

FOR SALE

TWO-STORY MEDICAL OFFICE

2287-2301 S MILFORD RD

HIGHLAND, MI 48357



ANDREW BOWER

Vice President
Advisory & Brokerage Services

P: 616.340.2553

E: andrew.bower@freg.com

JACKSON SAVAGE

Associate
Advisory & Brokerage Services

P: 734.649.4353

E: jackson.savage@freg.com



ANDREW BOWER
Vice President
Advisory & Brokerage Services
P: 616.340.2553
E: andrew.bower@freg.com



JACKSON SAVAGE
Associate
Advisory & Brokerage Services
P: 734.649.4353
E: jackson.savage@freg.com

DISCLAIMER

This Offering Memorandum (the "Memorandum") has been prepared by Friedman Real Estate, ("Agent") on behalf of the seller for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been secured from sources considered to be reliable, however, while we do not doubt its accuracy, the information has not been verified and neither Friedman Real Estate, the Seller, nor any of their respective employees or agents make any warranty or representation, expressed or implied, as to the accuracy, completeness or adequacy of any of this information. This Memorandum is subject to errors, omissions, prior sale, withdrawal, change and/or modification without notice. Nothing contained herein should be relied upon as a promise, recommendation, or representation as to the past or future. Each prospective purchaser is to rely upon its own investigations, projections and conclusions as to the advisability of the transaction described herein. It is recommended that each prospective purchaser should retain the legal services of a qualified attorney for real estate, tax and other advice relative hereto, and retain such qualified experts for advice on such matters as to, but not limited to, compliance with the Americans With Disabilities Act ("ADA") and inspection of the property for hazardous (toxic) materials, ground soil contamination and other environmental issues. This Memorandum is the property of Friedman Real Estate, and may be used only by the parties to whom Friedman Real Estate delivered the Memorandum or to whom Friedman Real Estate has approved such delivery. By accepting a copy of this Memorandum, the recipient agrees that neither he/she nor any of his/her employees shall use the information for any purpose other than evaluating the specific transaction described herein, or divulge such information to any other party, and shall return the Memorandum to Friedman Real Estate immediately upon request. This Memorandum, in whole or in part, may not be photocopied, reproduced, or distributed to others without the prior written consent of Friedman Real Estate brokers, finders and/or any other party shall not be entitled to any commission or other payment whatsoever in connection with the sale of the property described in this Memorandum without a specific written agreement to which Friedman Real Estate is a party. ALL RIGHTS ARE RESERVED. The material enclosed has been created and produced exclusively by Friedman Real Estate/ Friedman Valuation Services. The content may not be copied, reproduced, transmitted, sold, distributed, downloaded or transferred in any form or by any means without Friedman Real Estate prior written consent. Violation of this provision may cause liability for damages.

PROPERTY HIGHLIGHTS



SALE PRICE
\$1,625,000

- 10,645 SF two-story medical office building for sale
- Excellent owner-user opportunity with in-place income
- 2287 (north building)- Fully leased to dental practice through April 1, 2028
- 2301 (south building) - 1st floor leased through November 1, 2028
- 2,500 SF 2nd floor office suite in 2301 (south building) available for end user
- Roof recently replaced in 2024
- Convenient location with quick access to M-59
- High visibility location on Milford Road
- 3.21-acre corner parcel zoned B1
- Sale Price: \$1,625,000



Property Type	Office - Medical
Parcel ID	11-34-176-009
Building Size	10,654 SF
Acres	3.21
Year Built	1999

TWO-STORY MEDICAL OFFICE BUILDING

MEDICAL OFFICE BUILDING RENT ROLL



Building	Suite	Tenant	Size (SF)	Lease Expiration	Lease Type	Annual Increases	Annual Rent (As of 12.19.25)	Monthly Rent (As of 12.19.25)
2301	1	MICAHEALING Aesthetics + Wellness	2,500	11/1/2028	Modified Gross	N/A	\$31,200.00	\$2,600.00
2287	N/A	Devoted Dental	5,500	4/1/2028	Modified Gross	2.5%	\$83,787.34	\$6,982.28
2301	2	(Vacant)	2,500	(Vacant)	(Vacant)	N/A	(Vacant)	(Vacant)

*Tenant responsible for Utilities and Janitorial
*Landlord responsible for CAM, Taxes, and Insurance

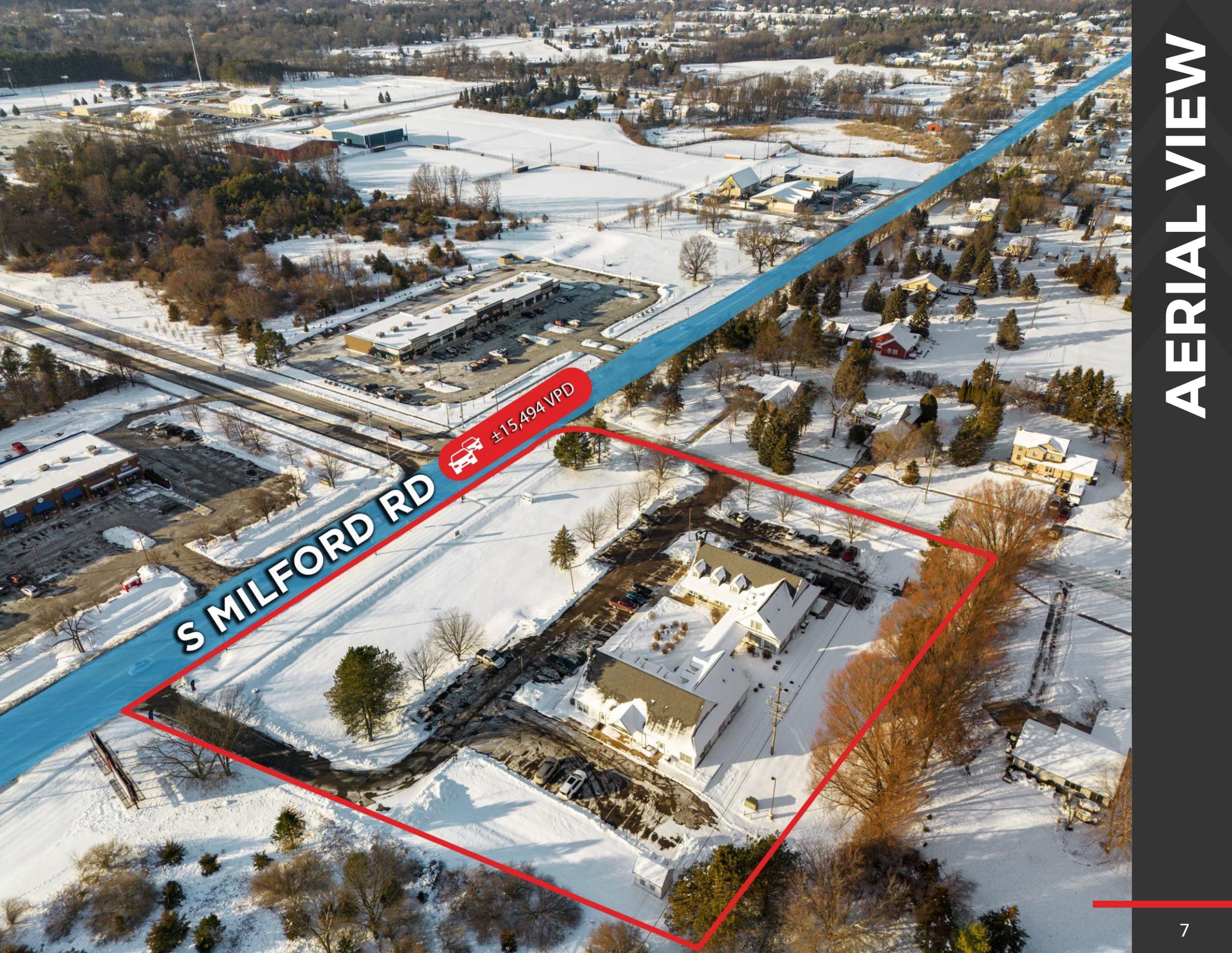




INTERIOR PHOTOS



ADDITIONAL PHOTOS



S MILFORD RD



±15,494 VPD

AERIAL VIEW



S MILFORD RD

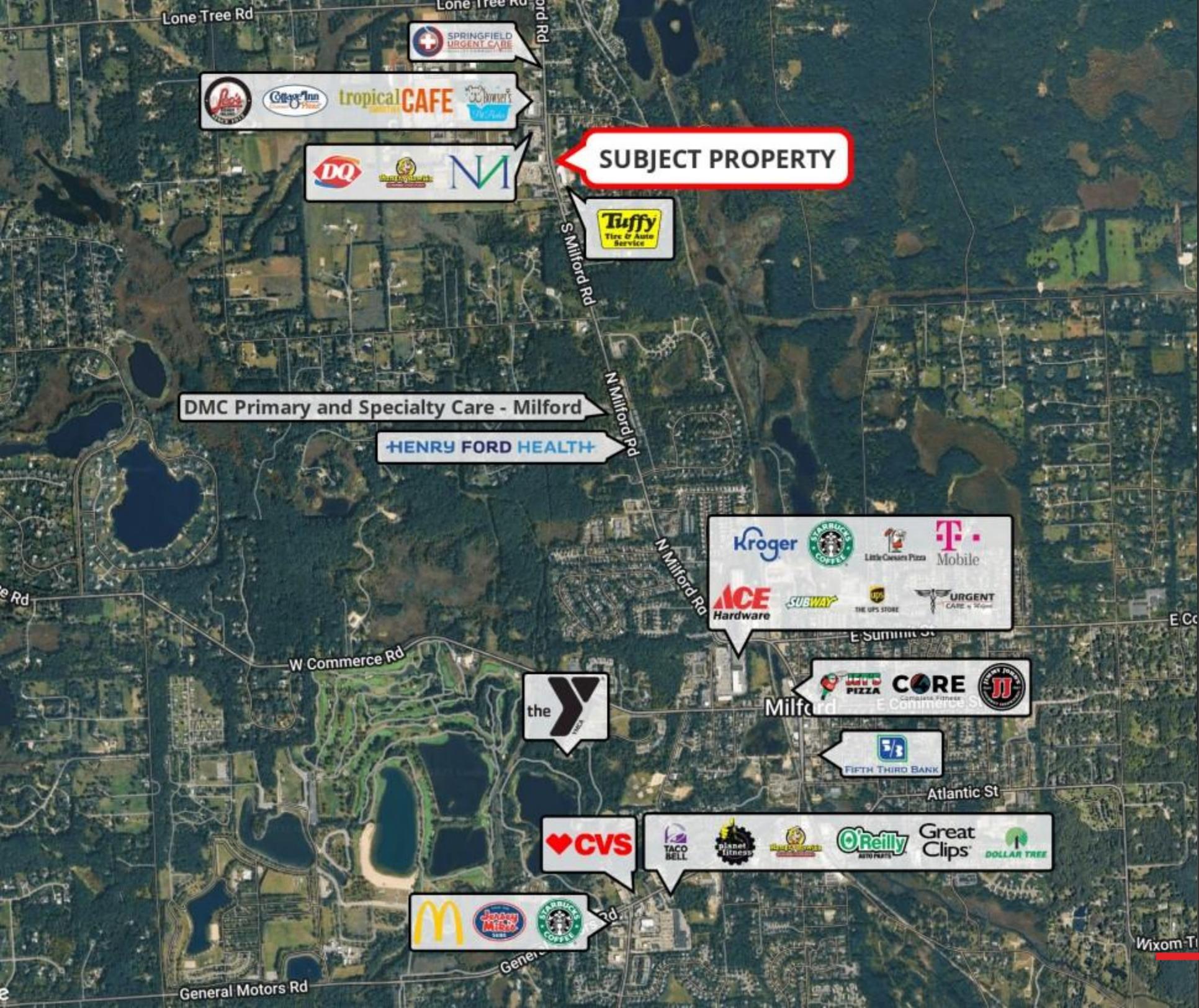


±15,494 VPD



AERIAL VIEW

NEARBY AMENITIES



SUBJECT PROPERTY

Asi
College Inn
tropical CAFE
TROPICAL CAFE
TROPICAL CAFE
TROPICAL CAFE

DQ
DQ
DQ
DQ

Tuffy
Tuffy
Tuffy
Tuffy

DMC Primary and Specialty Care - Milford

HENRY FORD HEALTH

Kroger
Starbucks Coffee
Little Caesars Pizza
T-Mobile
ACE Hardware
Subway
UPS
Urgent Care

the Y

Milford Pizzeria
CORE
Dunkin' Donuts

Fifth Third Bank

CVS

Taco Bell
Planet Fitness
O'Reilly
Great Clips
Dollar Tree

McDonald's
Jersey Mike's
Starbucks



Highland

MI



Highland Charter Township, located in Oakland County at the western edge of Metro Detroit, offers a desirable blend of natural beauty and suburban accessibility. The area is defined by its scenic setting, with numerous inland lakes and the expansive Highland State Recreation Area providing year-round outdoor amenities. This environment supports a strong residential base that values quality of life, while nearby retail, dining, and everyday services along major corridors serve both local residents and surrounding communities. The presence of well-regarded schools and established neighborhoods further contributes to a stable and engaged population.

With direct access to M-59 and proximity to US-23, Highland is well positioned within the greater Southeast Michigan region, offering convenient connectivity to employment centers in Oakland, Livingston, and Washtenaw counties. The township maintains a balanced pace of growth while preserving its community character, resulting in consistent demand for essential services. A mix of local businesses, healthcare providers, and professional services supports a steady daytime population, making the area well suited for uses that benefit from long-term demographic stability and regional accessibility.

EST POPULATION	±19,132
HOUSEHOLDS	±7,122
AVG HH INCOME	±\$100k

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



ANDREW BOWER

Vice President

Advisory & Brokerage Services

P: 616.340.2553

E: andrew.bower@freg.com

Andrew is a seasoned commercial real estate advisor with expertise in helping tenants and landlords lease, sell, or purchase office and flex space both in Michigan and nationally. He adds value through detailed lease analysis, contract negotiations, market studies, site identification, and top-tier marketing. Andrew is currently part of a team managing the leasing of a 5.6 million square foot portfolio of major office buildings in Downtown Detroit, including iconic properties like One Campus Martius and Ally Detroit Center. He holds a BBA from Northwood University and enjoys fitness, boating, DIY projects, and spending time with family and friends. His client list includes prominent names like Bedrock Detroit, H.W. Kaufman Group, Rocket Companies, and more.



JACKSON SAVAGE

Associate

Advisory & Brokerage & Advisory

P: 734.649.4353

E: jackson.savage@freg.com

Jackson is a Michigan native from the Ann Arbor area and recently graduated from Miami University in Oxford, Ohio with a B.S. in Finance. He brings a strong foundation in business, entrepreneurship, and market analysis. Jackson works on Friedman's office brokerage team and is focused on leasing and sales, representing landlords, tenants, buyers, and sellers across Metro Detroit. He is passionate about delivering value through strategic insight and a client-first approach.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING
VALUE
BEYOND
REAL
ESTATE



FRIEDMAN REAL ESTATE | 34975 W. 12 MILE ROAD | FARMINGTON HILLS, MI 48331 | FRIEDMANREALESTATE.COM

