

**FOR SALE OR LEASE**  
**MEDICAL/OFFICE BUILDING**

40000 W EIGHT MILE RD  
NORTHVILLE, MI 48167



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# 40000 W EIGHT MILE RD NORTHVILLE, MI

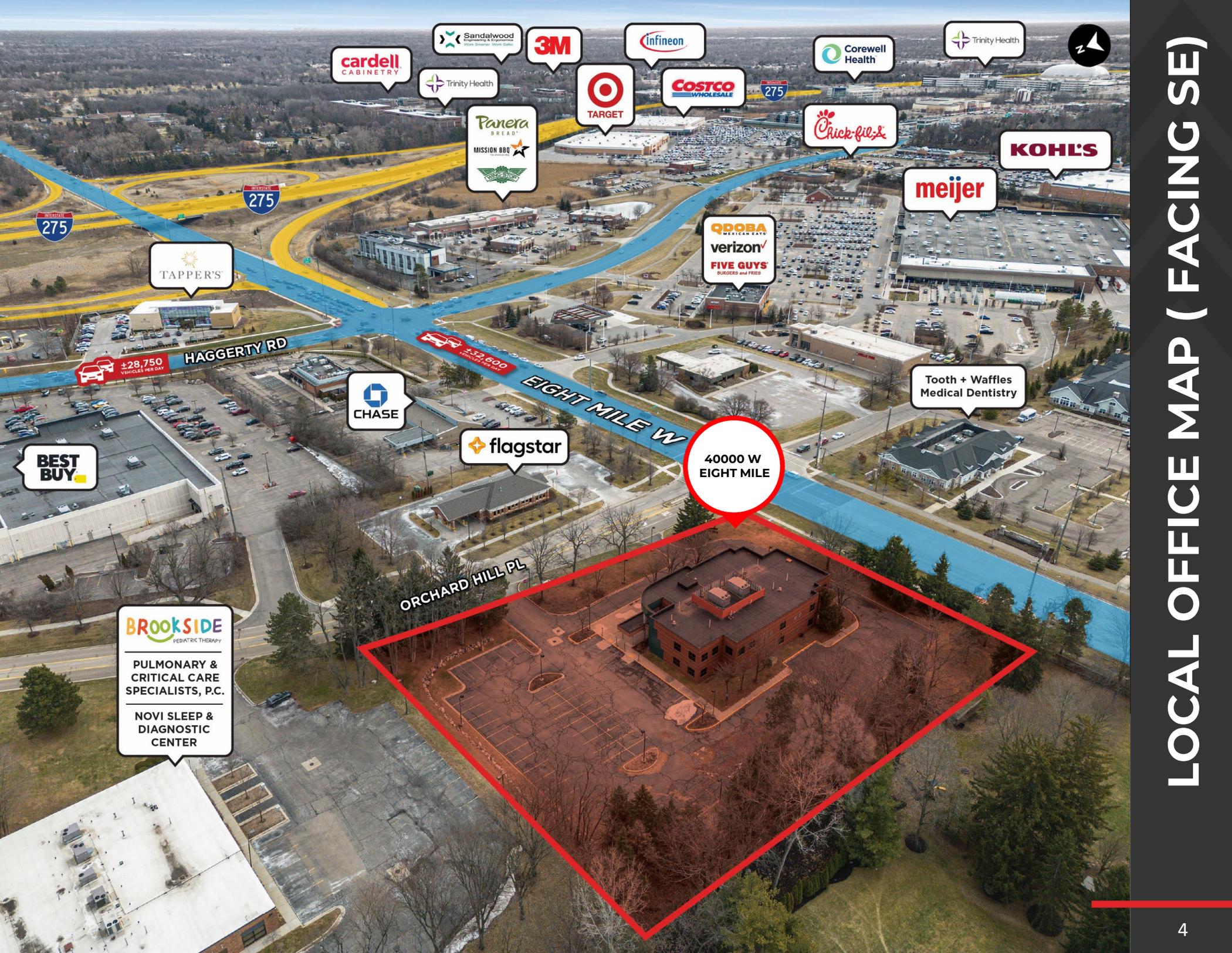
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## PROPERTY HIGHLIGHTS

- ±21,144 SF Medical/Office Building / 2.31 acres – Sale or Lease – Northville, MI
- Rare opportunity for a medical group or professional firm
- High visibility at West 8 Mile Road, west of Haggerty Road
- 2 floors of 10,572 SF plus lower level/space
- Proven Medical Building – formerly anchored by Henry Ford Health Systems
- OSC Zoning – (Office Service/Commercial) – supports medical, dental, office and financial services
- Modern 1991 construction – purpose-built medical/office construction
- Excellent access to I-275, Haggerty Road and downtown Northville
- 81 parking spaces
- Building and monument signage – excellent branding opportunity in a prominent location

## PROPERTY SUMMARY

<b>BUILDING SIZE</b>	±21,144 SF
<b>STORIES</b>	2 + LL
<b>LAND SIZE</b>	2.31 AC
<b>PARKING SPACES</b>	81
<b>YEAR BUILT/RENOVATED</b>	1991
<b>CITY</b>	Northville
<b>ZONING</b>	Office Service Commercial
<b>SALE PRICE</b>	\$3,500,000
<b>LEASE RATE</b>	\$21.00/SF NNN



cardell  
CABINETRY

Sandalwood  
Engineering & Operations  
Black Swamp, Black Oak

3M

Infineon

Corewell  
Health

Trinity Health



Trinity Health

TARGET

COSTCO  
WHOLESALE

275

Panera  
BREAD  
MISSION BBQ

Chick-fil-A

KOHL'S

meijer

TAPPER'S

QDOBA  
MEXICAN EATS  
verizon  
FIVE GUYS  
BURGERS and FRIES

HAGGERTY RD  
±28,750  
VEHICLES PER DAY

CHASE

Tooth + Waffles  
Medical Dentistry

flagstar

40000 W  
EIGHT MILE

BEST  
BUY

ORCHARD HILL PL

**BROOKSIDE**  
PEDIATRIC THERAPY  
PULMONARY &  
CRITICAL CARE  
SPECIALISTS, P.C.  
NOVI SLEEP &  
DIAGNOSTIC  
CENTER

LOCAL OFFICE MAP ( FACING SE)



40000 W  
EIGHT MILE

ORCHARD HILL PL

EIGHT MILE W

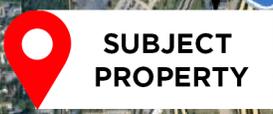
±32,600  
VEHICLES PER DAY

HAGGERTY RD

±28,750  
VEHICLES PER DAY

LOCAL OFFICE MAP ( FACING N )

CHASE FARMS



Meadowbrook Rd

Halsted Rd  
Newburgh Rd

Eight Mile W

Eight Mile W

Eight Mile W

Eight Mile W



7 Mile

7 Mile

7 Mile



Six Mile Rd

Six Mile Rd



Hagge

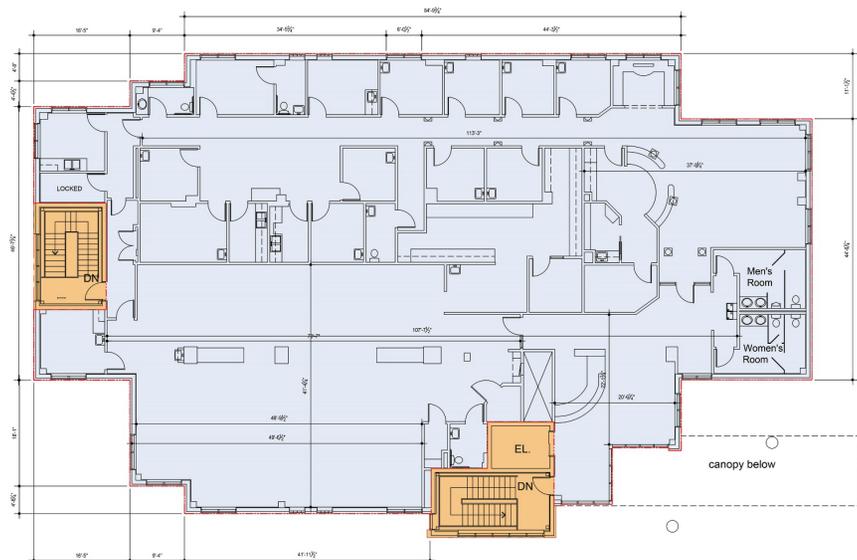
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# NEARBY AMENITIES

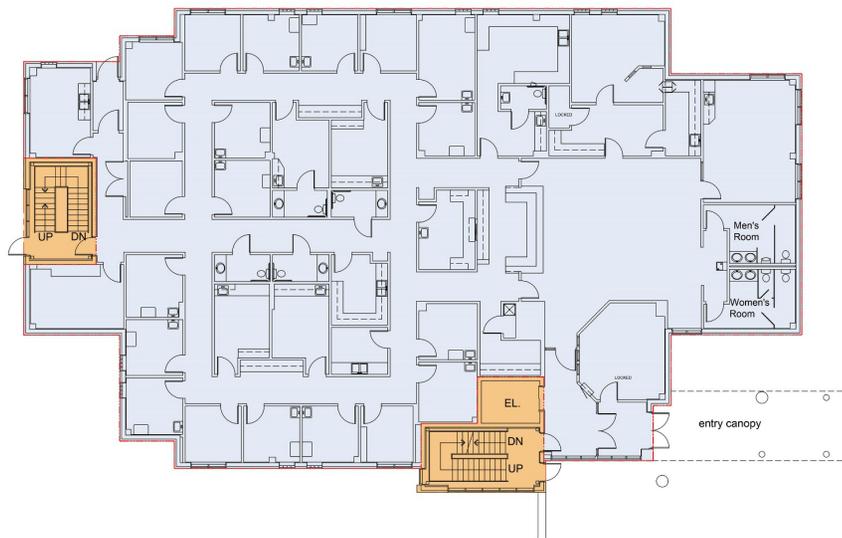




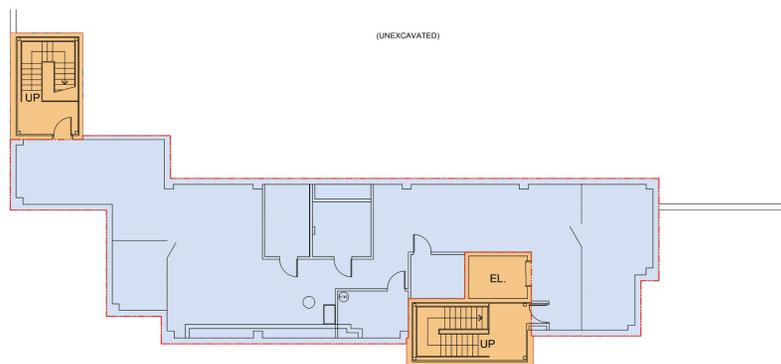
## 2<sup>ND</sup> FLOOR



## 1<sup>ST</sup> FLOOR



## LOWER LEVEL



# 4000 W EIGHT MILE RD

## AREA AMENITIES



### RESTAURANTS

Archie's Tavern  
Bigalora Wood Fired Cucina  
Buddy's Pizza  
Cantoro Italian Market & Trattoria  
Cooper's Hawk Winery & Restaurant  
Deadwood Bar & Grill  
Early Bird Café  
First Watch  
Granite City Food & Brewery  
Gaucho Steakhouse  
MOD Pizza  
Mission BBQ  
New Bangkok Cuisine  
Panera Bread  
Prime Cuisine  
Rusty Bucket Restaurant & Tavern  
Table 5  
Tirami Su  
Tuscan Cafe



### FITNESS & RECREATION

Anytime Fitness  
Club Pilates  
CrossFit Northville  
Fox Creek Golf Course  
Life Time  
Meadowbrook Country Club  
Northville Fitness  
Orangetheory Fitness  
Planet Fitness  
Powerhouse Gym  
TITLE Boxing Club  
Whispering Willow Golf Course



### LODGING

Country Inn & Suites  
Courtyard by Marriott  
Hampton Inn  
Holiday Inn Express & Suites  
Home2 Suites by Hilton  
Hyatt Place  
Saint John's Resort  
Sheraton



### SHOPPING & ENTERTAINMENT

Apple Store  
Banana Republic  
Barnes & Noble  
Best Buy  
Costco  
Crate & Barrel  
Dick's Sporting Goods  
Ethan Allen  
Gardner-White Furniture  
Home Depot  
Kohl's  
Lane Bryant  
Lululemon  
Meijer  
Nordstrom Rack  
Northville Gallery  
Northville Watch & Clock Shop  
Pottery Barn  
REI  
Talbots  
Target  
The Bee's Knees Boutique  
West Elm



City of  
**Northville**  
 Michigan

Northville, Michigan, has become a thriving community with a revitalized downtown area, making it an ideal place to live and own a business. The Northville Downtown Development Authority (DDA) has played a crucial role in enhancing the area’s economic and physical growth, ensuring a safe, clean, and attractive business district. With over 150 businesses, including unique shops, art galleries, and restaurants, the downtown is a bustling hub that attracts both residents and visitors. The city’s commitment to preserving its historic charm, with Victorian-era architecture, adds to its appeal, making it an attractive place to settle down and build a business.

In addition to its vibrant downtown, Northville offers ample green spaces such as Maybury State Park and Edward N. Hines Park, providing residents with outdoor recreational opportunities. The city’s strong community spirit, excellent schools, and family-friendly atmosphere make it a great place to live, while its growing residential base and strong local economy create a supportive environment for businesses to thrive. With easy access to nearby business hubs and a high quality of life, Northville presents a perfect blend of urban amenities and small-town charm for both residents and entrepreneurs.

	1 Mile	3 Miles	5 Miles
<b>EST POPULATION (2025)</b>	±8,745	±61,017	±148,946
<b>AVG HH INCOME (2025)</b>	±\$159,518	±\$191,981	±\$170,710

CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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**STEVE EISENSHTADT** | SENIOR VICE PRESIDENT | BROKERAGE SERVICES

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