

4,690 SF

MEDICAL / OFFICE INVESTMENT



FOR SALE



Chase Building

53425-53445 Grand River Ave
New Hudson, Michigan 48165

Property Highlights

- 100% Occupied
- Established Tenant Mix
- National Tenants: Nucor Corporation & LifeStance Health
- Recent site/building improvements made in 2023
- 4,690 SF of basement space that can be utilized

OFFERING SUMMARY

Number of Units:	2
Lot Size:	1.92 Acres
Building Size:	4,690 SF
NOI:	\$109,611.40
Cap Rate:	7.36%
Sale Price:	\$1,490,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	126	9,450	37,077
Total Population	366	24,203	92,515
Average HH Income	\$189,581	\$154,319	\$156,686



Commercial Real Estate Services, Worldwide.

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	LEASE TYPE
1	LifeStance Health	3,000 SF	63.97%	\$24.48	\$73,431	3/1/2022	3/1/2027	NNN
2	Nucor Corporation	1,580 SF	33.69%	\$22.15	\$35,004	4/1/2023	3/31/2028	NNN
3	Common Area	110 SF	2.35%	-	-	-	-	-
TOTALS		4,690 SF			\$108,435			

Tenant (2) Nucor, has been at the site since 1997.

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INCOME SUMMARY

NEW HUDSON MEDICAL/OFFICE

Grosse Revenue	\$108,435
Reimbursements	\$26,257
GROSS INCOME	\$134,692

EXPENSES SUMMARY

NEW HUDSON MEDICAL/OFFICE

Taxes	\$18,852
Maintenance	\$4,500
Insurance	\$1,729
OPERATING EXPENSES	\$25,081

NET OPERATING INCOME	\$109,611
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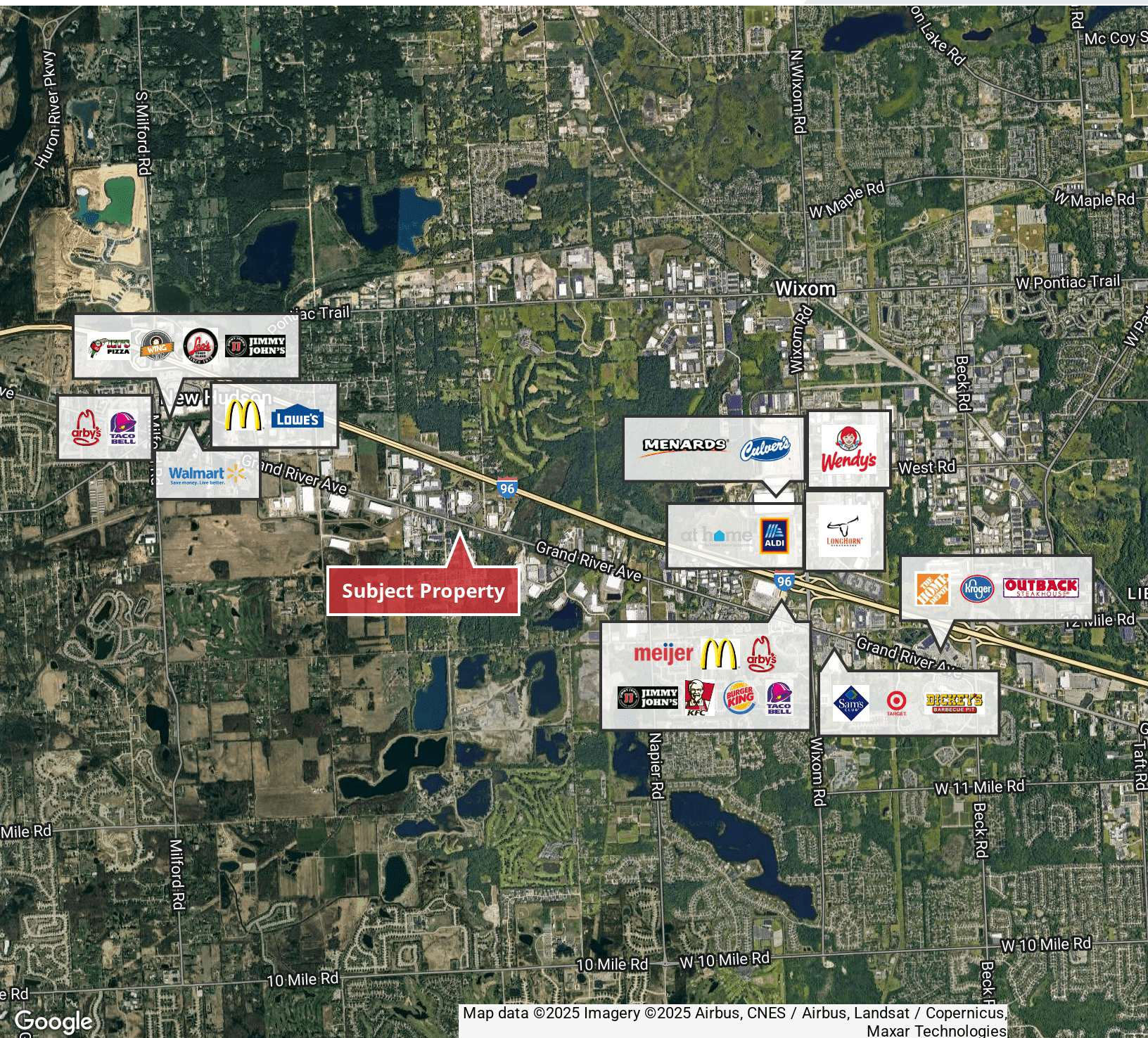
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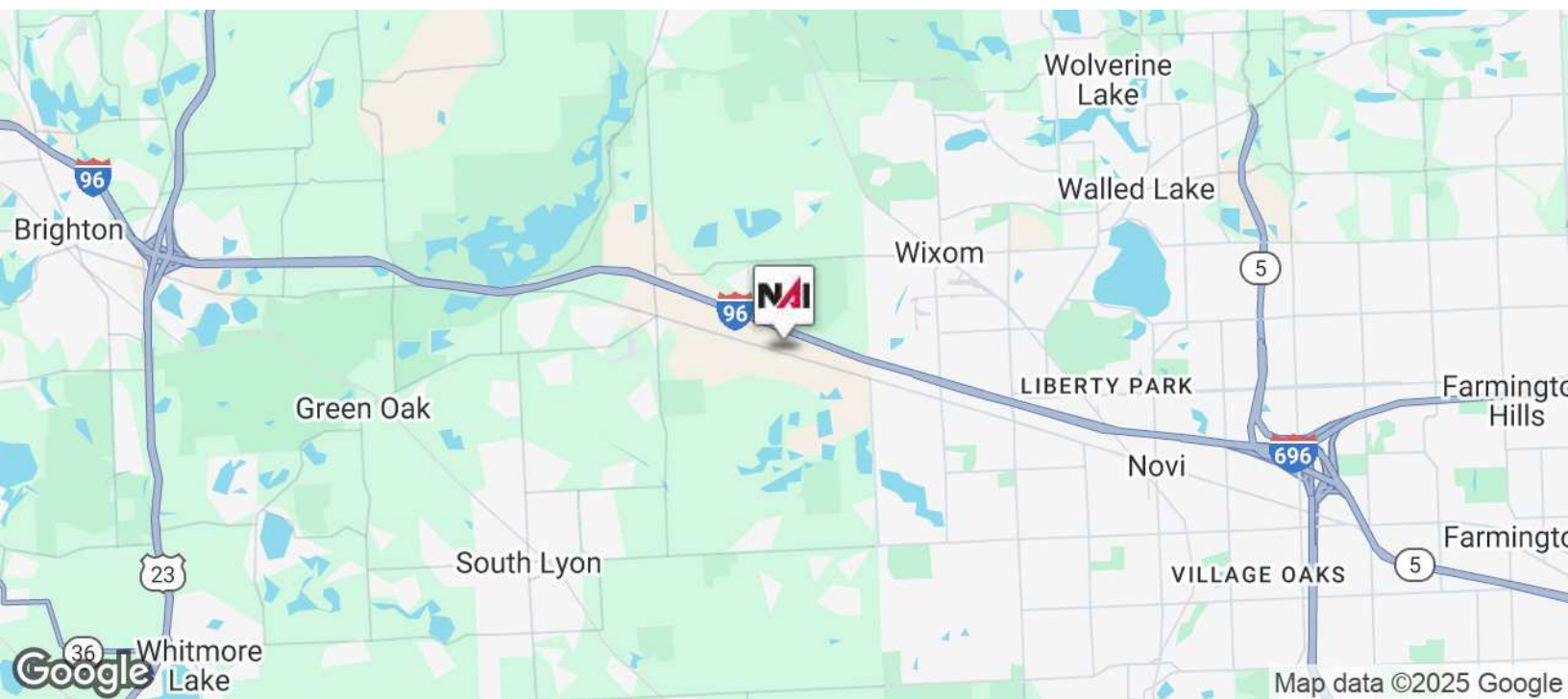
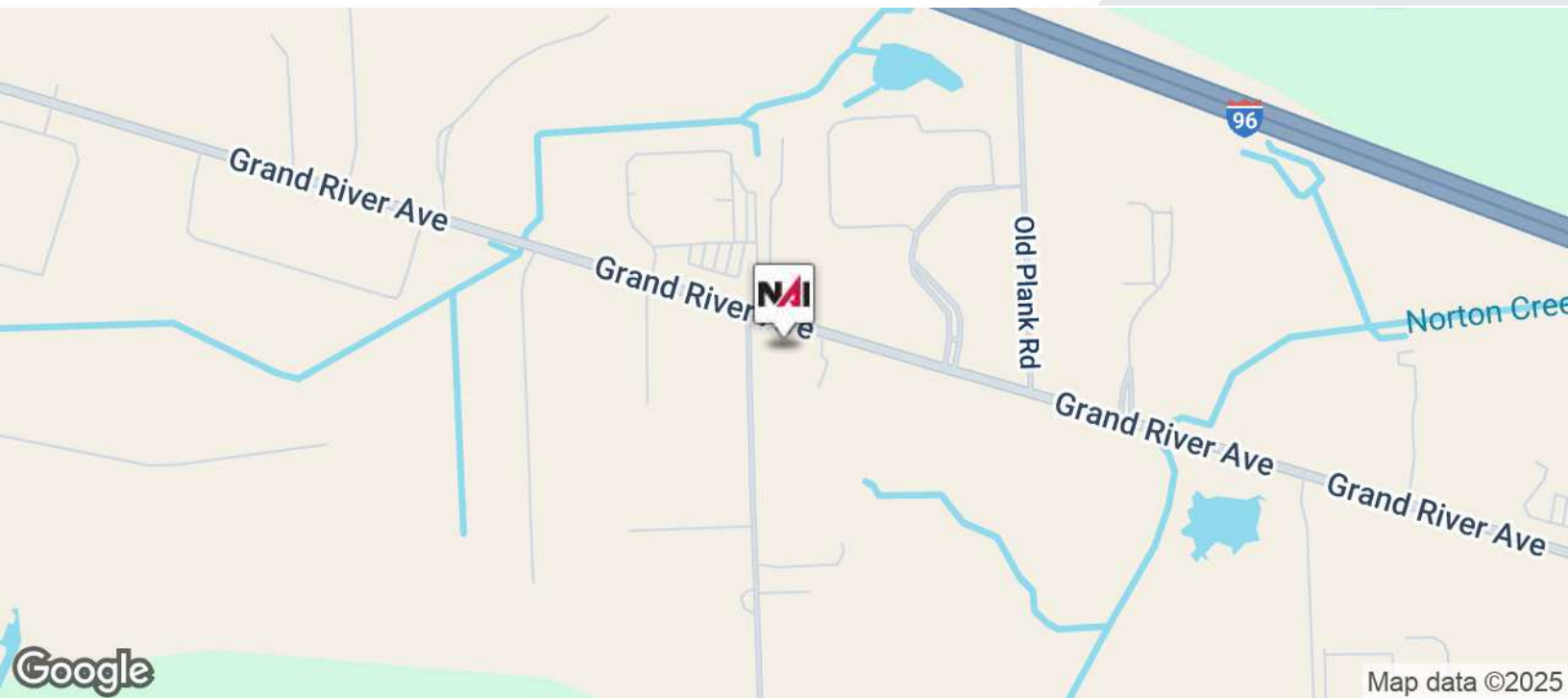


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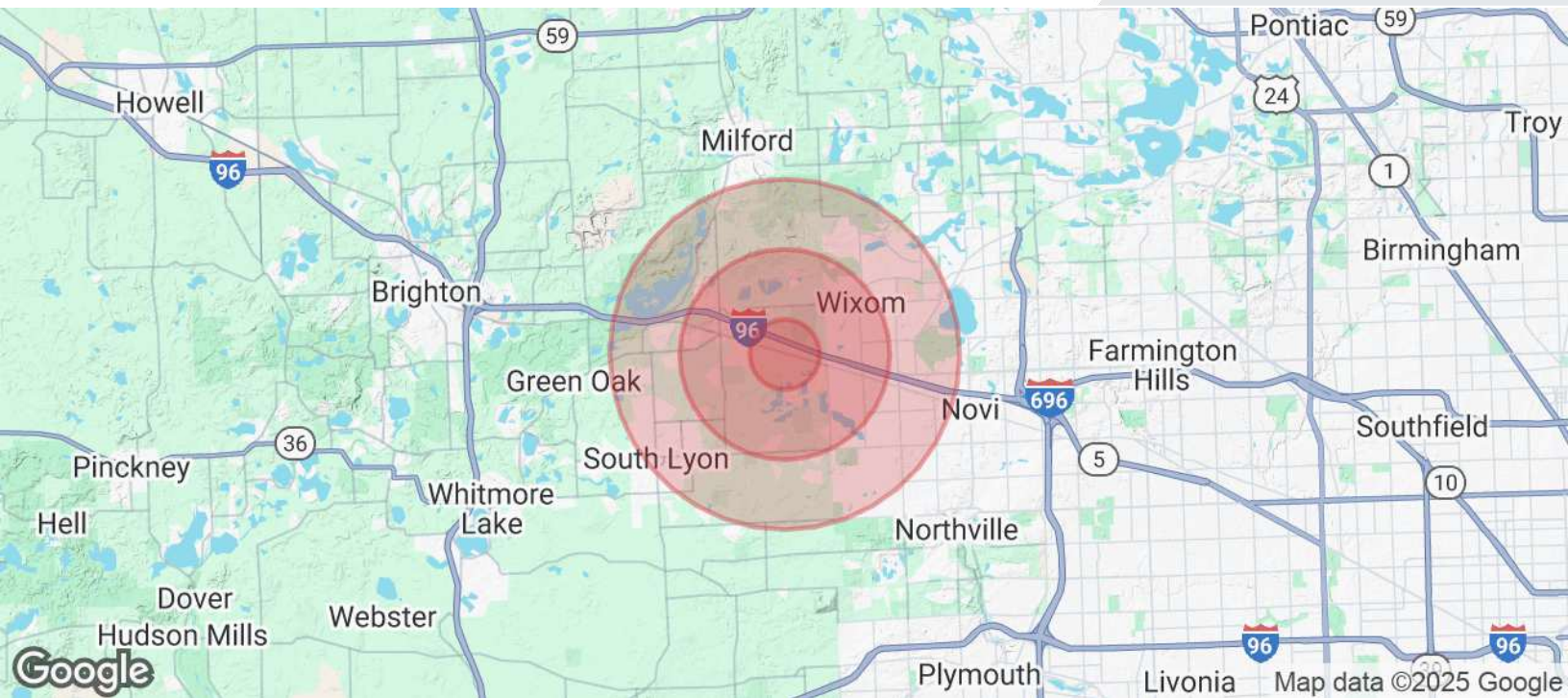
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	366	24,203	92,515
Average Age	42	37	39
Average Age (Male)	42	37	38
Average Age (Female)	41	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	126	9,450	37,077
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$189,581	\$154,319	\$156,686
Average House Value	\$498,267	\$443,829	\$431,704

Demographics data derived from AlphaMap