



CHACONAS GROUP
ANN ARBOR AREA



For Sale
Standalone Orthodontic Office

126 Herrick Park Drive Tecumseh, Michigan

Jim Chaconas, CCIM
Executive Vice President Ann Arbor

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1955 Pauline Blvd. | Suite 400
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Accelerating success.



Executive Summary

Offering Summary

Don't miss out on this exceptional NNN investment opportunity! This fully leased standalone orthodontic office is currently occupied by Smile Doctors, ensuring a stable income stream. The property boasts an attractive street presence with expansive windows that flood the interior with natural light, creating a serene environment perfect for an orthodontic practice.

The office is thoughtfully designed with high ceilings, a formal entryway, a spacious waiting area, an open reception desk, and private exam rooms. The highlight is a spacious, light-filled examination area featuring multiple well-equipped stations, all overlooking serene treetop views. Additional amenities include ample office space, storage, restrooms, and a private corner office with its own full bathroom. The building also features highly visible signage and a walk-out lower level ready for future expansion.

Conveniently located near established retail outlets such as Dollar General and Jerry's Market, this property is situated in a prime location surrounded by residential neighborhoods. It's also close to amenities like the Tecumseh Community Pool, Middle School, and Center for the Arts.

More details are provided with execution of our Confidentiality Agreement.

Offered at Nine Hundred Thousand (\$900,000) Dollars.

Financial Offering Summary

Terms	Cash
Year Built	2000
Square Feet	3,621 SF
Site	0.32 Acres
Occupancy	100%
# Of Tenants	1
2025 SEV	\$441,400
2025 TV	\$344,578
2025 Summer Taxes	\$18,363.20
2024 Winter Taxes	\$2,007.33

Property Photos



Property Photos



Property Photos



Demographic Trends | 5-Mile Radius

21,806	8,972	2.42	43.7	\$72,759	\$240,505	87	106	28
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth Index	Housing affordability	Diversity Index

Population by generation



4.9%

Greatest gen:
born 1945/earlier



22.6%

Baby boomer:
born 1946 to 1964



20.9%

Generation x:
born 1965 to 1980



21.6%

Millennial:
born 1981 to 1998



20.3%

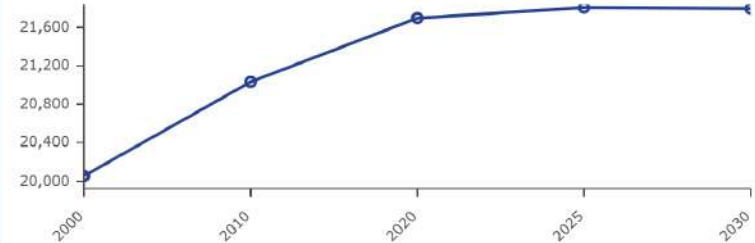
Generation z:
born 1999 to 2016



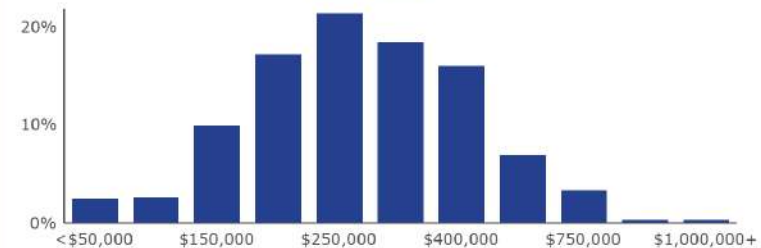
9.8%

Alpha: born
2017 to present

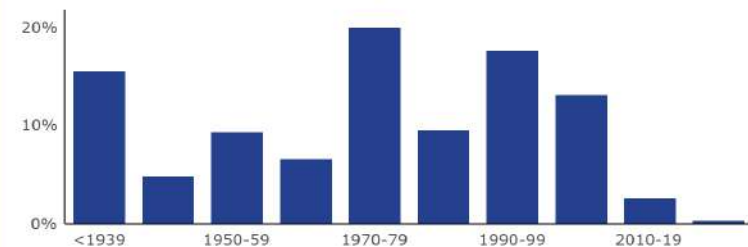
Historical trends: population



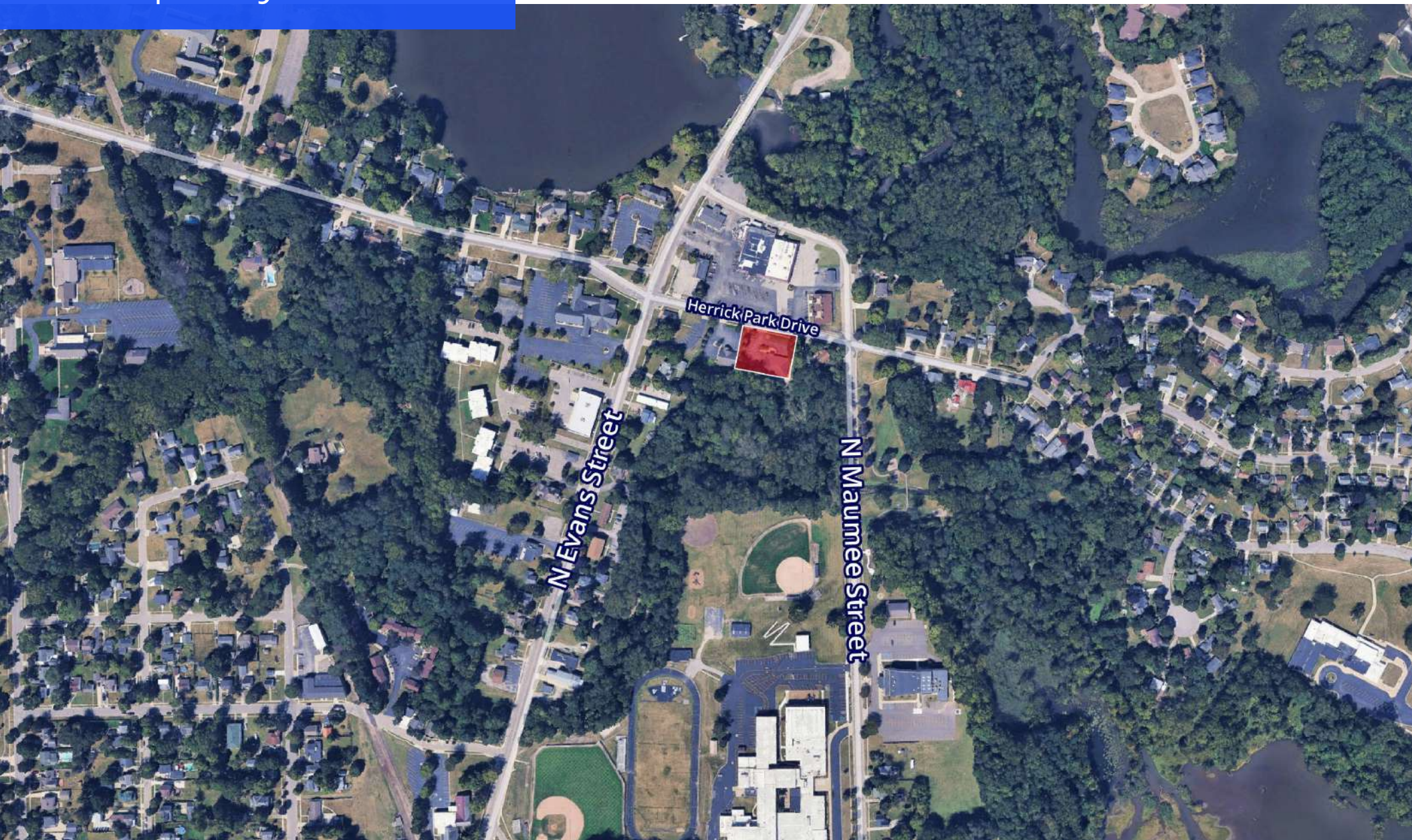
Home value



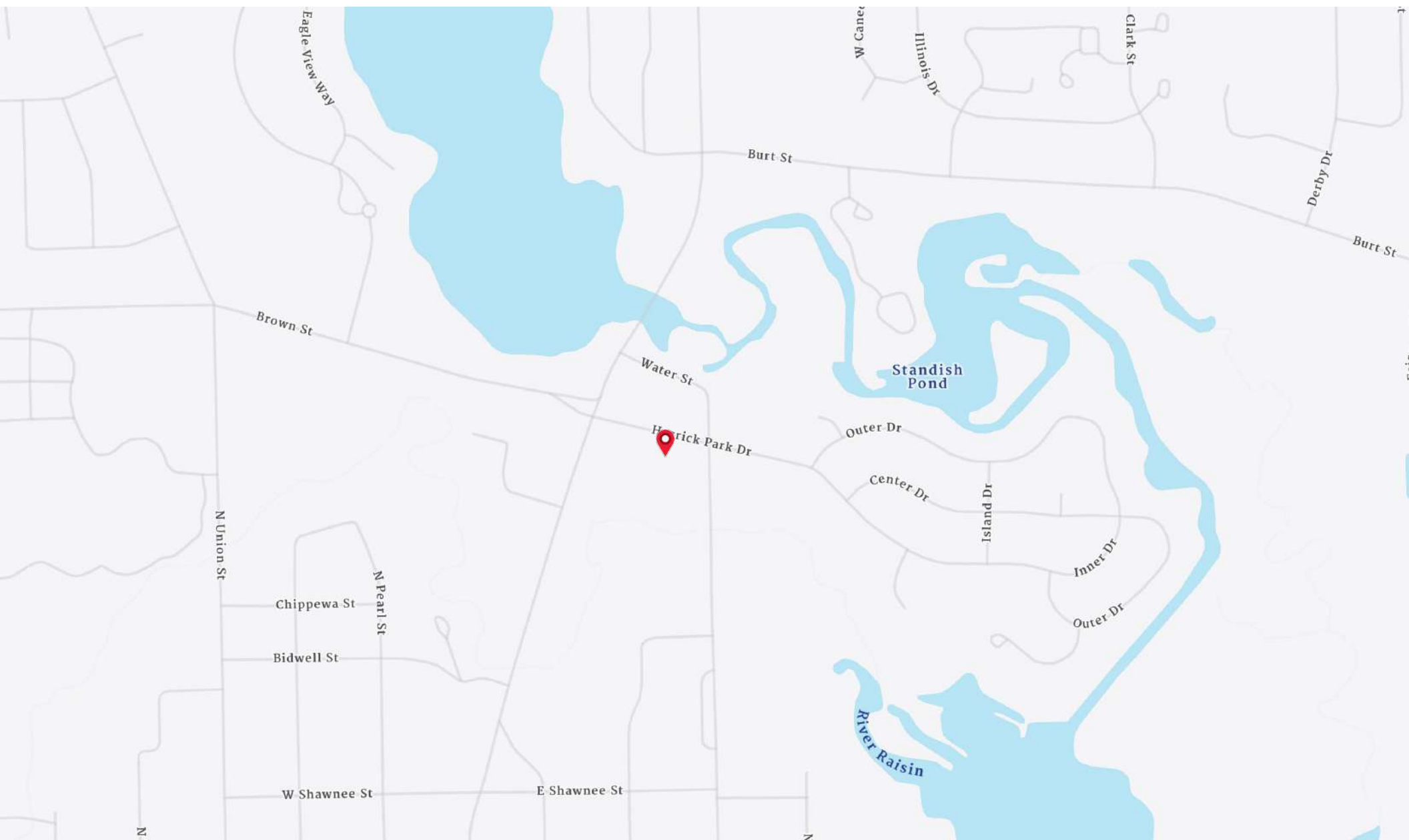
Housing: year built



Property Aerial



Area Overview





CHACONAS GROUP
ANN ARBOR AREA

For More Information

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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of (INSERT ADDRESS HERE) or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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.

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