



# Concentra Urgent Care

34095 Plymouth Road | Livonia, Michigan 48150

Offered  
Exclusively By

## BROKERAGE TEAM

### Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

### Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

### Nathanael Berwaldt

Associate

nberwaldt@northmarq.com | 918.710.3924

### Sarah Martin

Senior Transaction Manager

smartin@northmarq.com

## IN ASSOCIATION WITH

### Melissa Diane McKenzie

Michigan Broker

MI Lic. #6502387293

### Northmarq

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

northmarq.com

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Subject Property

Northmarq is pleased to offer qualified investors the opportunity to acquire the fee simple interest in a single-tenant

urgent care facility leased to Concentra Health Services, Inc., located at 34095 Plymouth Road in Livonia, Michigan. The 16,375-square-foot building sits on 2.19 acres and is positioned along Plymouth Road with direct access to Interstate 96 and Farmington Road, providing strong visibility and accessibility within the Detroit metropolitan area.

The property is subject to a double net lease expiring December 31, 2035, with approximately 9.6 years of remaining term and annual rent escalations. Concentra is the nation's largest provider of occupational health services, operating hundreds of locations nationwide and partnering with more than 210,000 employers, including 100% of the Fortune 100, underscoring the mission-critical nature of this long-standing location, which has been in operation since 1995.



**\$4,992,410**

Offering Price



**6.25%**

Cap Rate