

7555, 7581 SECOR ROAD  
LAMBERTVILLE, MI 48144  
(BEDFORD TOWNSHIP)



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FULL-SERVICE COMMERCIAL REAL ESTATE

OFFICE BUILDINGS FOR SALE & LEASE  
1,132 Square Feet Available For Lease

INVESTMENT SALE - ASPEN GROVE VILLAGE



## GENERAL INFORMATION

Sale Price:	\$2,400,000
Lease Rate:	\$10.25 PSF NNN
Space Available:	1,132 SF – 7555 Secor Ste.7559
Building Size:	18,426 SF (2 buildings)
Number of Stories:	1-2
Year Constructed:	2004
Condition:	Excellent
Lot Dimensions:	Irregular
Acreage:	2 parcels total – 4.84 AC
Closest Cross Street:	Sterns Road
County:	Monroe
Zoning:	PBO C-1
Parking:	117 spaces in common
Curb Cuts:	(2) Two
Street:	4 lane, 2 way



**Upscale office buildings near Kroger Marketplace with optimal uses for both medical and professional tenants.**

For more information, please contact:

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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel & Block
Roof:	Shingle & rubber
Floors:	Concrete
Floor Coverings:	Vinyl flooring, VCT & carpet
Ceiling Height:	9' – 10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	Multiple 200 – 300-amp panels
Restrooms:	Varies per building
Security System:	Varies
Overhead Doors:	No
Sprinklers:	Yes
Signage:	Fascia – Freestanding sign

### BUILDING INFORMATION

Occupancy Date:	At closing or lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents

### Comments:

- Quality national and regional tenants with solid credit.
- Optimal medical/professional uses.
- Upscale office buildings near Kroger Marketplace.
- Buildings professionally managed and maintained.
- Total operating income and expenses statement (12 months) available upon signing of a confidentiality agreement.

### SUITE AVAILABILITY

BUILDING	SUITE	TOTAL SF	TYPE	CONDITION
2	7559	1,132	Medical Office	White box
3	Fully Leased			

\*Aspen Grove Village spaces are labeled by the mailing addresses. The available spaces are referenced by the building number and the mailing address.

### LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to first month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable

### Tenant Responsible For:

Utilities, Cam, Insurance, Taxes, Suite Janitorial

**Building 2:** 2026 NNN charges are \$6.94 psf.

((NNN) Expense Breakdown - Insurance \$0.32, Utilities \$0.59, Maintenance \$2.55 Management fee \$0.58, Taxes \$2.90)

**Building 3:** 2026 NNN charges are \$5.97 psf.

((NNN) Expense Breakdown - Insurance \$0.34, Utilities \$0.46, Maintenance \$2.44, Management fee \$0.58, Taxes \$2.15)

Utilities are separately metered.

### 2025 REAL ESTATE TAXES

Address	Parcel Number	Acres	Annual Taxes
7555 Secor Rd Bldg. # 2	02-030-134-20	1.30	\$13,505.70
7581 Secor Rd Bldg. #3	02-030-134-10	3.54	\$28,690.98
<b>Total Annual Taxes:</b>			<b>\$42,196.68</b>

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### Tenant Summary

BUILDING	UNIT	TENANT	SF	ANNUAL ESCALATION
3	7575-7581 A	Mercy Health North	12,267	3%
3	7579	MBrowz	1,350	0
2	7557	Chicago Title	910	0
2	7559	Vacant (former physical therapy)	1,132	—
2	7561	Med1care, Ltd.	924	0
2	7563	Truck Safety Consultants	2,068	0

### Budget 01/2026-12/2026

OPERATING DATA	
Occupied Units	5
Unoccupied Units	1
Unoccupied Rental %	Building 2 22.49% Building 3 0.00%
Occupied Rental %	Building 2 77.51% Building 3 100%
Current Annual Rent	\$ 259,733.00
Reimbursable Expenses	\$ 70,908.00
Gross Income	\$ 330,641.00
Total Operating Expenses*	- \$ 154,447
NOI	\$176,194.00
* Includes non-reimbursable expenses.	

### Tenant Overview

#### Mercy Health - North Branch

Mercy Health North is a walk-in health clinic that has been in this location since 2003. Both the tenant and landlord have injected around \$300K in TI and Improvement for all of the expansion and existing space. (5 yr. term – 12/31/2029) The prorata share is 51.96%.

Mercy Health is a non-profit Catholic health care system and is headquartered in Cincinnati, Ohio. Mercy Health is the second largest health system in Ohio which operates approximately 23 hospitals, 600 health clinics, and roughly 250± healthcare organizations throughout Ohio, Kentucky, and SE Michigan. Mercy Health is the fourth-largest employer in the state of Ohio with over 35,000 employees. Fitch Rating AA- (stable outlook) (5 yr. term – 12/31/2029)

#### MBrowz

MBrowz is a premier spa and academy that specializes in semi-permanent makeup and luxurious spa services aimed at enhancing natural beauty. The company offers a range of services including microblading, cryotherapy, and advanced aesthetics. MBrowz provides training for aspiring professionals through its academy. (5 yr. term – 02/28/2030)

#### Chicago Title Company

Offers title insurance, closing/settlement services, claims, escrow services, and document preparation for both residential and commercial real estate. Chicago Title's parent company is Fidelity National Financial (FNF) and is ranked #313 on Fortune 500 list. (3 yr. term – 06/30/2027) The prorata share is 18.08%.

#### Med1care, Ltd.

Med1Care is new tenant as of 2025. Med1Care is the premier provider of comprehensive outpatient rehabilitative services in the Toledo, OH area. They provide in-home physical therapy, occupational therapy, speech therapy & wound care management services. Along with in-home care caregiver services that assist clients with daily activities that allows them to maintain independence at home. (3 yr. term – 03/31/2028) The prorata share is 18.35%.

#### Truck Safety Consultants

Founded in 2003 by a former driver and fleet owner with 20+ years of driving experience and over 2 million miles logged. The company offers a range of services including audits, drug testing, and training to help clients navigate FMCSA regulations. Their nationwide client base benefits from personalized support during DOT audits and compliance processes. (3 yr. term – 12/31/2027)

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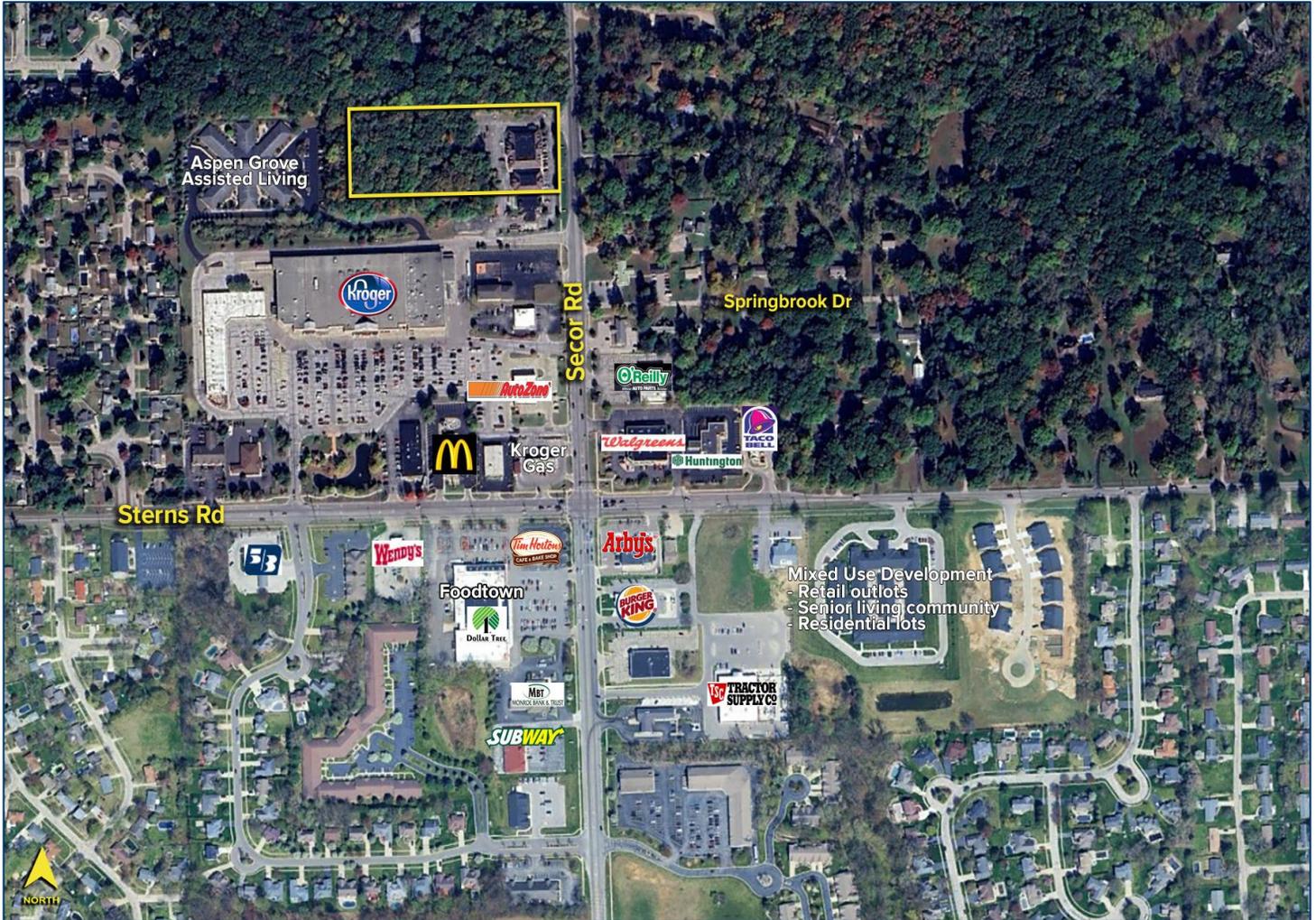
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,555	\$72,944
3 MILE	42,347	\$65,451
5 MILE	117,751	\$60,620

### TRAFFIC COUNTS

Secor Road - 12,800 vehicles per day  
Sterns Road - 11,850 vehicles per day

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