



422 N CENTER ST NORTHVILLE, MI 48167

INVESTMENT SALE

FULLY LEASED MEDICAL BUILDING

NATIONAL CREDIT TENANT IN PLACE



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALE PRICE: \$1,490,000

BUILDING SIZE: 4,500 SF

LOT SIZE: 0.22 ACRES

CAP RATE: 5.18%

NOI: \$77,173

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EXCLUSIVE LISTING TEAM



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

422 N Center Street is a fully leased medical office building located in the heart of Downtown Northville. This 4,500 SF two-story medical office building is 100% occupied by VillageMD, a leading regional healthcare provider specializing in primary care and patient-focused medical services.

Originally constructed in 1974 and renovated in 2004, the building sits on a 0.22-acre parcel with 28 on-site parking spaces, providing convenient access for patients and staff. The building's efficient layout includes exam rooms and patient areas on the main level, with administrative offices and staff facilities on the lower level.

This opportunity offers stable cash flow backed by a high-credit tenant, minimal near-term capital needs, and strong market fundamentals. Seller financing is available, making this a rare opportunity to acquire a turnkey medical investment property in one of Michigan's most sought-after healthcare and residential markets.

INVESTMENT HIGHLIGHTS

- 100% leased to VillageMD, a well-established healthcare operator
- Multi-tenant configuration with minimal landlord responsibilities
- Situated in one of Michigan's most affluent suburban markets
- \$158K+ average household income and over 10,600 seniors within 3 miles
- 4,500 SF two-story building with efficient exam and administrative layouts; renovated in 2004
- Prominent monument signage and 28 on-site parking spaces
- Just 15 minutes to Henry Ford Providence Novi Hospital
- Surrounded by complementary retail uses
- Seller financing available

PROPERTY INFORMATION

| | |
|----------------------|---|
| ADDRESS | 422 N Center St Northville, MI 48167 |
| TYPE | Medical Office Building |
| BUILDING SIZE | 4,500 SF |
| LAND SIZE | 0.22 Acres |
| ZONING | OS |
| PARCEL ID | 48-001-04-0647-000 |
| TENANCY | Multiple |
| OCCUPANCY | 100% |
| CONSTRUCTION | Masonry |
| YEAR BUILT | 1974 / 2004 |
| PARKING SPACES | 28 |
| TRAFFIC COUNT | 12,707 VPD |
| MARKET | Detroit |
| SUBMARKET | Southern I-275 Corridor |
| LOCATION TYPE | Suburban |
| DISTANCE TO HOSPITAL | 5.5 Miles |
| DISTANCE TO AIRPORT | 24 Miles |
| SALE PRICE | \$1,490,000 |
| PRICE PER SF | \$331.11 |

INVESTMENT HIGHLIGHTS



STABILIZED, INCOME-PRODUCING MEDICAL ASSET

The property is 100% leased to VillageMD, a nationally recognized healthcare operator with a strong regional footprint. This long-term tenancy provides investors with stable cash flow, minimal vacancy risk, and a dependable return from a tenant in the high-demand medical sector.



STRONG DEMOGRAPHICS DRIVE MEDICAL DEMAND

The surrounding 3-mile radius boasts an average household income exceeding \$158,000 and a population of over 60,000 residents, including 10,600 seniors aged 65+—a key demographic driving ongoing demand for medical services. This affluent and aging population base ensures long-term stability for healthcare tenants.



PREMIER NORTHVILLE LOCATION

Located in the heart of Downtown Northville, one of Michigan's most affluent and desirable suburban communities, the property benefits from strong local demographics, top-tier schools, and a thriving mix of retail, dining, and residential development.



WELL-MAINTAINED, EFFICIENT FACILITY

Originally constructed in 1974 and renovated in 2004, the 4,500 SF building offers exam rooms on the main floor and administrative offices below. The efficient layout and modern updates allow for seamless operations with limited capital expenditure required, making it an attractive turnkey investment.



EXCELLENT VISIBILITY AND ACCESSIBILITY

Positioned on busy Center Street, the building enjoys high daily traffic counts, prominent monument signage, and convenient access for patients and staff. The site's 28 private parking spaces and proximity to major thoroughfares, including I-275 and I-96, further enhance its accessibility and visibility.



PROVEN STABILITY, FUTURE UPSIDE

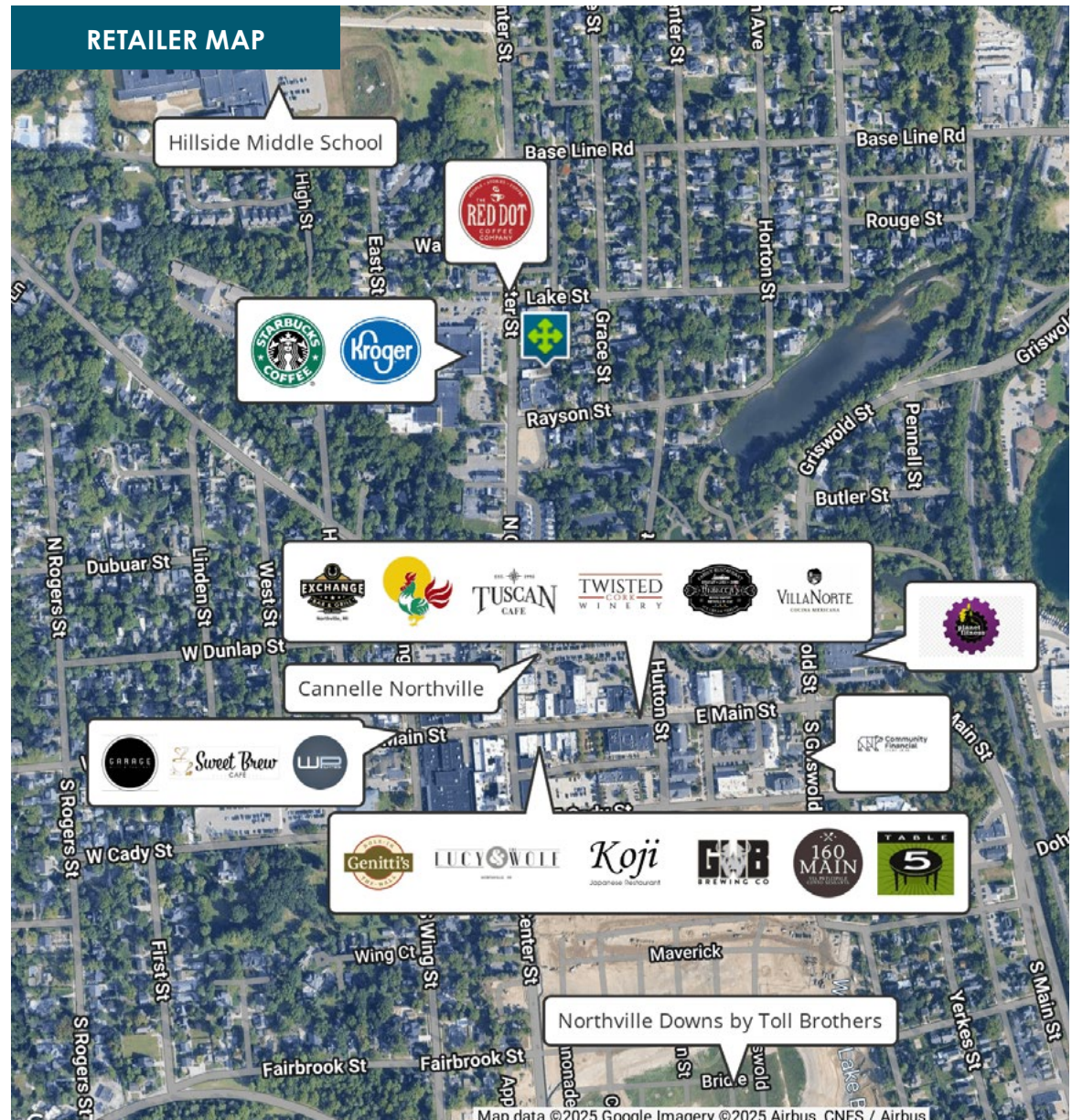
With seller financing available, investors can take advantage of favorable acquisition terms that enhance returns and reduce barriers to entry. This added flexibility, combined with the property's stability and location, creates a rare opportunity to acquire a medical office investment with strong fundamentals and long-term upside potential.

LOCATION

Northville is a picturesque western suburb of Detroit, spanning parts of Wayne and Oakland Counties in southeast Michigan. It sits about 27 miles northwest of downtown Detroit and roughly 20 miles northeast of Ann Arbor.

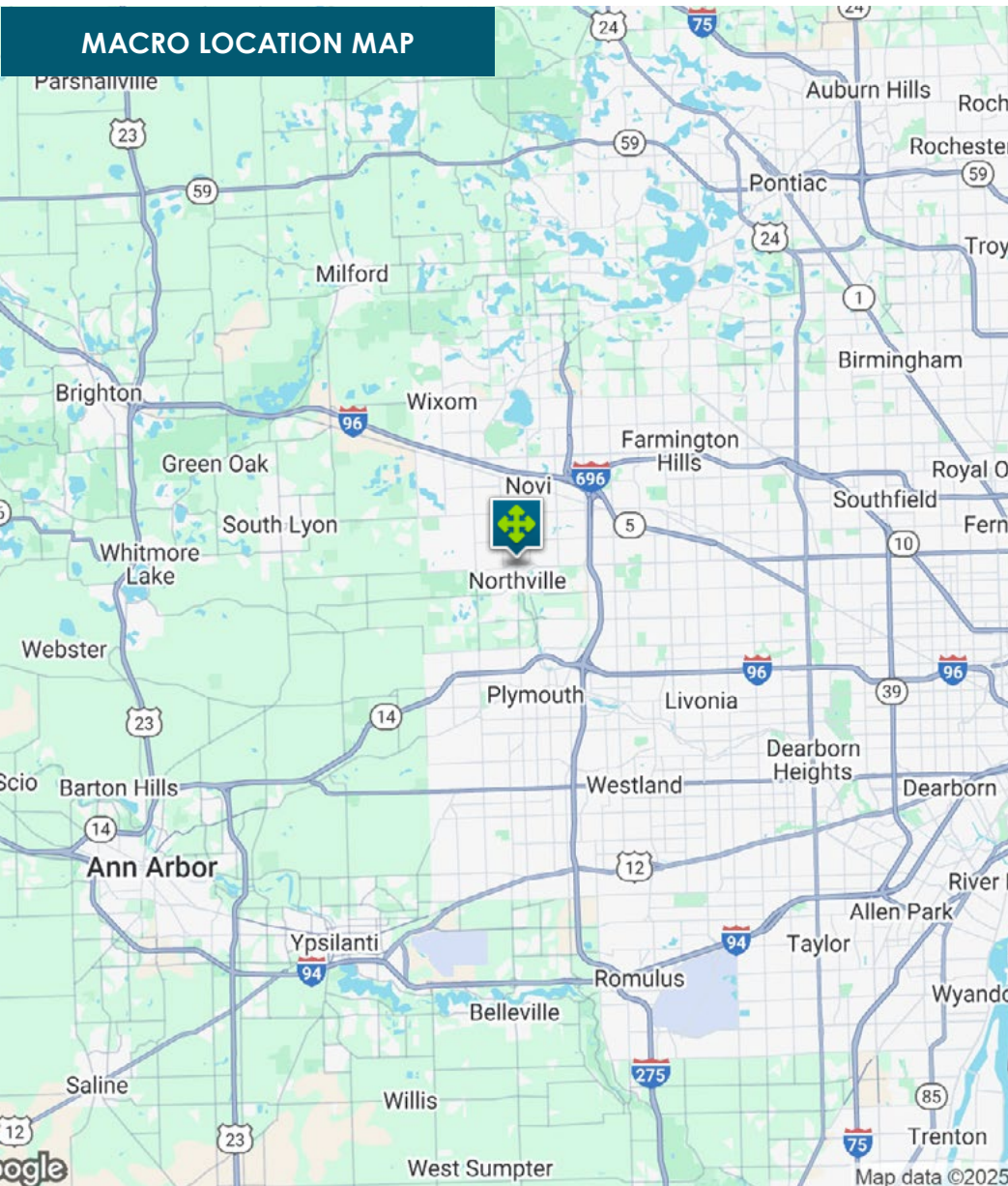
Strategically positioned within the Southern I-275 Corridor submarket, the property is just 15 minutes from Henry Ford Providence Novi Hospital and surrounded by a robust network of medical, retail, and residential developments. Specialty shops, art galleries, theaters, restaurants and intriguing landmarks around the property in a walkable downtown.

The immediate trade area boasts outstanding demographics, with an average household income of \$158,457 and a population of over 60,000 within three miles, including 10,665 residents aged 65 and older—a key driver for sustained medical service demand.

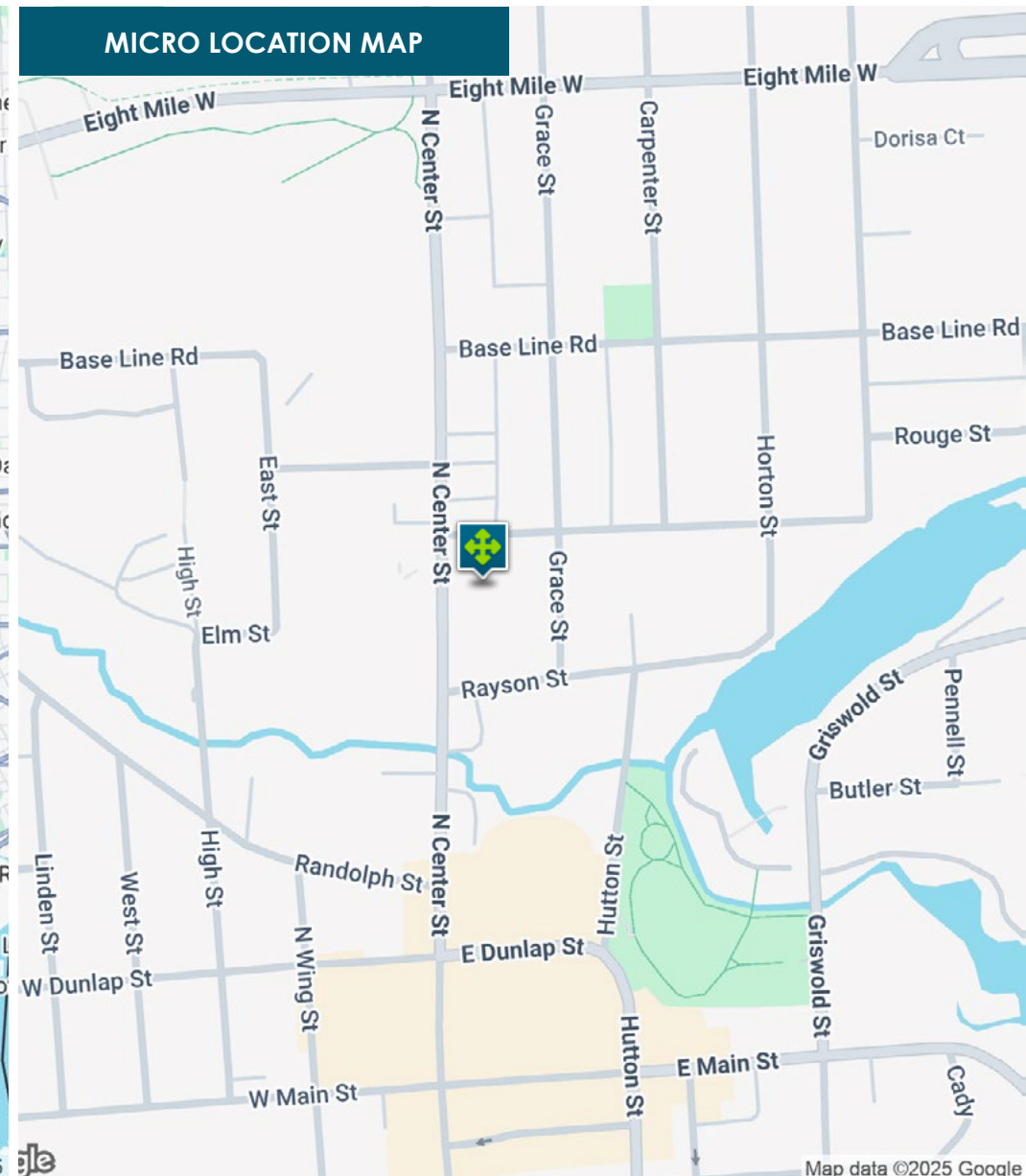


LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



MARKET OVERVIEW

Despite its small size, the City of Northville offers residents and visitors a unique offering of places to go and things to do.

QUALITY OF LIFE

Northville offers exceptional quality of life with affluent demographics, excellent schools, a charming walkable downtown, and abundant parks and trails. The community is known for its historic character, safety, and family-friendly atmosphere. Residents enjoy a high median income and strong homeownership rates, though housing costs and limited land availability make affordability a challenge for new or younger residents.

ECONOMIC GROWTH

Northville's economy is stable and steadily growing, supported by high property values, strong consumer spending, and proximity to major employment centers like Novi and Metro Detroit. Economic activity is driven by small businesses, professional services, and redevelopment rather than large-scale new construction. Local government, through the Downtown Development Authority and township initiatives, actively supports business retention, façade improvements, and sustainable redevelopment projects.

INFRASTRUCTURE

Northville maintains well-developed infrastructure for its size, with strong local roads, reliable utilities, and an emphasis on sustainability and preservation. The city invests in road maintenance, parks, and environmental systems, while leveraging regional trail networks and green infrastructure. City roads are well laid out with easy access to nearby major freeways, including I-275, M-14, I-696 and I-96.

WITHIN 3 MILES OF SUBJECT:



64,047
POPULATION



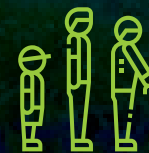
23,584
HOUSEHOLDS



\$158,673
AVERAGE
HOUSEHOLD INCOME



\$429,678
MEDIAN
HOME VALUE



44
MEDIAN AGE



\$999M
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

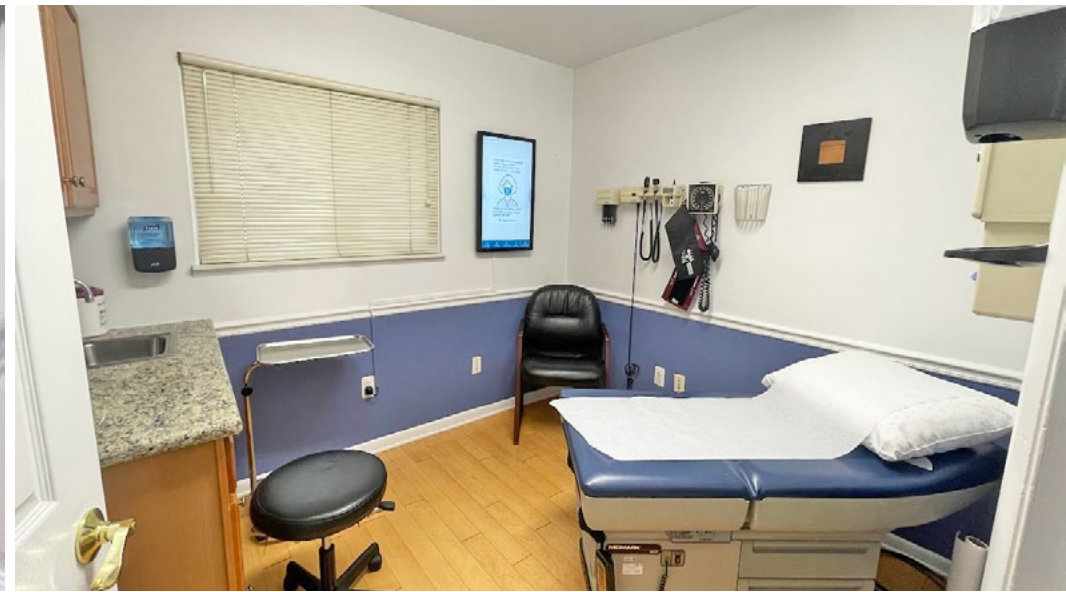
| | 1 MILES | 3 MILES | 5 MILES |
|-----------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2024 POPULATION | 8,930 | 60,558 | 144,253 |
| 2029 POPULATION PROJECTION | 8,721 | 59,154 | 140,619 |
| MEDIAN AGE | 45.1 | 44 | 42.8 |
| BACHELOR'S DEGREE OR HIGHER | 62% | 65% | 59% |
| HOUSEHOLDS | | | |
| 2024 HOUSEHOLDS | 3,940 | 23,584 | 58,237 |
| 2029 HOUSEHOLD PROJECTION | 3,848 | 23,038 | 56,764 |
| AVERAGE HOUSEHOLD SIZE | 2.3 | 2.5 | 2.4 |
| INCOME | | | |
| AVG HOUSEHOLD INCOME | \$145,673 | \$158,457 | \$142,550 |
| MEDIAN HOUSEHOLD INCOME | \$115,461 | \$128,591 | \$114,209 |
| TOTAL SPECIFIED CONSUMER SPENDING | \$154.6M | \$999M | \$2.3B |
| HOUSING | | | |
| OWNER OCCUPIED HOUSEHOLDS | 2,545 | 17,163 | 39,826 |
| RENTER OCCUPIED HOUSEHOLDS | 1,303 | 5,876 | 16,938 |
| MEDIAN HOME VALUE | \$421,176 | \$429,678 | \$387,086 |

Source: CoStar.com

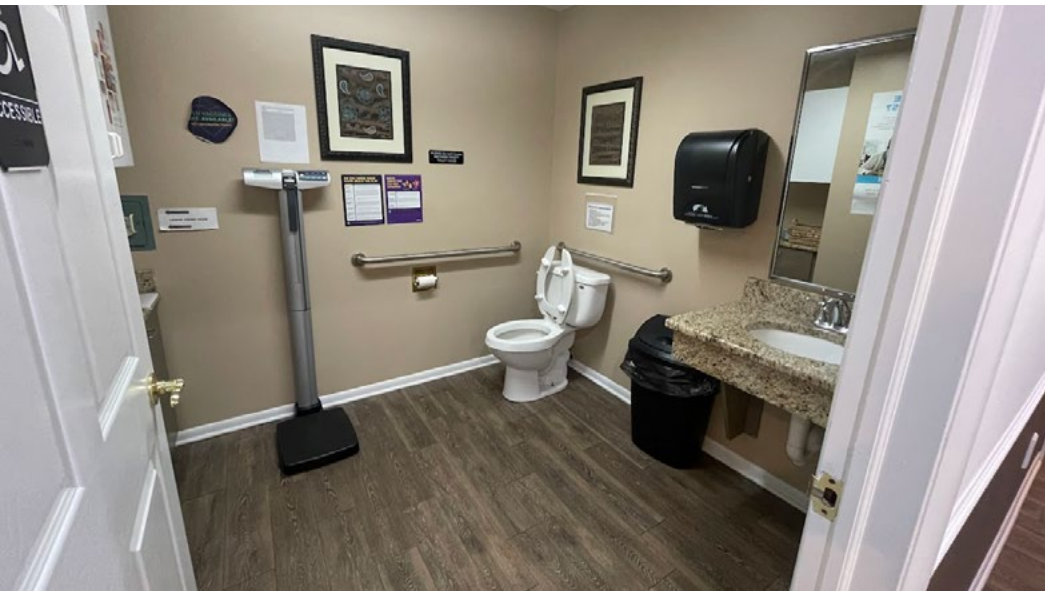
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



TENANT INFORMATION



Village MD's founding principle is to change primary care in the United States so that our country can be the global leader in health outcomes regardless of background and income.

At VillageMD, instead of devoting 90% of resources to mitigating the effects of chronic conditions, they invest in primary care to prevent those conditions from occurring, and to lower costs across the board. Their teams are healing healthcare itself, through the millions of patients they currently serve. They are growing our footprint across the country to meet the demand for healthcare that builds trust as part of its model.

Through their subsidiary, Village Medical, they have become a major provider of value-based primary care services throughout neighborhoods in the U.S. Many Village Medical at Walgreens practices are located alongside Walgreens pharmacies, delivering on the promise of more equitable patient access to healthcare.



26
MARKETS



680
LOCATIONS



20,000+
WORKFORCE

CONTACT US

For more information, or to schedule a tour of this exciting investment opportunity, please contact the exclusive listing agents:



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