

NEW TO MARKET

FOR SALE

Colliers

NNN Investment

Henry Ford-GoHealth Urgent Care
43821 Ford Road | Canton Twp, MI



BEN AND BENJI
COLLIERS DETROIT REAL ESTATE



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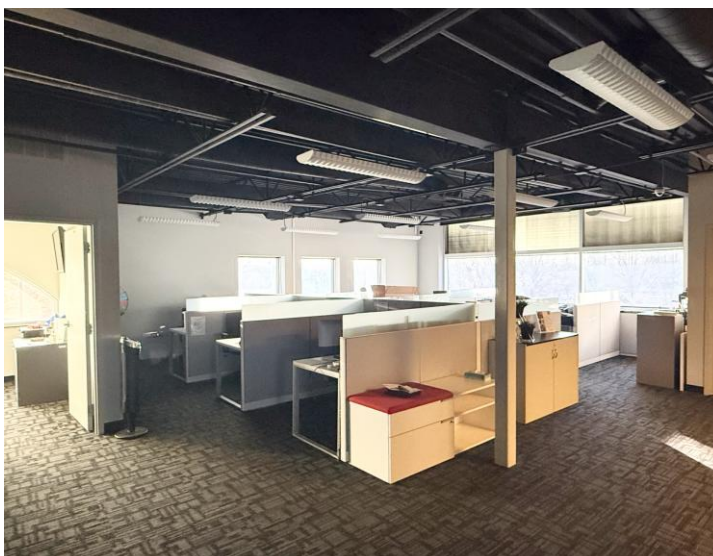




INVESTMENT HIGHLIGHTS

- **Prime NNN Medical Asset:** Built in 2012, all-brick and glass retail/office building on a high-visibility corridor with strong income and 24 parking spaces.
- **National/Regional Medical Tenant:** Henry Ford-GoHealth Urgent Care occupies the main floor. Established, creditworthy operator with 13 Michigan locations and 400+ nationwide through hospital partnerships.
- **Value-Add:** Upper level includes 1,400 SF of high-end office space suitable for increased income or owner occupancy. Henry Ford-GoHealth pays ALL NNN expenses for the Building.
- **Attractive Investment Metrics:** Stable tenancy, limited management, and upside through value-add and long-term appreciation.
- **Term:** 6.5 years remaining on initial 10-year lease with two 5-year renewal options at 10% increases.
- **Current NOI:** \$125,000/year NNN | \$137,500/year beginning April 2027.
- **Turnkey Condition:** Well-maintained asset with minimal anticipated capital expenditures.
- **Main Retail Corridor Advantage:** Located on Ford Road with strong visibility near Target, Lowe's, BJ's, Planet Fitness, Kohl's, Ulta, and surrounding retail and dining.
- **Strong Market Fundamentals:** Canton Township median household income is approximately 50% above the Michigan average.

VALUE ADD - 2ND FLOOR OFFICE



PROPERTY AERIAL



The map displays the town of Colliers, Florida, with a focus on the area around Miller Elementary School. A red pin with a white center is placed on the map, indicating the school's location. The map shows several roads, including Joy Rd, Warren Rd, Ford Rd, and Cherry Hill Rd. Major roads like N Beck Rd, S Canton Center Rd, S Sheldon Rd, N Morton Taylor Rd, N Haggerty Rd, and S Haggerty Rd are also visible. Landmarks such as Plymouth-Canton Educational Park and Pheasant Run Golf Club are marked. The town name 'Canton' is prominently displayed in the center. A blue banner in the top right corner reads 'Colliers' with a yellow and red striped border. A highway shield for I-275 is shown on the right side of the map.



CURRENT YEAR SUMMARY

1 MILE RADIUS

3 MILE RADIUS

5 MILE RADIUS

Total Population	12,884	87,868	186,129
Total Households	5,025	34,250	77,209
Total Family Households	3,495	24,109	49,595
Average Household Size	2.55	2.55	2.40
Median Age	41.4	40.5	41.2
Population Age 25+	9,204	62,863	134,790
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.33%	0.22%	0.54%
2020 – 2023 Population: Annual Growth Rate (CAGR)	-0.70%	-0.50%	-0.23%

5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	-0.44%	-0.35%	-0.24%
Households	-0.07%	-0.02%	0.08%
Families	-0.20%	-0.16%	-0.07%
Median Household Income	2.55%	2.43%	2.18%

CURRENT YEAR POPULATION BY SEX

Male Population / % Male	6,209 / 48.2%	43,599 / 49.6%	91,527 / 49.2%
Female Population / % Female	6,675 / 51.8%	44,269 / 50.4%	94,602 / 50.8%

INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$114,356	\$113,313	\$97,273
Average Household Income	\$130,378	\$141,956	\$128,557
Per Capita Income	\$51,283	\$55,132	\$53,399

SUMMARY BUSINESS DATA

Total Businesses	477	2,540	6,122
Total Daytime Population	12,523	81,828	187,747
Daytime Population: Workers	6,377	40,711	98,899
Daytime Population: Residents	6,146	41,117	88,848

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.