



32969 & 32985 HAMILTON CT, FARMINGTON HILLS, MI 48334

VALUE-ADD OPPORTUNITY

QUAKERTOWN PLAZA

STRATEGIC TWO-BUILDING OFFICE ASSET
WITH ROOM TO GROW



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALE PRICE: **\$2,350,000**

BUILDING SIZE: **63,804 SF**

PRICE PER SF: **\$36.92**

LOT SIZE: **2.42 ACRES**

TRAFFIC COUNT: **36,800 VPD**

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INVESTMENT SNAPSHOT



SPACIOUS CAMPUS IN AN ACTIVE OFFICE CORRIDOR

Quakertown Plaza is comprised of two three-story office buildings totaling 63,807 square feet on a 2.42-acre lot, offering a flexible layout ideal for a wide range of professional or medical office uses. Its dual-building configuration allows for multi-tenant flexibility or a large, consolidated user footprint.



PRICED AT A FRACTION OF REPLACEMENT COST

Offered at just \$36.92 per square foot, this asset represents a rare opportunity to acquire well-located office real estate at a highly favorable cost basis in today's market. It's a true value-add opportunity in one of Southeast Michigan's most stable office submarkets.



IMMEDIATE CASH FLOW WITH UPSIDE POTENTIAL

Currently 60% leased, Quakertown Plaza provides a healthy mix of existing income and significant value-add potential. New ownership can benefit from leasing the remaining space, rebranding the complex, or even occupying a sizable portion for their own business operations.



HIGH-TRAFFIC LOCATION IN A THRIVING SUBMARKET

Situated along 12 Mile Road in the heart of Farmington Hills, the property enjoys excellent visibility with a daily traffic count of 36,800. The surrounding area boasts a high-income demographic, with an average household income of \$120,857, reinforcing the strong tenant base and long-term investment value.



RECENT CAPITAL IMPROVEMENTS COMPLETED

Between 2023 and 2024, the current ownership invested in several key mechanical and cosmetic upgrades, including new boilers, air conditioning units, compressors, and furnaces—reducing near-term capital expenditure requirements for future owners.



CORPORATE NEIGHBORS AND WALKABLE AMENITIES

The property is surrounded by a strong roster of neighbors, including the First Merchants Bank Headquarters, Residence Inn by Marriott, Courtyard by Marriott, and Holiday Inn & Suites. The immediate area also features numerous restaurants, cafés, and everyday conveniences, all within walking distance.

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Quakertown Plaza presents a prime opportunity for investors or owner-users to acquire two well-positioned three-story office buildings totaling 63,807 SF on bustling 12 Mile Road. Offered at just \$36.92 per square foot—less than 25% of replacement cost—this is a rare chance to secure a significantly undervalued asset in one of Metro Detroit's most desirable office submarkets.

Currently 60% leased, the property offers immediate in-place income with upside through lease-up, rebranding, and repositioning. Ideal for a user needing 10,000+ SF or a savvy investor looking to create long-term value through capital improvements, modernized design, or a new identity in this high-visibility corridor.

Recent ownership upgrades include heating and cooling system replacements and cosmetic enhancements, laying the groundwork for the next owner to elevate the property and maximize its potential.

LOCATION OVERVIEW

Strategically located just off West 12 Mile Road, Quakertown Plaza sits in the heart of one of Farmington Hills' most active office corridors, offering seamless access to I-696 and the greater Metro Detroit area. The property benefits from high daytime traffic and strong demographics, making it an ideal location for businesses seeking prominence and convenience.

Surrounded by major corporate neighbors such as First Merchants Bank Headquarters, and national hospitality brands like Residence Inn by Marriott, Courtyard by Marriott, and Holiday Inn & Suites, the site enjoys strong synergy with a variety of professional services and business travelers. Tenants and visitors alike will appreciate the walkable access to nearby restaurants, cafés, and daily conveniences, enhancing the overall appeal for future users or tenants.

PROPERTY INFORMATION

ADDRESS	32969 & 32985 Hamilton Court Farmington Hills, MI 48334
TYPE	Office Building
BUILDING NAME	Quakertown Plaza
TOTAL BUILDING SIZE	63,807 SF
AVERAGE FLOOR PLATE	10,634 SF
APN	23-15-101-018
ZONING	OS-4 Office Research District
CONSTRUCTION	Masonry
LAND SIZE	2.42 Acres
YEAR BUILT/RENOVATED	1975 / 2023 & 2024
OCCUPANCY	60%
PARKING SPACES	177
TRAFFIC COUNT	36,800 vehicles per day on W 12 Mile Rd
SUBMARKET	Farmington/Farmington Hills
LOCATION TYPE	Suburban
DISTANCE TO DTW AIRPORT	30 miles

SALE PRICE	\$2,350,000
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DEAL POINTS

63,807 SF
GROSS BUILDING SIZE

10,634 SF
FLOOR PLATE SIZE

2
BUILDINGS

3
STORIES

2.42
ACRES

60%
OCCUPIED

\$5.80 P/SF
OPERATING EXPENSES

\$39,000
CURRENT MONTHLY INCOME

2023 & 2024 CAPITAL IMPROVEMENTS

\$200,000	New Boilers in Both Buildings
\$60,000	Replaced Air Conditioners
\$13,000	Replaced Compressors for Furnaces

\$2,350,000
SALE PRICE

\$36.92
PRICE PER SQ FT

MARKET OVERVIEW

Farmington Hills is an affluent Detroit suburb known for its thriving commercial environment, excellent quality of life, and robust economy. The city is strategically located 22 miles from downtown Detroit, and is the second-largest community in Oakland County.

DEMOGRAPHICS

In 2024, the city of Farmington Hills had a population of 83,986 people with a median age of 42. The age distribution is fairly diverse, with a significant proportion of the population in the working-age group (25-64 years old). Farmington Hills has a highly educated population. Over 54.5% of residents hold a bachelor's degree or higher, reflecting the area's focus on educational attainment and professional careers.

EMPLOYMENT

The employment rate in Farmington Hills is generally strong, with low unemployment rates compared to national averages. The city hosts a variety of employers across different sectors. Key industries include professional services, manufacturing, technology, and healthcare. The largest employers in the area are Bosch, Mahle, ZF, Autoliv, Roush, and Delta Dental.

ECONOMY

Farmington Hills benefits from a diverse economic base with key sectors including professional and business services, manufacturing, healthcare, and technology. Farmington Hills has seen steady economic growth, supported by its strategic location, well-developed infrastructure, and quality of life. The local economy benefits from its proximity to Detroit while maintaining a distinct suburban charm.

WITHIN 3 MILES OF SUBJECT:



71,453
POPULATION



29,832
HOUSEHOLDS



\$120,857
AVERAGE
HOUSEHOLD INCOME



\$307,830
MEDIAN
HOME VALUE



43.4
MEDIAN AGE



\$1.1B
TOTAL SPECIFIED
CONSUMER SPENDING

NEARBY AMENITIES

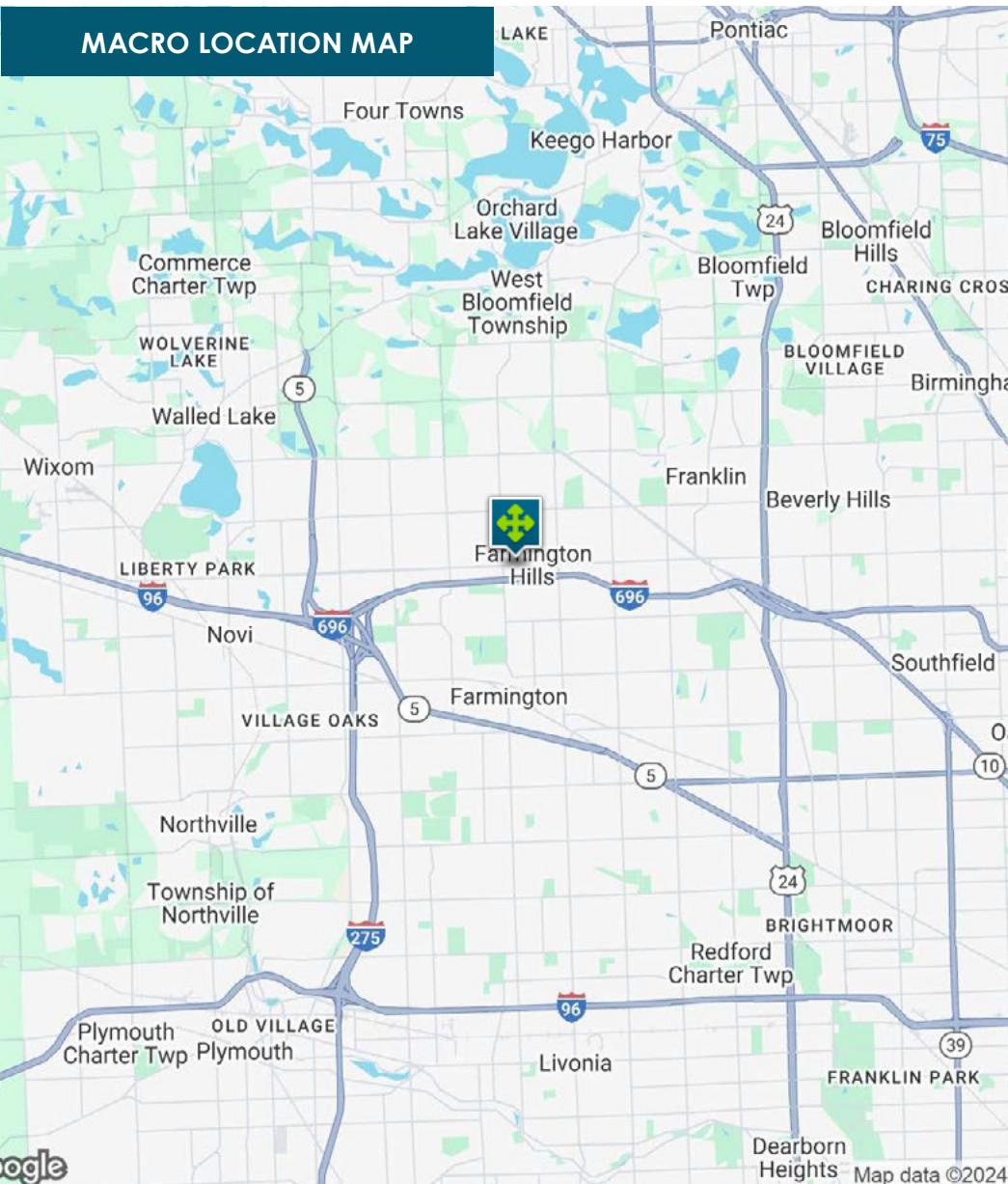


TRAFFIC COUNTS

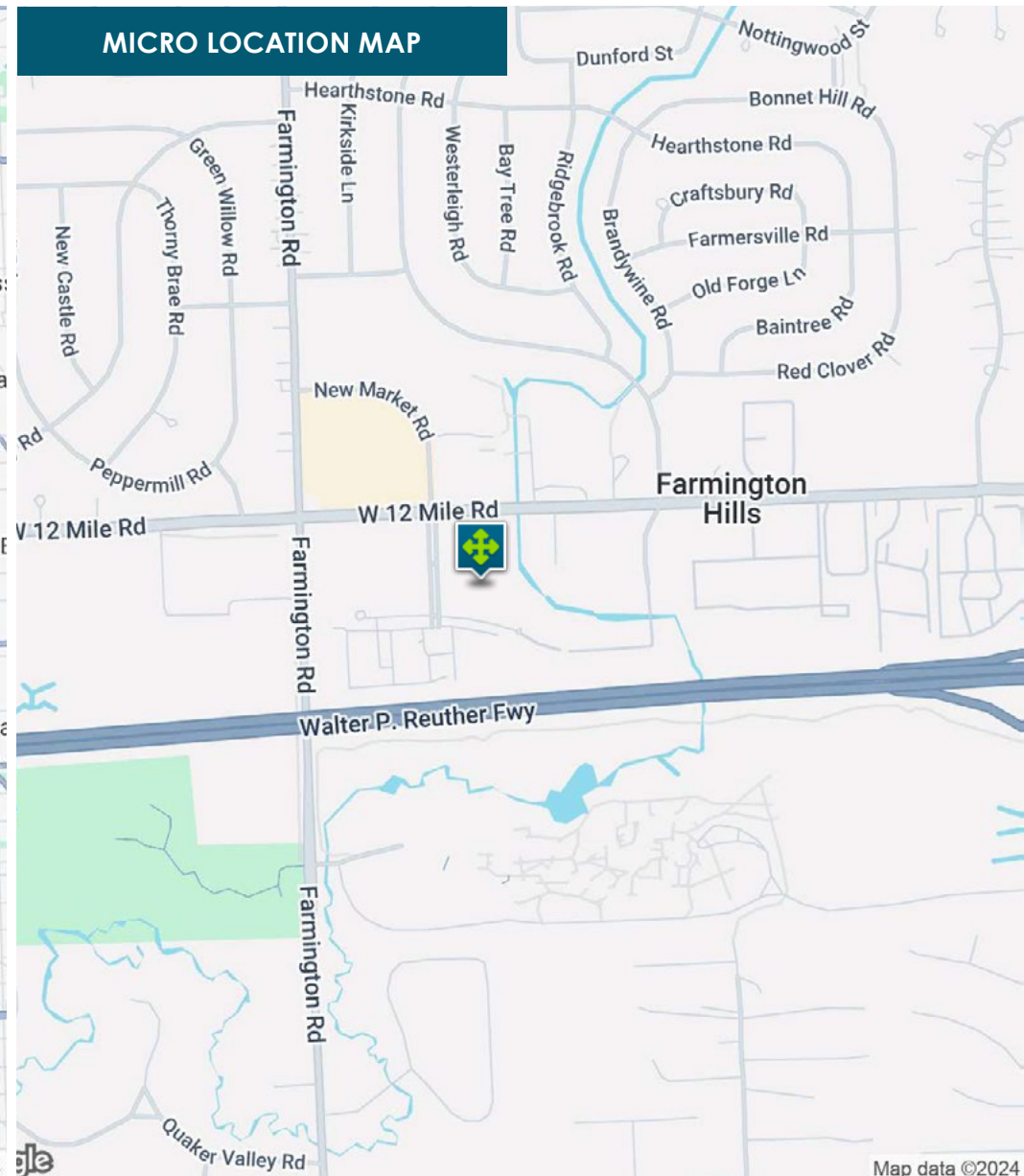


LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



AERIAL PHOTOS



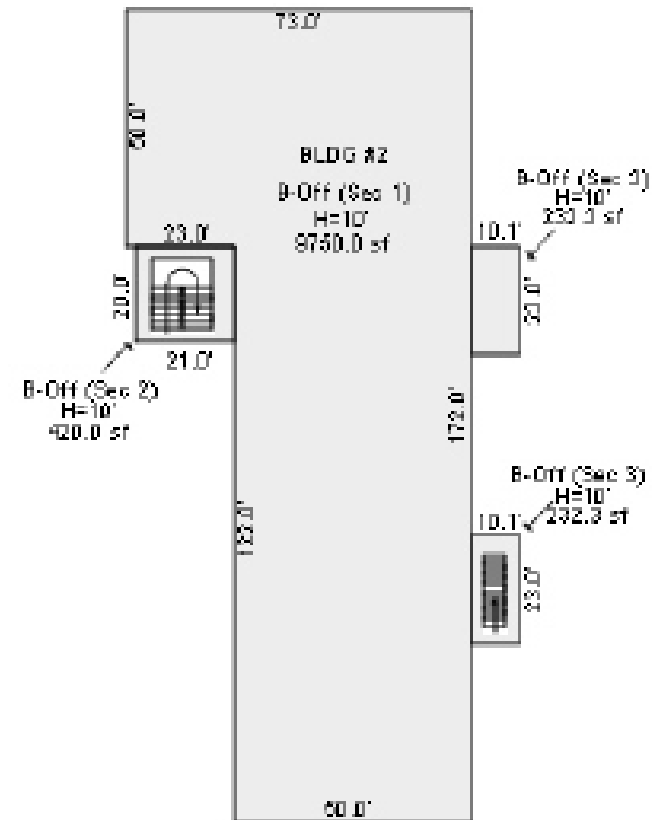
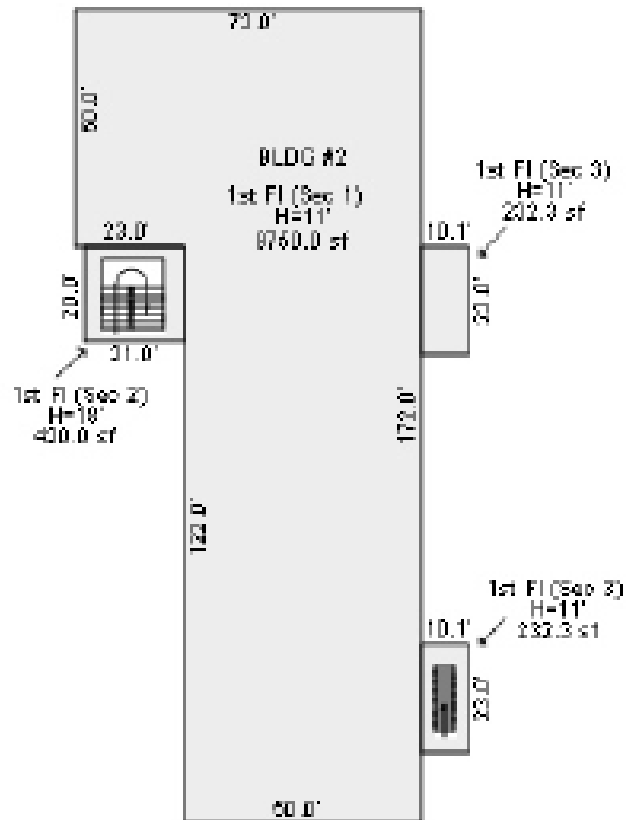
AERIAL PHOTOS



INTERIOR PHOTOS



ASSESSOR BUILDING SKETCH



INCOME & EXPENSES

Rent roll provided upon request

INCOME	2023	2024
Rent	\$468,000.00	\$426,000.00
TOTAL OPERATING INCOME	\$468,000.00	\$426,000.00
EXPENSES		
Insurance	\$10,560.00	\$35,667.00
Janitorial	\$24,272.00	\$15,398.50
Lawn/Snow	\$14,650.00	\$12,520.00
Elevators	\$7,800.00	\$7,508.26
Home Depot	\$18,900.00	\$10,147.99
HVAC	\$9,560.00	\$25,582.68
MISC Repairs	\$8,500.00	\$10,461.84
Maintenance	\$5,922.00	\$64,405.24
Office Supplies	\$8,600.00	\$1,435.02
Accounting	\$2,800.00	\$2,100.00
Office Employee	\$5,400.00	\$5,523.12
Property Management	\$21,400.00	\$23,708.36
Real Estate Taxes	\$75,000.00	\$66,370.03
Electricity	\$53,600.00	\$65,310.46
Gas	\$29,400.00	\$14,751.18
Water	\$3,646.00	\$3,434.03
Trash	\$4,000.00	\$4,433.72
TOTAL EXPENSES	\$370,588.00	\$369,000.00
NOI - NET OPERATING INCOME	\$97,412.00	\$57,000.00

CONTACT US

For more information, or to schedule a tour of this exciting value-add opportunity, please contact the exclusive listing team:



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