size, the City of Northville offers residents and visitors a unique offering of places to go and things to do.

The City of Northville is a distinctive community of approximately 6,000 residents located on the western edge of metro Detroit in 2.2 square-mile area equally divided between Wayne and Oakland Counties. It is a short drive (about 30 minutes) from downtown Detroit and downtown Ann Arbor. City roads are well laid out with easy access to nearby major freeways, including I-275, M-14, I-696 and I-96.

Northville retains a small-town atmosphere with stately Victorian-era architecture in its Historic District and well-kept older homes built before the 1930s. The housing mixture includes single-family residences, condominiums, and multi-family complexes. The area is known for its rolling hills, attractive green space, small lakes and landmark trees.

Northville has a thriving business community with a blend of professional services, retail and cultural venues. The City's major employers are the Northville Public Schools, Kroger, and Jack Doheny Supply. The City has four bank/savings and loan/credit unions, a post office, 11 churches, a professional theatre, the Northville Downs Racetrack, Northville Cider Mill and Mill Race Historical Village.

Many residents can walk to downtown, which features specialty shops, theaters, restaurants and personal services. Parks and well-preserved landmarks make this city a destination for tourists, and people who like to walk, bike or jog through scenic areas.

WITHIN 3 MILES OF SUBJECT:



63,276
POPULATION



25,172
HOUSEHOLDS



\$146,507
AVERAGE
HOUSEHOLD INCOME



\$388,590
MEDIAN
HOME VALUE



43.3
MEDIAN AGE



\$1B
TOTAL SPECIFIED
CONSUMER SPENDING

SOUTH LYON MARKET OVERVIEW

At just 3.5 square miles in size, South Lyon offers small town living with the convenience of nearby interstate highways, major metropolitan areas and international airports. Known for its historic and charming downtown, annual festivals, top-notch parks and excellent schools, the City of South Lyon offers an unparalleled quality of life.

The center of the business district is at Ten Mile Road and Pontiac Trail, known as Lake Street and Lafayette Street within the City. New high-end neighborhoods are being built along 10 mile Rd. in the vicinity of the subject property. The City of South Lyon is located near the crossroads of Interstate 96 and US 23. Ann Arbor's University of Michigan Hospital is only 15 miles away. It is 10 miles from St. John's Providence Park Hospital in Novi, 17 miles away from St Joseph Mercy Hospital in Ypsilanti and 19 miles from the Huron Valley Detroit Medical Center.

South Lyon has the largest proportion of people 70 years of age or older in Michigan, at 10.9% of the total (15.1 % over the age of 65) which makes it a great location for any medical practice.

WITHIN 3 MILES OF SUBJECT:



23,753
POPULATION



10,060
HOUSEHOLDS



\$119,135
AVERAGE
HOUSEHOLD INCOME



\$289,169
MEDIAN
HOME VALUE



43.9
MEDIAN AGE



\$381M
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS NORTHVILLE

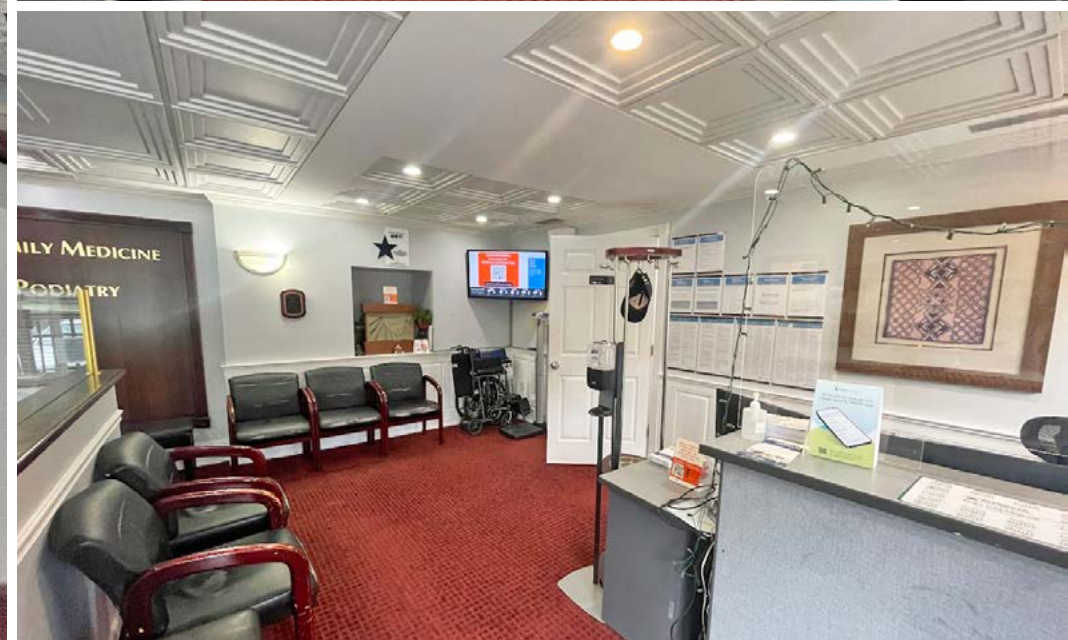
	1 MILE	3 MILES	5 MILES
POPULATION			
2010 TOTAL POPULATION	9,268	59,559	137,351
2023 POPULATION	9,090	63,276	149,161
2028 POPULATION PROJECTION	9,109	64,297	152,260
MEDIAN AGE	44.1	43.3	43
BACHELOR'S DEGREE OR HIGHER	59%	62%	57%
HOUSEHOLDS & INCOME			
2010 HOUSEHOLDS	4,225	23,666	56,450
2023 HOUSEHOLDS	4,173	25,172	61,133
2028 HOUSEHOLD PROJECTION	4,191	25,596	62,390
AVERAGE HOUSEHOLD SIZE	2.2	2.5	2.4
AVG HOUSEHOLD INCOME	\$137,406	\$146,507	\$135,162
MEDIAN HOUSEHOLD INCOME	\$107,974	\$119,272	\$108,239
TOTAL SPECIFIED CONSUMER SPENDING	\$160.7M	\$1B	\$2.4B
HOUSEHOLDS/HOUSING			
OWNER OCCUPIED HOUSEHOLDS	2,722	19,045	44,857
RENTER OCCUPIED HOUSEHOLDS	1,469	6,551	17,533
MEDIAN HOME VALUE	\$356,477	\$388,590	\$355,502
MEDIAN YEAR BUILT	1977	1985	1983

Source: CoStar.com

AREA DEMOGRAPHICS SOUTH LYON

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 TOTAL POPULATION	3,428	23,753	45,593
2023 POPULATION	3,595	25,828	53,581
2028 POPULATION PROJECTION	3,640	26,226	54,991
MEDIAN AGE	49.2	43.4	42.4
BACHELOR'S DEGREE OR HIGHER	40%	40%	41%
HOUSEHOLDS & INCOME			
2010 HOUSEHOLDS	1,266	9,226	17,492
2023 HOUSEHOLDS	1,336	10,060	20,622
2028 HOUSEHOLD PROJECTION	1,355	10,222	21,177
AVERAGE HOUSEHOLD SIZE	2.7	2.6	2.6
AVG HOUSEHOLD INCOME	\$137,951	\$119,135	\$129,482
MEDIAN HOUSEHOLD INCOME	\$109,756	\$92,438	\$103,373
TOTAL SPECIFIED CONSUMER SPENDING	\$56.9M	\$381M	\$816.1M
HOUSEHOLDS/HOUSING			
OWNER OCCUPIED HOUSEHOLDS	1,296	8,716	17,821
RENTER OCCUPIED HOUSEHOLDS	59	1,506	3,356
MEDIAN HOME VALUE	\$336,741	\$289,169	\$319,005
MEDIAN YEAR BUILT	1987	1989	1990

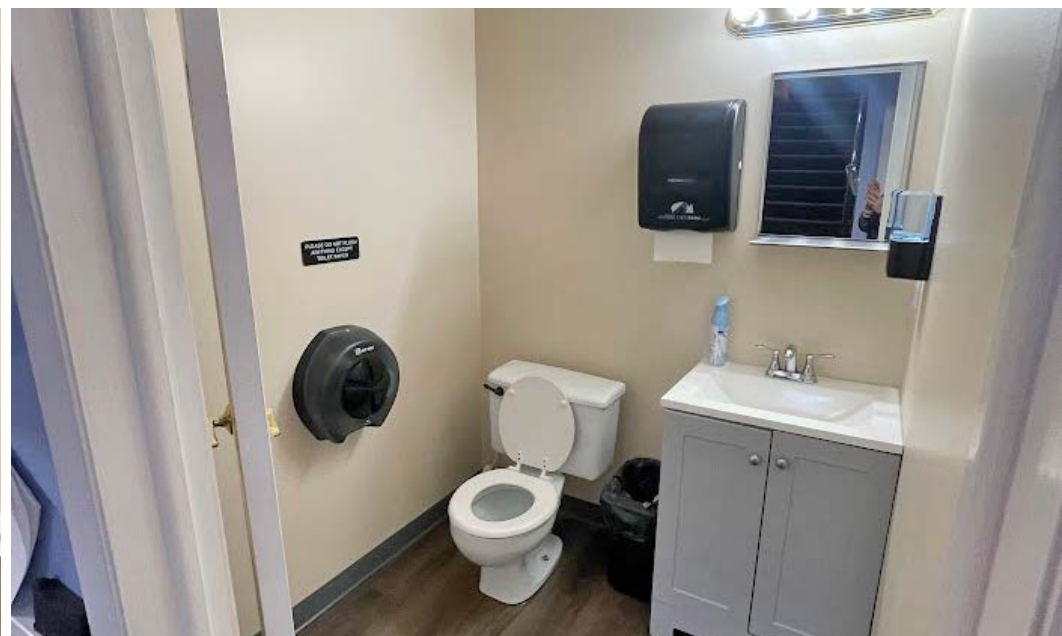
INTERIOR PHOTOS NORTHVILLE BUILDING



INTERIOR PHOTOS NORTHVILLE BUILDING



INTERIOR PHOTOS NORTHVILLE BUILDING



EXTERIOR PHOTOS SOUTH LYON BUILDING



INTERIOR PHOTOS SOUTH LYON BUILDING



INTERIOR PHOTOS SOUTH LYON BUILDING



CONTACT US

For more information, or to schedule a tour of this medical office building portfolio please contact the exclusive listing agents:



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