

116 MILL STREET

Fenton, MI 48430



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ETHAN WHITESELL

Associate

ewhitesell@thomasduke.com

JOHN PORTH

Vice President

jkporth@thomasduke.com

OFFERING SUMMARY: 116 Mill Street | Fenton, MI 48430



PROPERTY OVERVIEW

Two-story Med Spa building located in Downtown Fenton.

OFFERING SUMMARY

Sale Price: PRICE REDUCED!
 Was: \$2,100,000.00
 NOW: \$1,975,000.00

Building Size: 5,632 SF

Price / SF: \$350.67

Year Built: 2018

Zoning: CBD Central
 Business District

PROPERTY HIGHLIGHTS

- Investment Opportunity.
- Located in downtown Fenton.
- Med Spa tenant with 20 locations.
- Spectacular architecture with high-end finishes.
- Additional municipal parking adjacent.

BUILDING/PROPERTY INFORMATION: 116 Mill Street | Fenton, MI 48430
BUILDING INFORMATION

SALE PRICE:	\$1,975,000.00
Price/SF:	\$350.67
Building Size:	5,632 SF
Year Built:	2018
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	8 Spaces (Additional adjacent parking)

PROPERTY INFORMATION

Lot Size:	0.165 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
2024/25 Taxes:	\$33,274.68
Zoning:	CBD Central Business District
2025 Traffic Count:	Adelaide St = 5,941
APN:	53-36-506-079

LOCATION INFORMATION

Northeast corner of Mill Street and Adelaide Street in downtown Fenton.



ABOUT THE TENANT: 116 Mill Street | Fenton, MI 48430



24+

YEARS IN THE
AESTHETICS BUSINESS

500+

YEARS OF COMBINED
AESTHETIC EXPERIENCE

20

LOCATIONS ACROSS
FLORIDA AND MICHIGAN

Lease Highlights

- Private Equity backed Med Spa tenant with 20 locations and growing.
- 3.5 years remaining on current lease with two 3-year options.
- 3% annual increases.
- 6.2% cap rate (as of 3/8/26)

INCOME & EXPENSES: 116 Mill Street | Fenton, MI 48430

RENT ROLL (as of 3/8/2026)

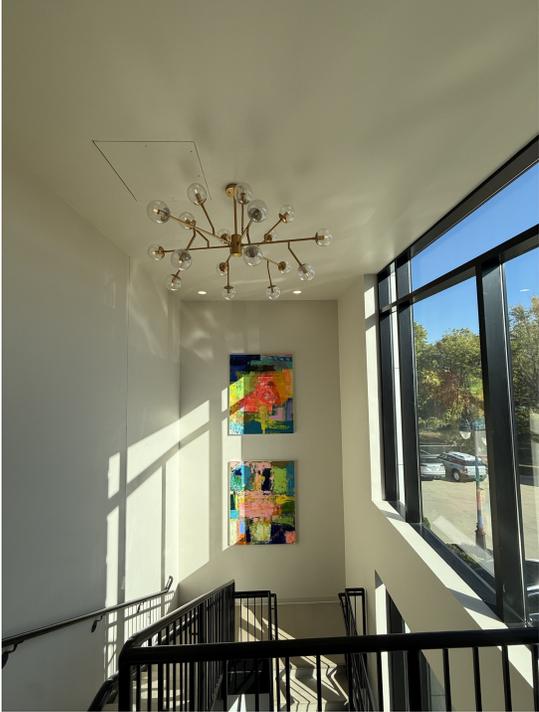
INCOME					
TENANT	ANNUAL RENT	LEASE EXP.	LEASE TYPE	SQ.FT.	RENT/SF
Cosmetic Skin & Laser Center	\$122,003.58	3/8/2029	NNN	5,632	\$21.66
EXPENSES					
All utilities, taxes, special assessments, insurance, snow removal, janitorial, waste removal, and exterior groundskeeping are paid directly by the tenant.					
NOI	\$122,003.58				



ADDITIONAL PHOTOS: 116 Mill Street | Fenton, MI 48430



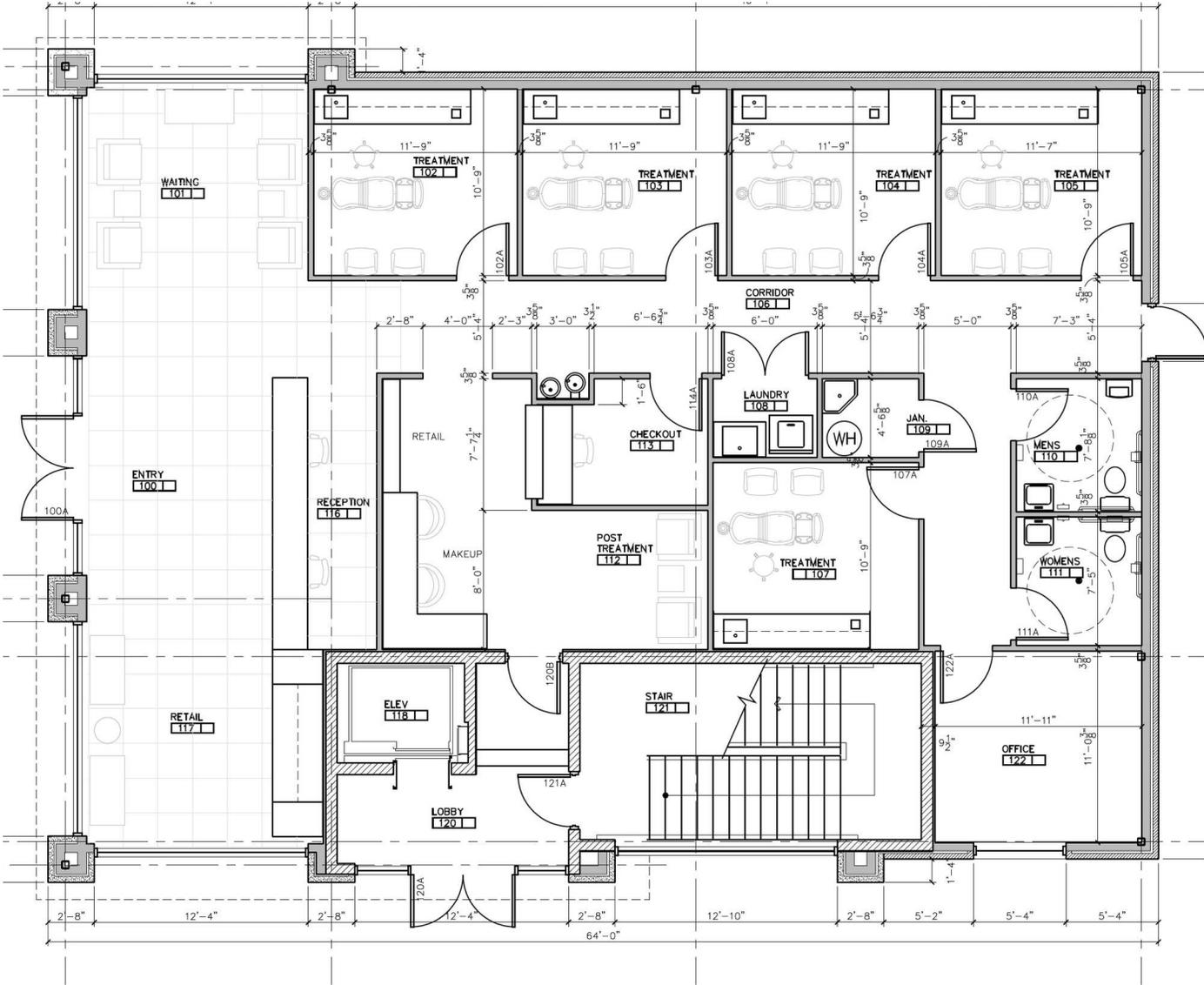
ADDITIONAL PHOTOS: 116 Mill Street | Fenton, MI 48430



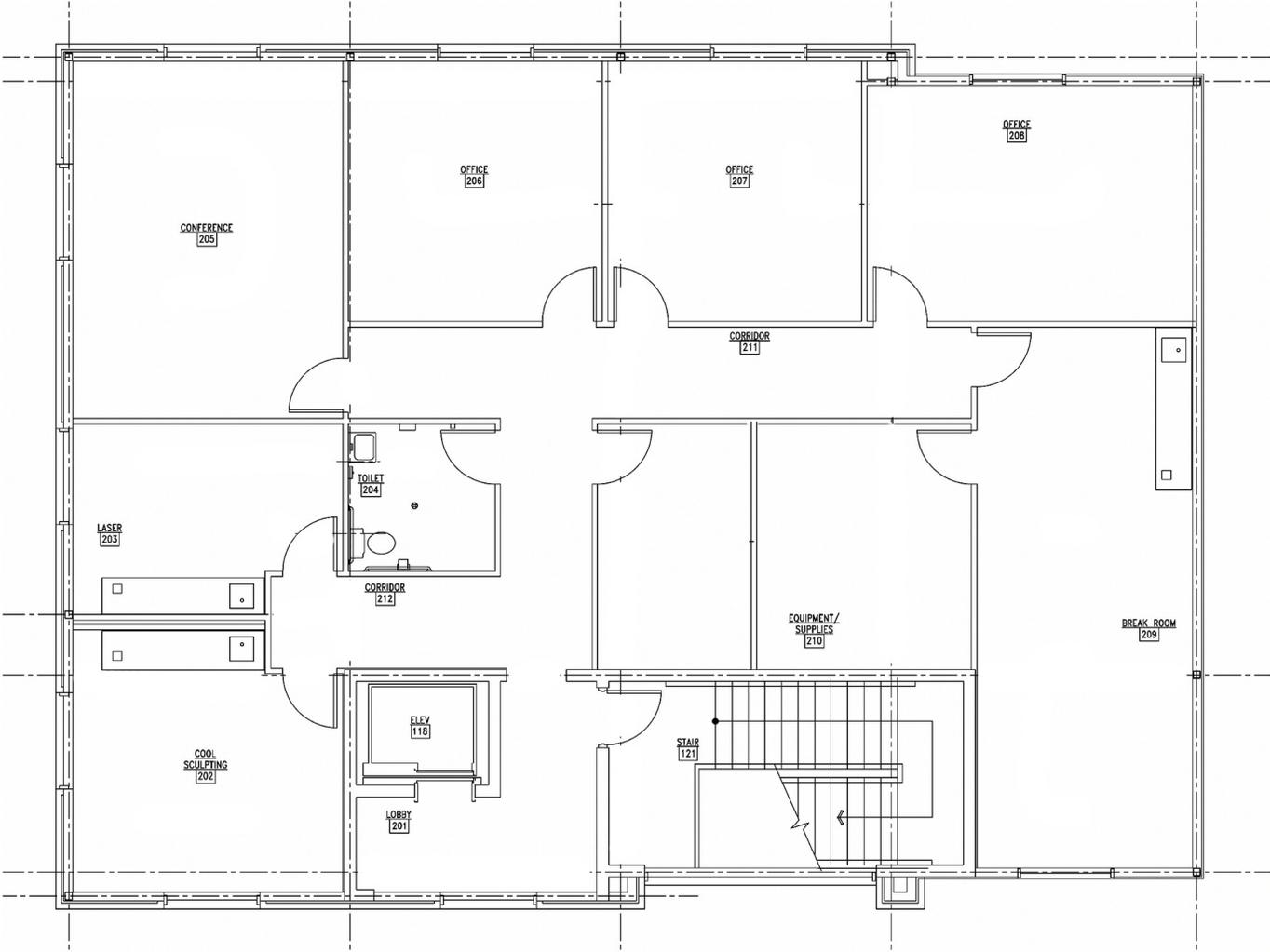
ADDITIONAL PHOTOS: 116 Mill Street | Fenton, MI 48430



FIRST FLOOR PLAN: 116 Mill Street | Fenton, MI 48430



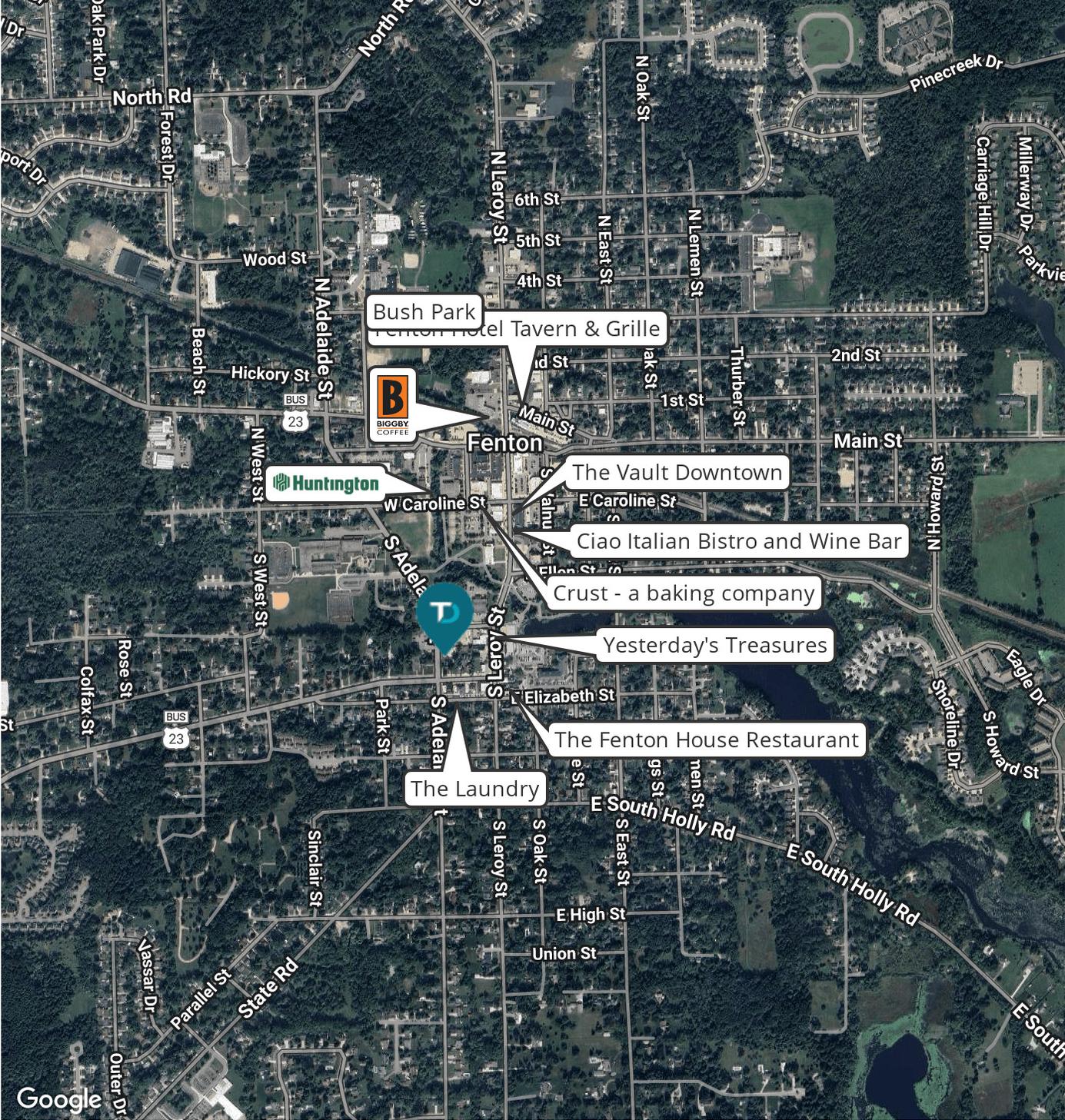
SECOND FLOOR PLAN: 116 Mill Street | Fenton, MI 48430

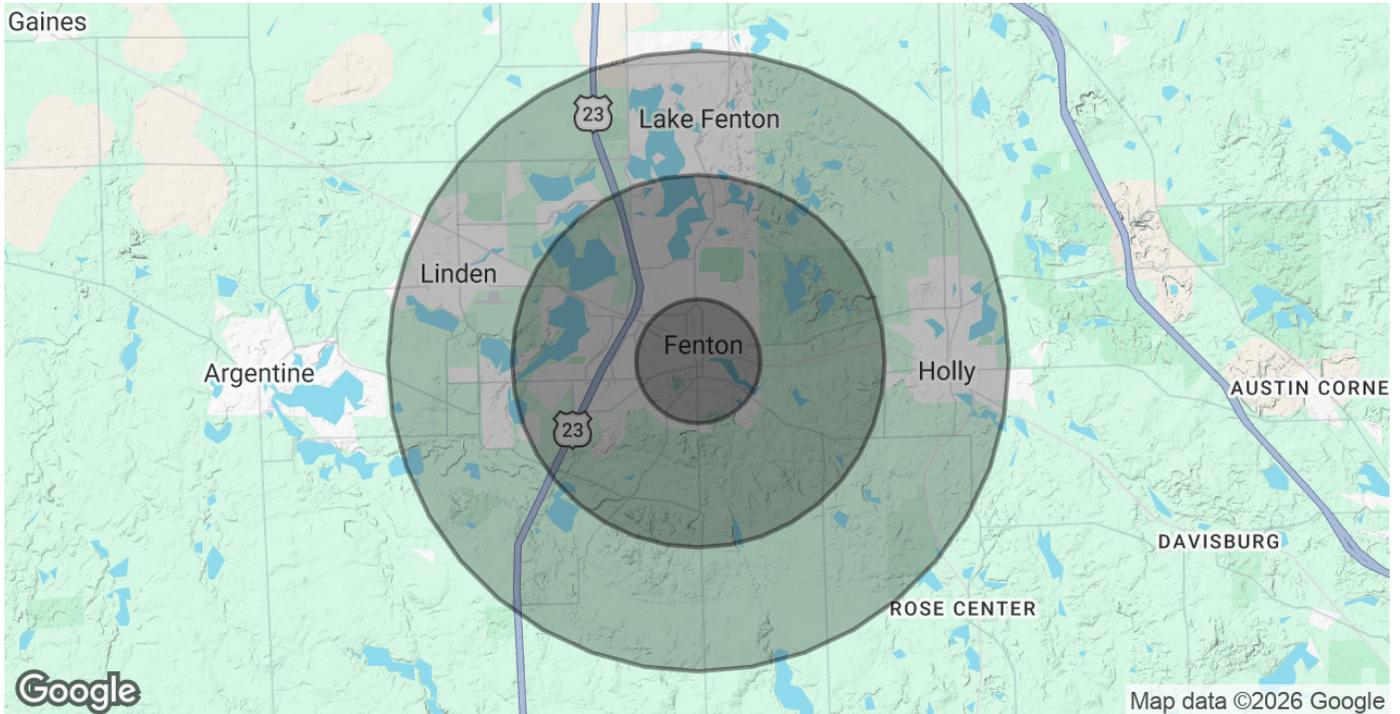


AERIAL MAP: 116 Mill Street | Fenton, MI 48430



RETAILER MAP: 116 Mill Street | Fenton, MI 48430



DEMOGRAPHICS MAP & REPORT: 116 Mill Street | Fenton, MI 48430


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,434	22,776	49,785
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,730	9,559	20,133
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$103,391	\$111,352	\$111,940
Average House Value	\$272,802	\$376,383	\$354,421

Demographics data derived from AlphaMap

LOCATION MAP: 116 Mill Street | Fenton, MI 48430

