



Woodhaven, MI

QUALIFIED OFFER DEADLINE DECEMBER 11 ::::::::::

Six Medical/Retail Conversion Opportunities & One Development Parcel

Seven-Property Portfolio Across Five States

 Strategic Locations in GA, IL, MI, NC & NY

All Properties Sold Individually or in Any Combination

Seven-Property Portfolio Consists of Newly Constructed or Fully Renovated Corporate-Owned Facilities

Unique Opportunity to Acquire Modern, Medically Oriented Buildings Suitable for a Wide Range of Adaptive Reuses

- Strategic, high-visibility locations
- Attractive repositioning & reuse potential, including: urgent care, dental, imaging, outpatient surgery, veterinary, behavioral health or medspa
- Diversified geographic footprint across portfolio
- Modern, upgraded infrastructure
- Sites feature dual walk-in freezers (-40 degrees)
- Institutional ownership & quality construction
- Properties feature enhanced power, plumbing, HVAC & life-safety systems

Each Facility Was Purpose-Built or Extensively Renovated to Meet the Operational & Regulatory Requirements of a Plasma Donation Center



Winston-Salem, NC



Belleville, IL



North Syracuse, NY

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22981 Hall Rd., Woodhaven, MI

Renovated Commercial Building

Building Size: 11,460± SF

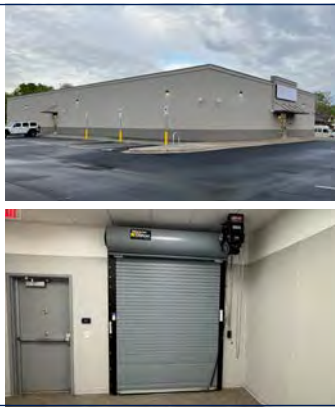
Lot Size: 1.00± AC

Year Built: 2001

Year Renovated: 2023

Zoning: B-3 - General Business

- Free-standing retail/medical office building with dedicated surface parking
- Highly visible & situated within a strong retail corridor
- Near major roadways (I-85 and West Rd.) with convenient freeway access



5516 Winona St. NW, Winston-Salem, NC

Newly Constructed Commercial Bldg.

Building Size: 11,196± SF

Lot Size: 1.74± AC

Year Built: 2024

Zoning: HB - Highway Business

- Free-standing retail/medical office building just minutes from Wake Forest campus
- Newly constructed retail site fitted for plasma donation offers future tenant flexibility
- Dedicated surface parking



12907 E. Jefferson Ave., Detroit, MI

Renovated Commercial Building

Building Size: 10,895± SF

Lot Size: 1.43± AC

Year Built: 2000

Year Renovated: 2024

Zoning: B4 - General Business District

- Free-standing retail/medical office building
- Former CVS retail site retrofitted for plasma donation offers future tenant flexibility
- Ample surface parking with three dedicated site access points



5510 N. Belt West, Belleville, IL

Newly Constructed Commercial Bldg.

Building Size: 8,952± SF

Lot Size: 2.37± AC

Year Built: 2024

Zoning: C

- Benefits from access to transit, highways & proximity to major employment centers
- Positioned in St. Louis MSA
- Major employers include sectors like healthcare, education, manufacturing, retail & the U.S. military



200/210 Main St. & 27 Lewis St., Johnson City, NY

Renovated Commercial Building

Building Size: 14,761± SF
Lot Size: 0.85± AC
Year Built: 1986
Year Renovated: 2023
Zoning: GC

- Free-standing retail/medical office building with dedicated surface parking
- Excellent visibility & strong access to major roadways (I-81, I-86)
- Versatile future use options



445-447 South Main St., North Syracuse, NY

Renovated Commercial Building

Building Size: 12,630± SF
Lot Size: 1.18± AC
Year Built: 1954
Year Renovated: 2024
Zoning: C-2

- Free-standing retail/medical office building with dedicated surface parking
- Bordered by two major thoroughfares with four dedicated site access points
- Easy access to major interstates (I-81, I-481 & I-90)



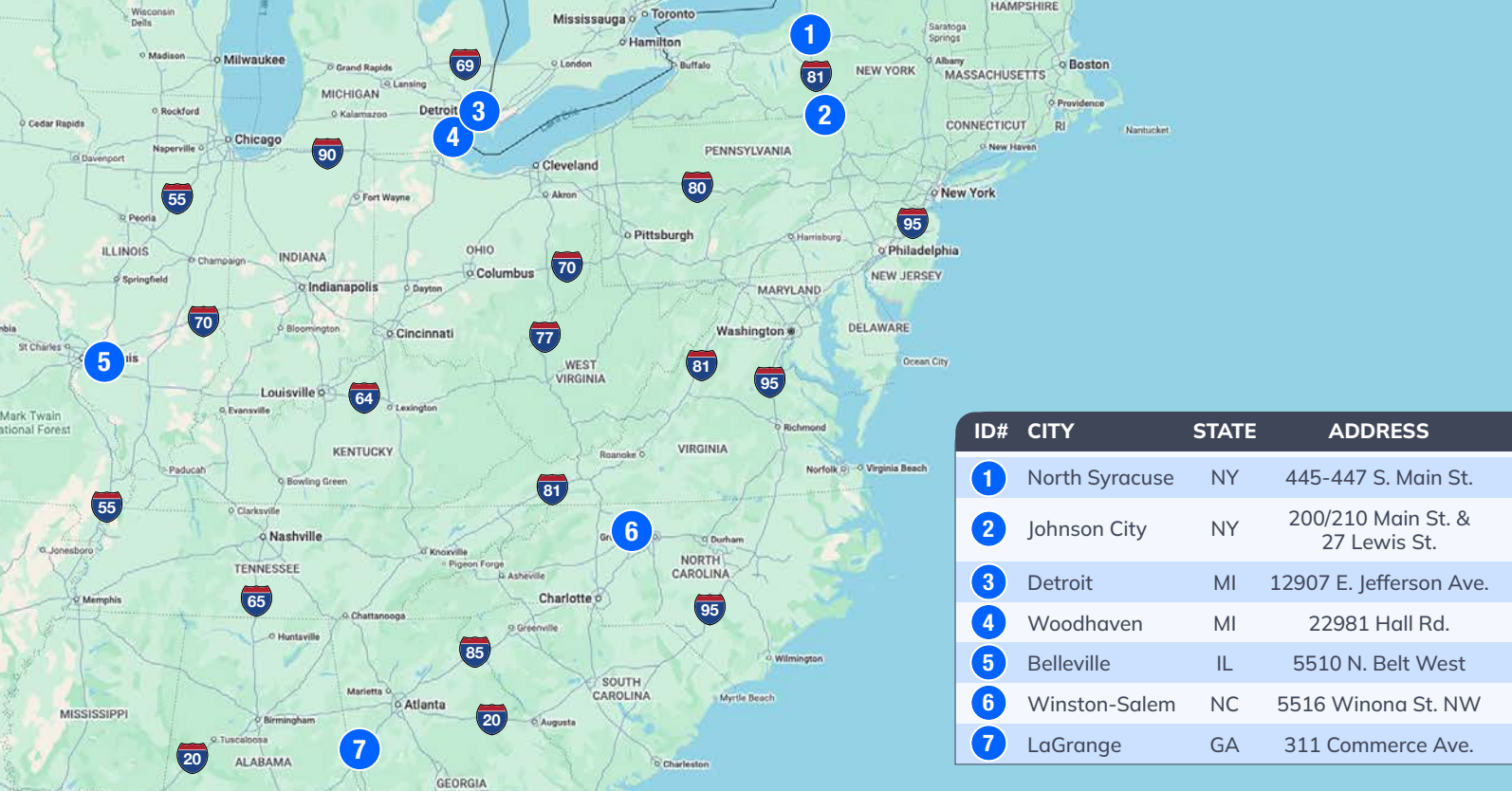
311 Commerce Ave., LaGrange, GA

Vacant Development Land

Lot Size: 7.05± AC
Zoning: CR-MX

- Strong visibility with frontage on major retail thoroughfare & proximate to multiple national tenants
- CR-MX zoning supports mixed-use, commercial & potential multifamily development — offering flexibility for a variety of future use strategies





Properties Located in GA, IL, MI, NC & NY

PORTFOLIO SUMMARY

Hilco Global's real estate group is pleased to present for sale a seven-site portfolio of corporately owned plasma collection centers located across Illinois, Michigan, New York and North Carolina and one land parcel in Georgia. Available individually or in any combination, these newly constructed or fully renovated facilities are strategically positioned in strong retail and medical corridors, with each site featuring modern, purpose-built facilities supporting plasma donation operations. The portfolio offers investors an opportunity to acquire high-quality real estate with versatile future use options.



Hilco Global in cooperation with Jeff Azuse, IL Brokers Lic. #471011086, Jonathan Cuticelli, NY Brokers Lic. #10351218305, Bryan R. Weiss, MI Brokers Lic. #6506045393, Max Nelson, NC Brokers Lic. #273693 and Weston Worsham, GA Brokers Lic. #373549. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from Hilco Global's real estate website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

QUALIFIED OFFER DEADLINE

December 11 by 5:00 p.m. (CT)

OFFER SUBMISSION

All offers must be made on the approved Purchase & Sale Agreement available on the HRE website. Offers must be submitted to Steve Madura at smadura@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the properties. To gain access to these documents, bidders will need to register at Hilco's website and [sign an NDA](#).

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