



40820 7 MILE RD NORTHVILLE, MI 48167

NNN INVESTMENT SALE

MODERN MULTI-TENANT MEDICAL/RETAIL ASSET

LONG-TERM TENANTS IN PLACE



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALE PRICE: \$4,800,000

BUILDING SIZE: 11,746 SF

LOT SIZE: 1.68 ACRES

IN-PLACE CAP RATE: 4.79%

PROJECTED CAP RATE: 6.32%

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EXCLUSIVE LISTING TEAM



Matt Schiffman
CEO / MANAGING MEMBER

D: 248.281.9907
matt@pacommercial.com



Mike Gunn
SENIOR ASSOCIATE

D: 248.331.0202
C: 248.924.7499
mike@pacommercial.com

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

40820 W 7 Mile Road, a newly constructed (2023) 11,746-square-foot multi-tenant retail/office/medical building located in Northville, Michigan, one of Metro Detroit's most affluent and rapidly expanding suburban markets. The property is 77% occupied by three reputable healthcare tenants - Maybury Dental Spa, Athletico Physical Therapy, and Best Life N of 1. Each is secured under long-term NNN leases with two five-year renewal options, providing investors with **stable, predictable income and minimal landlord responsibilities**.

The remaining 2,810-square-foot suite offers **significant value-add potential**, with the ability to increase projected annual income from \$230,158 (in-place) to \$303,219 (fully leased) by 2026. Built with modern architectural design and high-quality construction, the property sits on 1.68 acres zoned OS (Office Service), offering flexibility for medical, office, or professional service tenants.

Located along the highly visible 7 Mile Road corridor, the asset provides excellent access to major freeways, strong daily traffic counts, and proximity to Northville Park Place, a 275,000 SF shopping & dining destination with national retailers including Trader Joe's, Granite City Food & Brewery, Jimmy Johns, and OrangeTheory Fitness. **The surrounding area features an average household income of \$133,409 within three miles**, underscoring the strength and stability of the local demographic base.

With its combination of new construction, long-term NNN leases, and strong market fundamentals, 40820 W 7 Mile Road represents a turnkey, low-maintenance investment positioned for steady cash flow and long-term appreciation in one of southeast Michigan's **most desirable submarkets**

PROPERTY INFORMATION

ADDRESS	40820 7 Mile Rd Northville, MI 48167
TYPE(S)	Free-standing Retail Medical Office Building
BUILDING SIZE	11,746 SF
LAND SIZE	1.68 Acres
ZONING	OS
PARCEL ID	77-041-99-0001-705
TENANCY	Multiple
OCCUPANCY	76%
CONSTRUCTION	Masonry
YEAR BUILT	2023
PARKING SPACES	47
TRAFFIC COUNT	15,544 VPD
MARKET	Detroit
SUBMARKET	Southern I-275 Corridor
LOCATION TYPE	Suburban
DISTANCE TO AIRPORT	22 Miles
SALE PRICE	\$4,800,000
PRICE PER SF	\$408.65

INVESTMENT HIGHLIGHTS



NEWLY BUILT, LOW-MAINTENANCE ASSET

Constructed in 2023, this modern 11,746 SF building features contemporary design, durable materials, and high-end finishes. Investors benefit from minimal operating expenses and reduced management oversight due to the property's NNN lease structure.



PRIME LOCATION IN AFFLUENT NORTHVILLE

Situated on 7 Mile Road, the property enjoys excellent visibility, easy freeway access, and steady traffic flow. Northville is one of Metro Detroit's most sought-after communities, known for its high household incomes, award-winning schools, strong commercial growth, and excellent quality of life.



STABLE, LONG-TERM NNN LEASES

Three established healthcare tenants—Maybury Dental Spa, Athletico Physical Therapy, and Best Life N of 1—occupy 76% of the property under long-term NNN leases with two five-year renewal options each. This provides secure, hands-off income with limited landlord responsibilities.



HIGH-INCOME DEMOGRAPHICS

The property serves an affluent population base with an average household income of \$133,409 within a three-mile radius, supporting sustained demand for healthcare, retail, and office services. This demographic strength reinforces tenant stability and long-term value.



IMMEDIATE VALUE-ADD POTENTIAL

A 2,810 SF vacant suite offers immediate upside. Once leased, the property's annual income increases from \$230,158 to \$303,219, representing a potential 32% boost in NOI. The available suite is ideal for medical, wellness, or professional office users seeking a premier Northville location.

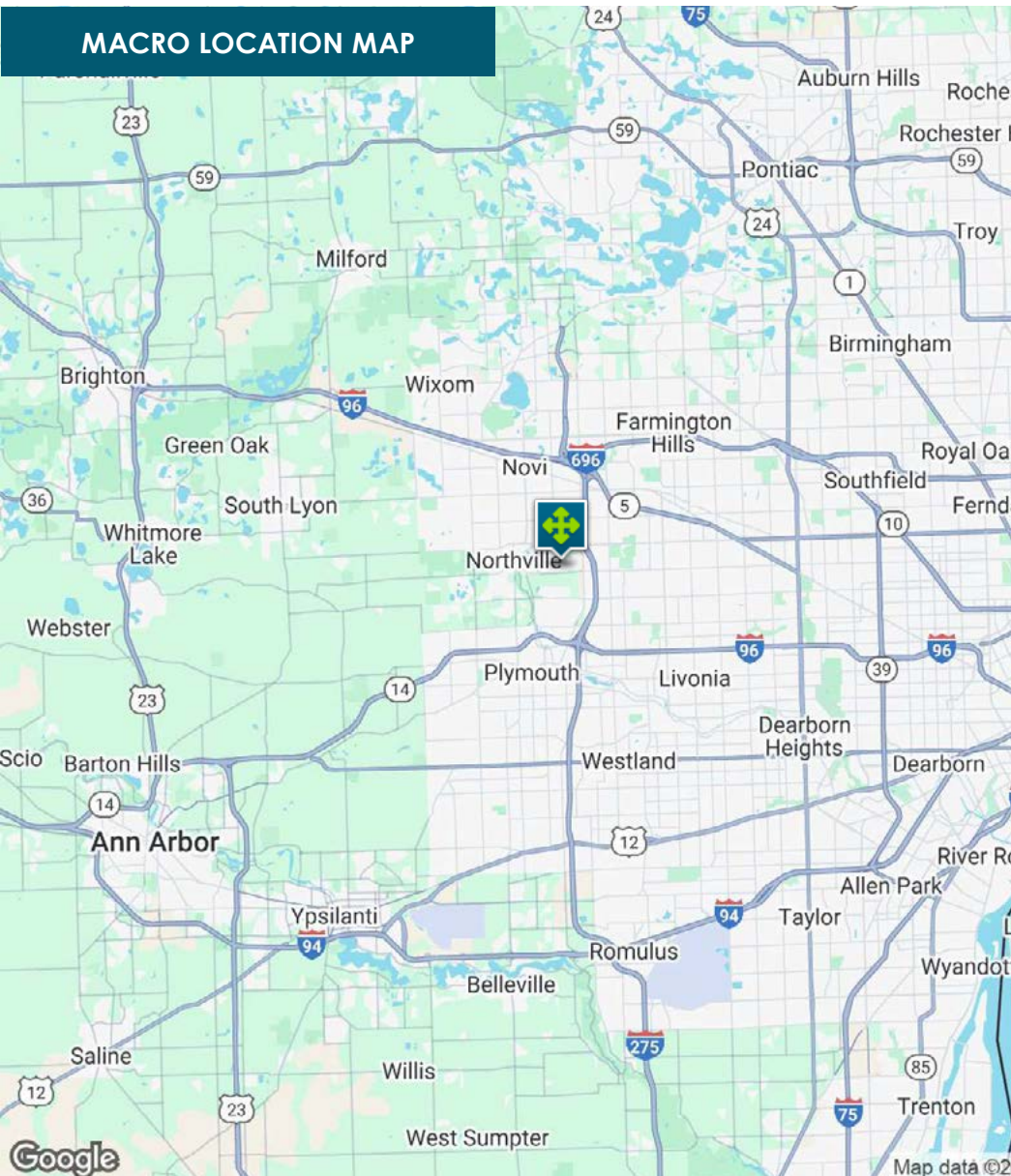


SURROUNDED BY PREMIER RETAIL OFFERINGS

Just minutes from Northville Park Place, a 275,000 SF shopping & dining destination featuring major retailers including Trader Joe's, Granite City, Chipotle, and Jimmy Johns, the property benefits from synergistic traffic and retail visibility, making it an attractive location for medical and professional users alike.

LOCATION MAPS

MACRO LOCATION MAP



RETAILER MAP



MARKET OVERVIEW

Despite its small size, the City of Northville offers residents and visitors a unique offering of places to go and things to do.

QUALITY OF LIFE

Northville offers exceptional quality of life with affluent demographics, excellent schools, a charming walkable downtown, and abundant parks and trails. The community is known for its historic character, safety, and family-friendly atmosphere. Residents enjoy a high median income and strong homeownership rates, though housing costs and limited land availability make affordability a challenge for new or younger residents.

ECONOMIC GROWTH

Northville's economy is stable and steadily growing, supported by high property values, strong consumer spending, and proximity to major employment centers like Novi and Metro Detroit. Economic activity is driven by small businesses, professional services, and redevelopment rather than large-scale new construction. Local government, through the Downtown Development Authority and township initiatives, actively supports business retention, façade improvements, and sustainable redevelopment projects.

INFRASTRUCTURE

Northville maintains well-developed infrastructure for its size, with strong local roads, reliable utilities, and an emphasis on sustainability and preservation. The city invests in road maintenance, parks, and environmental systems, while leveraging regional trail networks and green infrastructure. City roads are well laid out with easy access to nearby major freeways, including I-275, M-14, I-696 and I-96.

WITHIN 3 MILES OF SUBJECT:



67,790
POPULATION



28,257
HOUSEHOLDS



\$137,121
AVERAGE
HOUSEHOLD INCOME



\$350,609
MEDIAN
HOME VALUE



45
MEDIAN AGE



\$1.1B
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

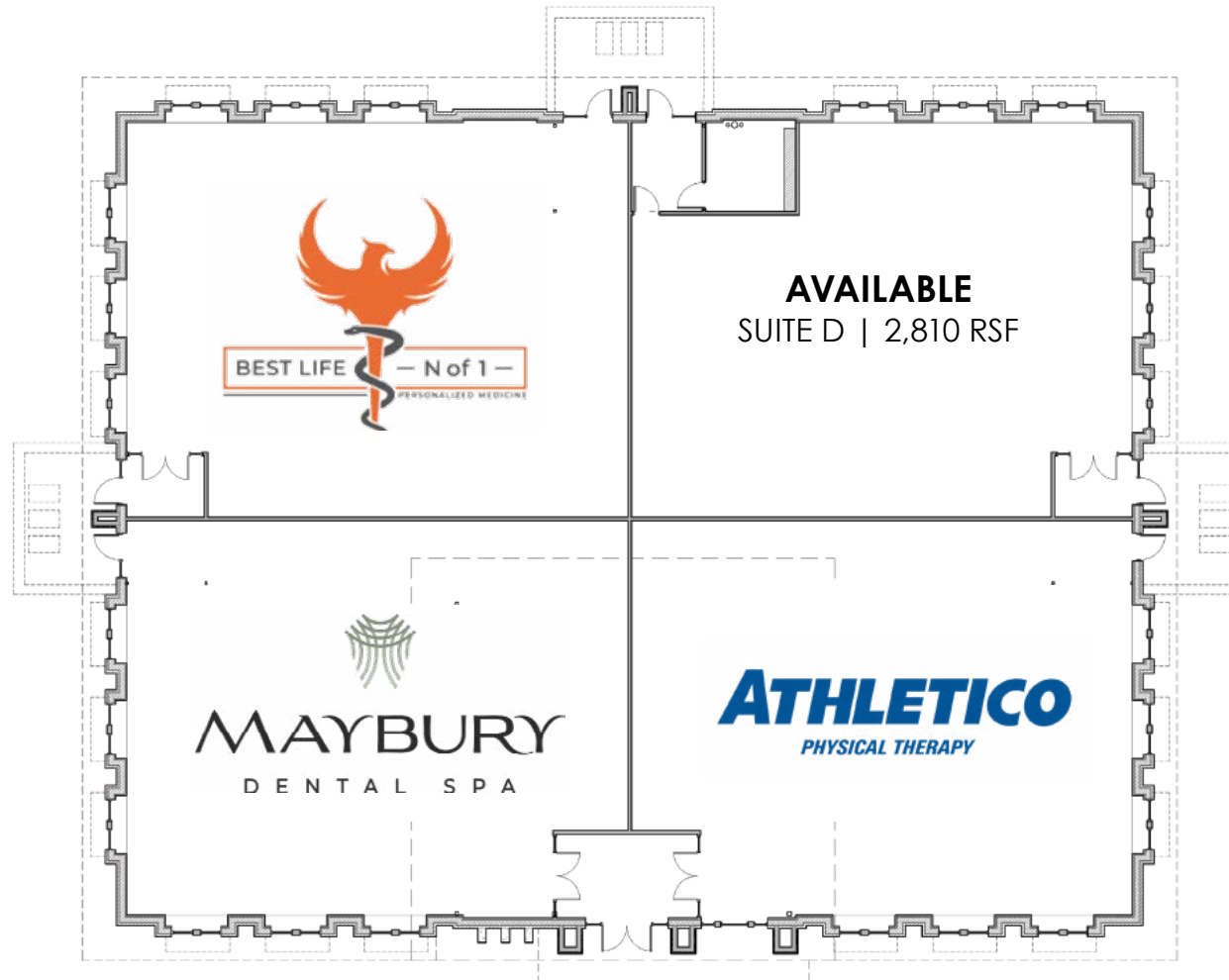
	1 MILES	3 MILES	5 MILES
POPULATION			
2024 POPULATION	5,542	67,790	169,387
2029 POPULATION PROJECTION	5,302	65,783	164,293
MEDIAN AGE	45.8	45.3	43.8
BACHELOR'S DEGREE OR HIGHER	60%	57%	55%
HOUSEHOLDS			
2024 HOUSEHOLDS	2,390	28,257	70,804
2029 HOUSEHOLD PROJECTION	2,284	27,447	68,684
AVERAGE HOUSEHOLD SIZE	2.2	2.4	2.3
INCOME			
AVG HOUSEHOLD INCOME	\$130,660	\$137,121	\$132,578
MEDIAN HOUSEHOLD INCOME	\$97,653	\$110,946	\$106,829
TOTAL SPECIFIED CONSUMER SPENDING	\$87.4M	\$1.1B	\$2.7B
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	1,463	20,203	48,635
RENTER OCCUPIED HOUSEHOLDS	821	7,244	20,049
MEDIAN HOME VALUE	\$416,607	\$350,609	\$336,904

Source: Costar.com

BUILDING PHOTOS



FLOOR PLAN



TENANT INFORMATION



Maybury Dental Spa: Where oral care becomes a transformative journey of well-being. Rooted in compassion, expertise, and innovation, Maybury blends dental health with relaxation.

Their mission: crafting healthy smiles and enriching experiences. Through advanced treatments and a serene atmosphere, they empower clients to embrace oral health while finding solace in rejuvenating tranquility.

Owned by Dr. Sandhu, her approach to dentistry mixes traditional concepts with the efficiency of today's digital age. Dr. Sandhu practices in all aspects of general dentistry including restorations, crown, bridges, root canals, implants, general oral surgery, orthodontics, and dentures.



Best Life | N of 1 provides customized health plans for the individual backed by science. They recognize that health isn't a one-size fits all. For this reason, their team uses advanced diagnostics, hormone optimization, metabolic testing, cancer screening, and evidence-based protocols to uncover root causes and create precision care plans.

Their health services include:

- Full Body MRI
- DEXA Scan
- Galleria Multi-Cancer Screening
- Hormone Replacement Therapy
- PNOE Metabolic Assessment
- Red Light Therapy
- Cold Plunge Therapy
- Hyperbaric Oxygen Therapy
- 24/7 Personalized Healthcare



As one of the largest physical and occupational therapy providers in the country, Athletico offers a wide range of services to help patients move pain-free and get back to the life they love.

Athletico was established in 1991 in Chicago when they opened their first clinic dedicated to sports rehab and physical therapy. They now have more than 900 neighborhood locations in 24 states throughout the country.

Their services include:

- Physical Therapy
- Occupational Therapy
- Athletic Training
- Pelvic Health Therapy
- Back Pain Treatment
- Pediatric Therapy
- Specialized Services

CONTACT US

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



Matt Schiffman

CEO / MANAGING MEMBER

D: 248.281.9907

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Mike Gunn

SENIOR ASSOCIATE

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P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com



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