



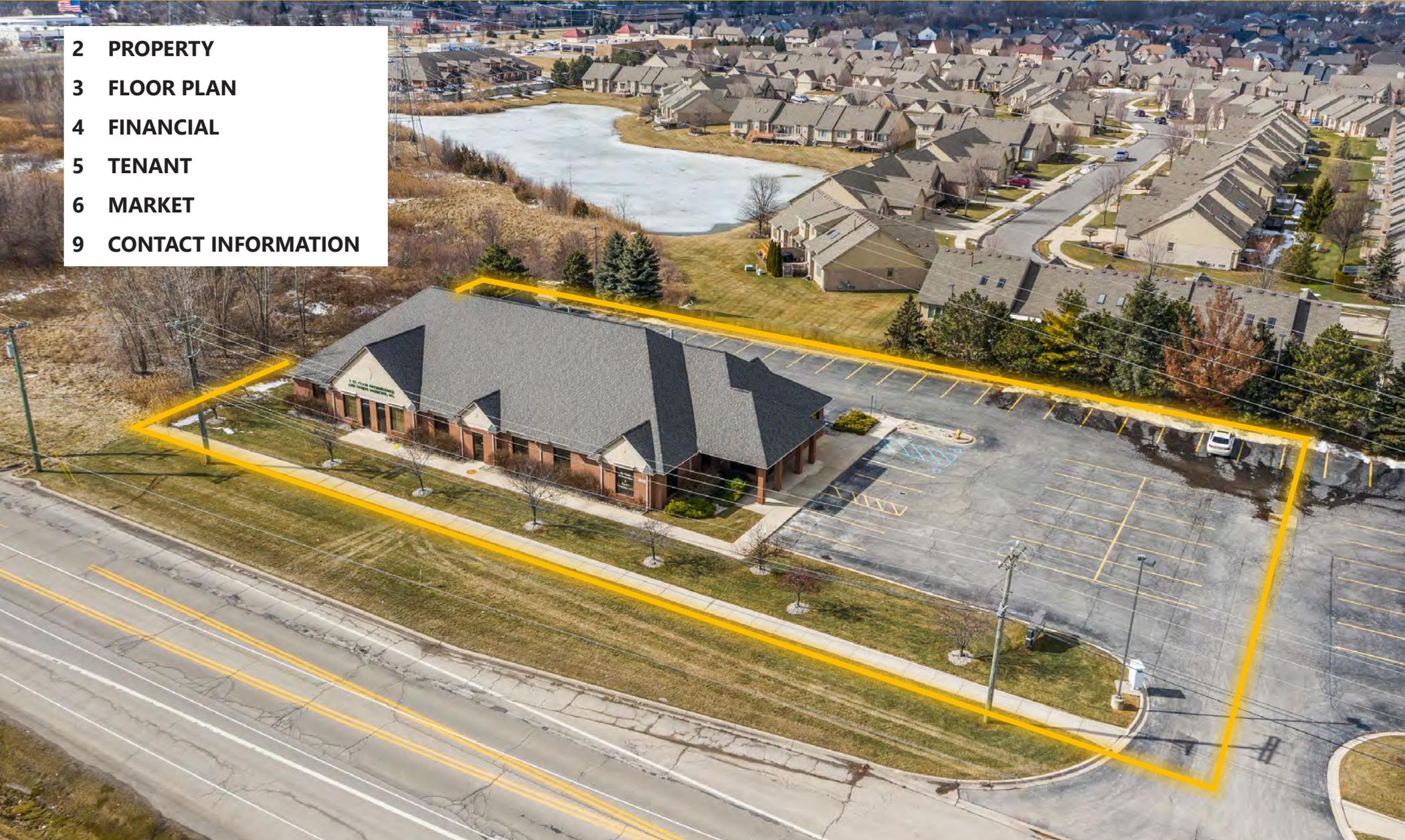
PILOT
PROPERTY GROUP

FOR SALE
McLaren Medical Building
45441 Heydenreich
Macomb Township, MI 48044

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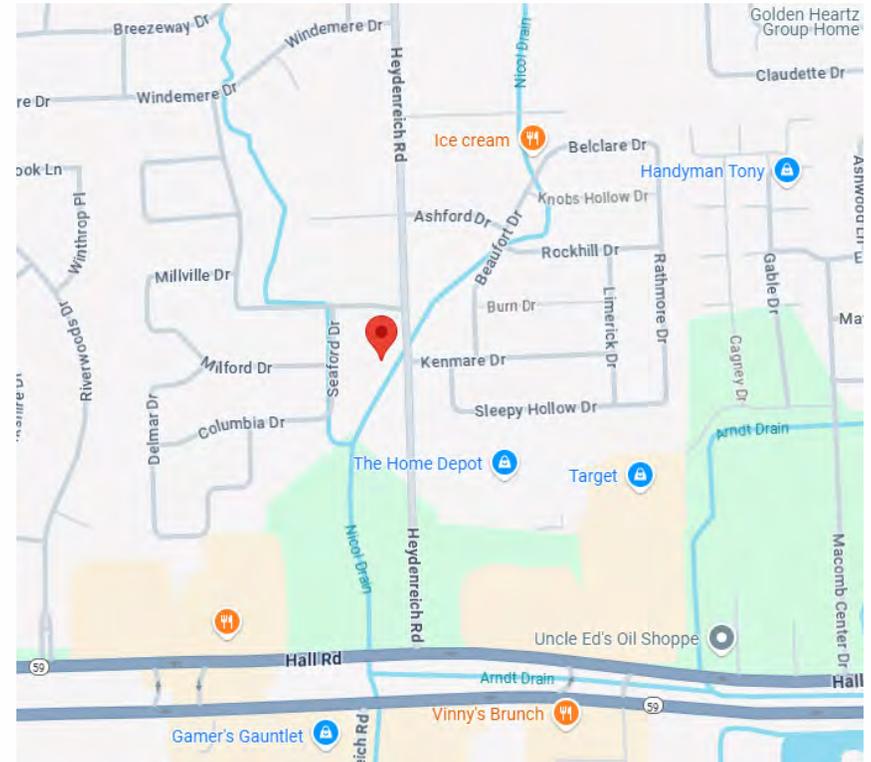


PROPERTY INFORMATION

45441 HEYDENREICH, MACOMB TOWNSHIP, MI 48044

- Free Standing Building.
- Premier Location.
- Improved Medical Space.

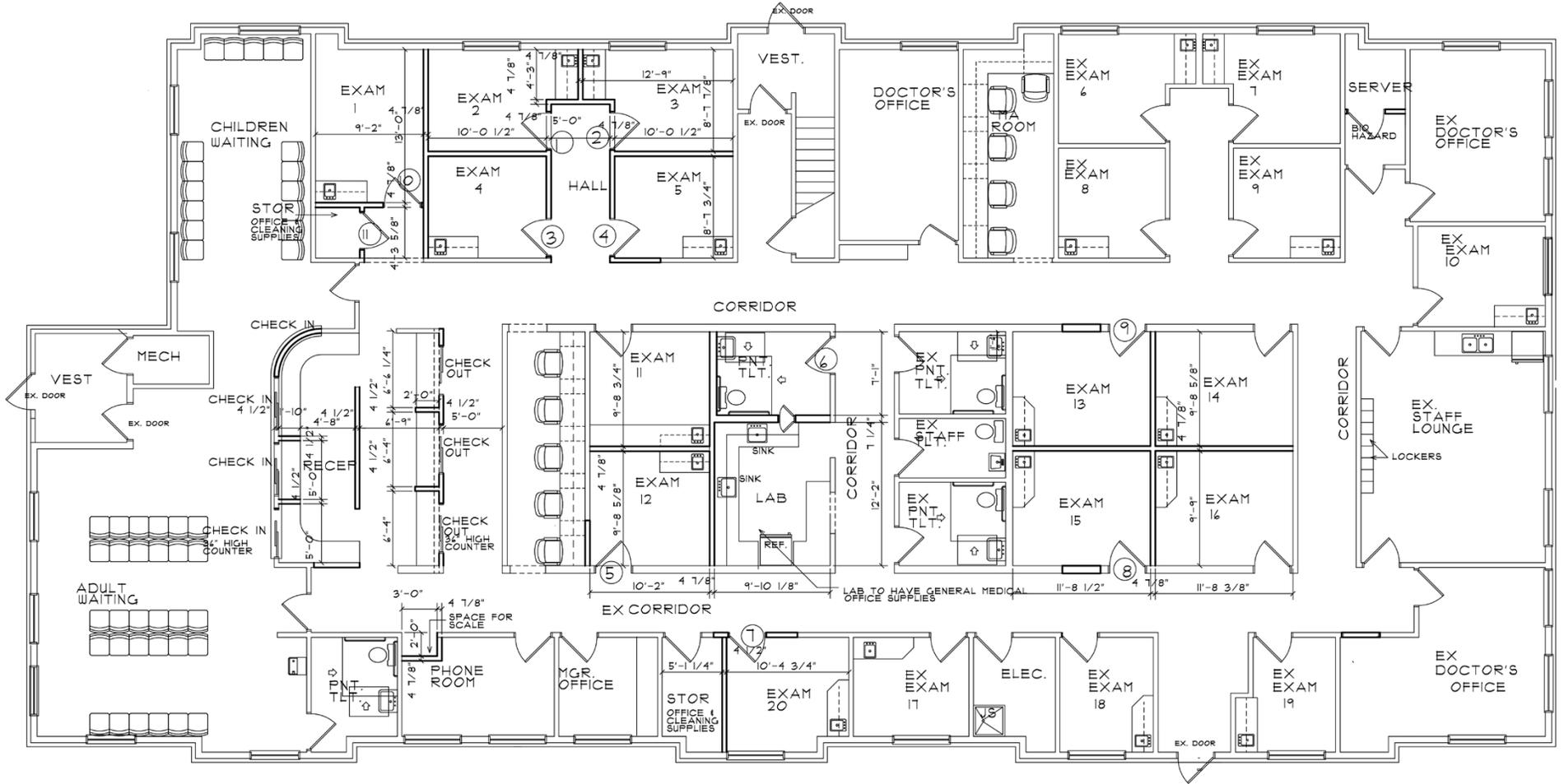
Property Type:Medical
Cross Streets:West side of Heydenreich north of M-53
Total Square Footage:.....7,800
Parcel Size:1.11 Acres
Year Built:2002
Zoning:O-1
Parking Spaces:57
Year Built:2000



Agent Contact Information

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FLOOR PLAN



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FINANCIAL INFORMATION

	LEASE STRUCTURE	LEASE INCEPTION	LEASE EXPIRATION	MONTHLY	ANNUAL
McLaren Primary Care	NNN	April 2022	March 2032	\$14,462.50	\$173,550

Current NOI\$173,550

Asking Price\$2,479,000.00

Cap Rate7%

- Rent Increases in April 2027 to \$189,150 annually (\$15,762.50 monthly)
- Tenant has three (3) five (5) year renewal options at Fair Market Value
- Landlord responsible for roof, outer walls, and parking lot
- Tenant responsible to maintain HVAC units and repairs up to \$2,500 annually



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TENANT INFORMATION

McLaren Health Care Corporation

McLaren Health Care Corporation, is headquartered in Grand Blanc, Michigan, includes 12 hospitals in Michigan, ambulatory surgery centers, imaging centers, a 490-member employed primary and specialty care physician network, commercial and Medicaid HMOs covering more than 732,838 lives in Michigan and Indiana, home health, infusion and hospice providers, pharmacy services, a clinical laboratory network and a wholly owned medical malpractice insurance company. McLaren operates Michigan's largest network of cancer centers and providers, anchored by the Karmanos Cancer Institute, one of only 57 National Cancer Institute-designated comprehensive cancer centers in the U.S. McLaren has 28,000 full-time, part-time and contracted employees and more than 113,000 network providers throughout Michigan and Indiana. They used to operate in Ohio, but ended up shutting down St. Luke's Hospital, and selling both the hospital, along with WellCare Physicians Group, to Bon Secours Mercy Health.



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MARKET INFORMATION



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MARKET INFORMATION

Macomb County, Michigan

Comprised of 27 local units of government, Macomb County is characterized by dynamic urban clusters, sprawling networks of industry and commerce, attractive natural features and agricultural lands. From the densely-populated southern cities to the more rural northern villages, Macomb County possess a wealth of assets that make it a desirable place to live, work and play!

Located in southeast Michigan, Macomb County is 483.7 square miles. Adjacent counties include Wayne (south), Oakland (west), Lapeer (northwest) and St. Clair (northeast). Lake St. Clair lies directly east of Macomb County with 32 miles of coast-line comprising part of the county's eastern border. Thirty-one miles of the Clinton River traverse through the county, with both bodies of water providing recreation.

Macomb County is Michigan's third most populated county, boasting a population of more than 865,000 residents and growing. The county is home to three of the 10 most-populated communities in the state: Warren (#3), Sterling Heights (#4) and Clinton Township (#8).

The county is home to a dynamic network of more than 18,000 businesses that are fueling the county's economic resurgence. With sound infrastructure and a skilled workforce, Macomb County supports growing industries in advanced manufacturing, automotive, defense, health care, retail, agriculture, food processing and more.

Macomb Township, Michigan

Macomb Township is a civil township of Macomb County in the U.S. state of Michigan. The population was 91,663 at the 2020 census, up from 79,580 in 2010. As of 2020 it was the most-populous civil township in the state and the third most-populous township overall after the charter townships of Clinton and Canton. Living in Macomb Township offers residents a suburban/rural mix and most residents own their homes. Many families and young professionals live in Macomb Township and residents tend to lean conservative. The public schools in Macomb Township are highly rated.



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MARKET INFORMATION

DEMOGRAPHICS - 2024 DATA

RADIUS	2 MILES	5 MILES	10 MILES
Population	48,359	225,435	656,633
Households	18,500	90,111	264,142
Avg Household Income	\$108,794	\$97,048	\$93,041



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PPG in compliance with all applicable fair housing and equal opportunity laws.



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