

**FOR SALE**

**HALL RD BUSINESS CENTRE**

**22600 HALL RD**

**CLINTON TOWNSHIP, MI 48036**



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# HALL RD BUSINESS CENTRE



**SALE PRICE**  
Contact Broker



**TOTAL BUILDING SF**  
35,000



**YEAR BUILT/RENOVATED**  
1987/2022



## INVESTMENT OFFERING

Friedman Real Estate is pleased to present this recently renovated, free-standing Business Center in Clinton Township, Michigan. The subject property is situated in a dense retail and business corridor with traffic counts of  $\pm 77,549$  on Hall Rd. The Hall Rd Business Centre is fully occupied by tenants with strong long-term commitments, making it an excellent investment opportunity.

## INVESTMENT HIGHLIGHTS

- For Sale: 35,000 SF Office Building in Clinton Twp
- New ownership has invested significant money in the building for capital improvements in the last 3 years
- Over 70% occupied, with national tenants consisting of the US Air Force, and REGUS
- Ideal Owner/User Opportunity, while benefiting from over \$450,000 in annual revenue
- Situated directly on Hall Rd on over 3 acres of land
- Easy access to major highways via I-94
- Subject property is within 6 miles of Lakeside Mall's billion-dollar [redevelopment](#) project
- Asking Price: Contact Broker

## INVESTMENT SUMMARY

LIST PRICE	Contact Broker
LAND ACREAGE	3.20 AC
YEAR BUILT	1987/2022
BUILDING SIZE	35,000 SF
PRICE PSF	Contact Broker
SURFACE PARKING	150 SPACES
SPRINKLERS	YES

# HALL RD BUSINESS CENTRE | 22600 HALL RD

## TENANT RENT ROLL

TENANT	SIZE	GROSS PSF	GROSS RENT (\$)	LEASE END DATE
Regus	9,792 SF	\$21.00/PSF	\$210,000.00	AUGUST 2027
Great Lakes Therapy	4,000 SF	\$17.00 PSF	\$68,000.000	JULY 2028
US Air Force Recruiting Head Quarters	7,500 SF	\$17.12 PSF	\$128,400.00	JUNE 2034
York, Dolan, & Tomlinson	1,500 SF	\$16.80 PSF	\$25,200.00	MAY 2025
Zoom Mortgage	1,400 SF	\$17.00 PSF	\$24,000.00	24 MONTHS POST SALE *OWNER LEASEBACK



Base Rent	\$455,600.00
<b>Operating Expenses</b>	
Insurance	\$ 6,023.95
Janitorial/Cintas	\$18,051.00
Trash Removal	\$ 1,890.00
Repairs & Maintenance	\$ 5,000.00
ATT	\$ 801.48
Gas	\$10,524.51
Electric	\$ 20,908.68
Water	\$2,458.33
Lawn/Snow Removal	\$17,865.00
Taxes	\$64,866.99
<b>Total Operating Expenses</b>	<b>\$148,389.94</b>
<b>NET OPERATING INCOME</b>	<b>\$307,210.06</b>

# HALL RD

# BUSINESS CENTRE

## CAPITAL EXPENDITURES

- Renovated corridors on both floors
- Upgraded multiple bathrooms
- New roof with an eight-year warranty
- New rooftop unit
- Re-surfaced the parking lot
- Multiple landscaping projects
- Ownership has spent over \$400,000 in tenant buildouts

Ownership purchased the subject property in 2022 with deferred maintenance and low occupancy. Ownership created a plan to address building and cosmetic upgrades. Within a year, the property experienced an overhaul on both the interior and exterior of the property. In addition to the property upgrades, there was an emphasis on tenant retention and tenant acquisition. Building occupancy went from sub 25% to over 70%. This includes the renewal of The United Air Forces, as well as the additions of Regus and Great Lakes Psychology. The combination of capital improvements and increased tenant occupancy makes this the perfect opportunity for an owner-user looking to occupy the remaining space with limited Landlord responsibilities.





# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



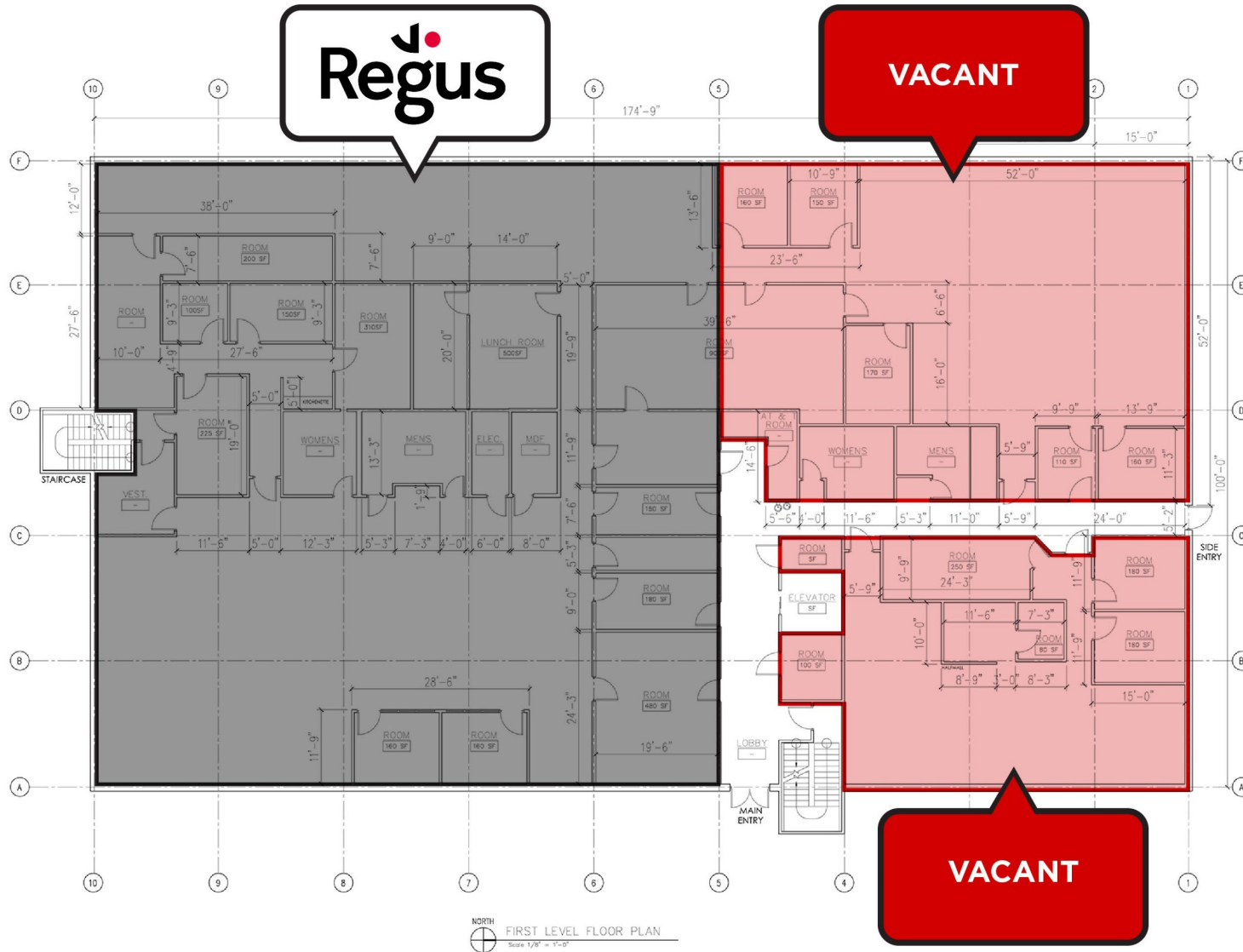


# INTERIOR PHOTOS

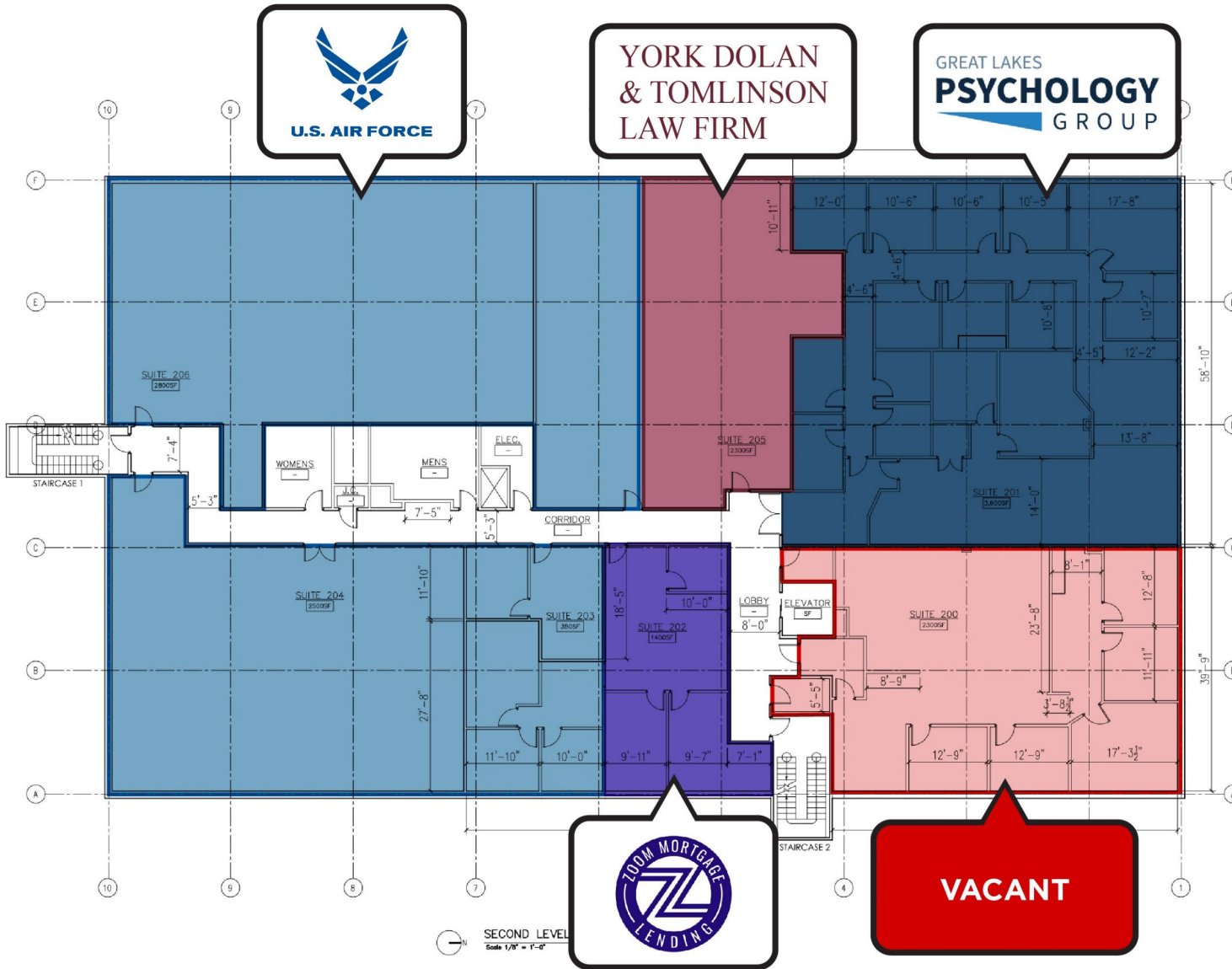




# 1ST FLOOR



# 2ND FLOOR





HALL RD

±62,866 VPD

MACOMB INDUSTRIAL DR

±60,571 VPD

N GROESBECK HWY

PARCEL OUTLINE

Lakeside Mall  
**Redevelopment**  
Breaking Ground  
Late 2025

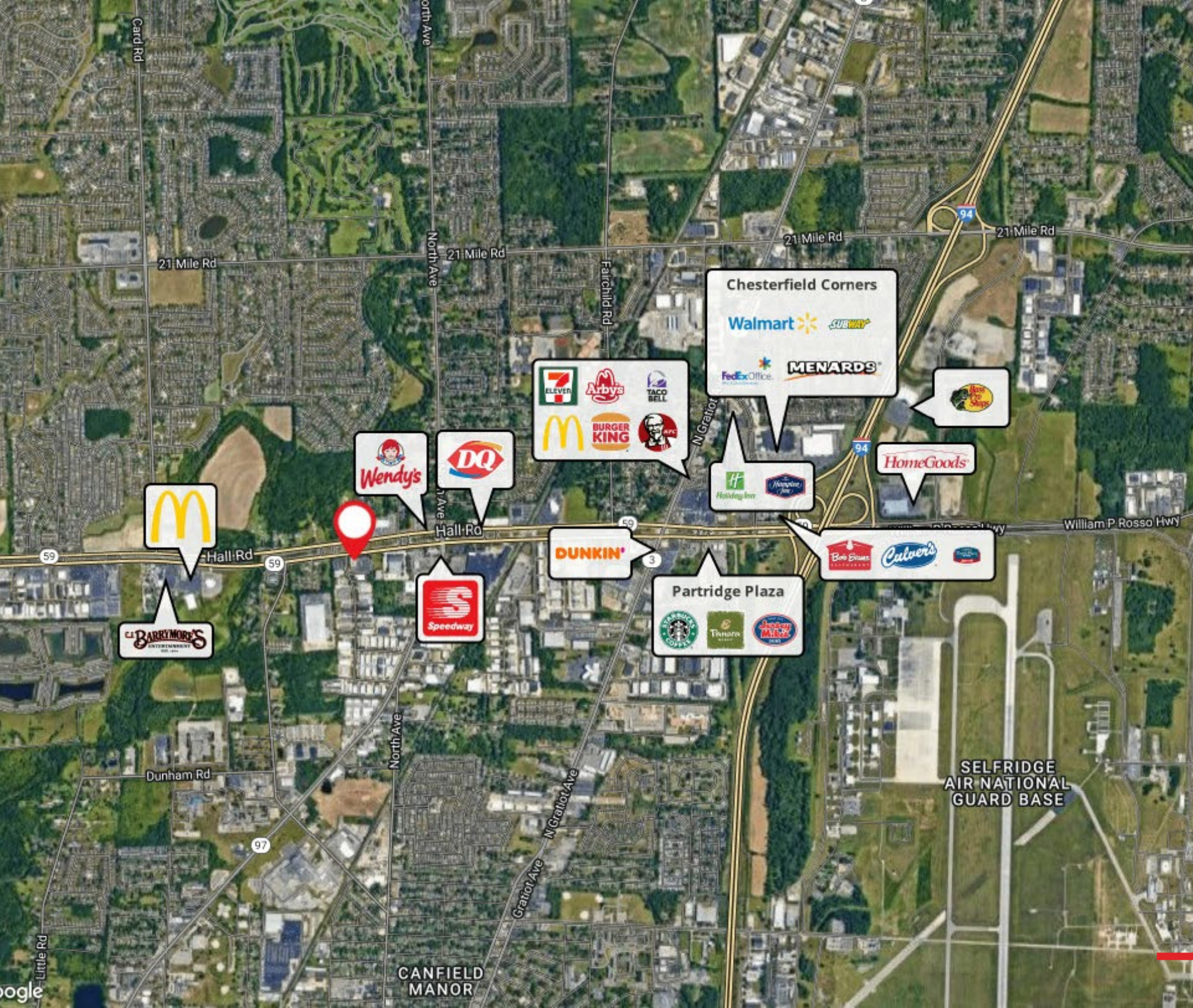
10 MINUTE DRIVE TIME

HALL RD

Hall Rd  
Business Centre

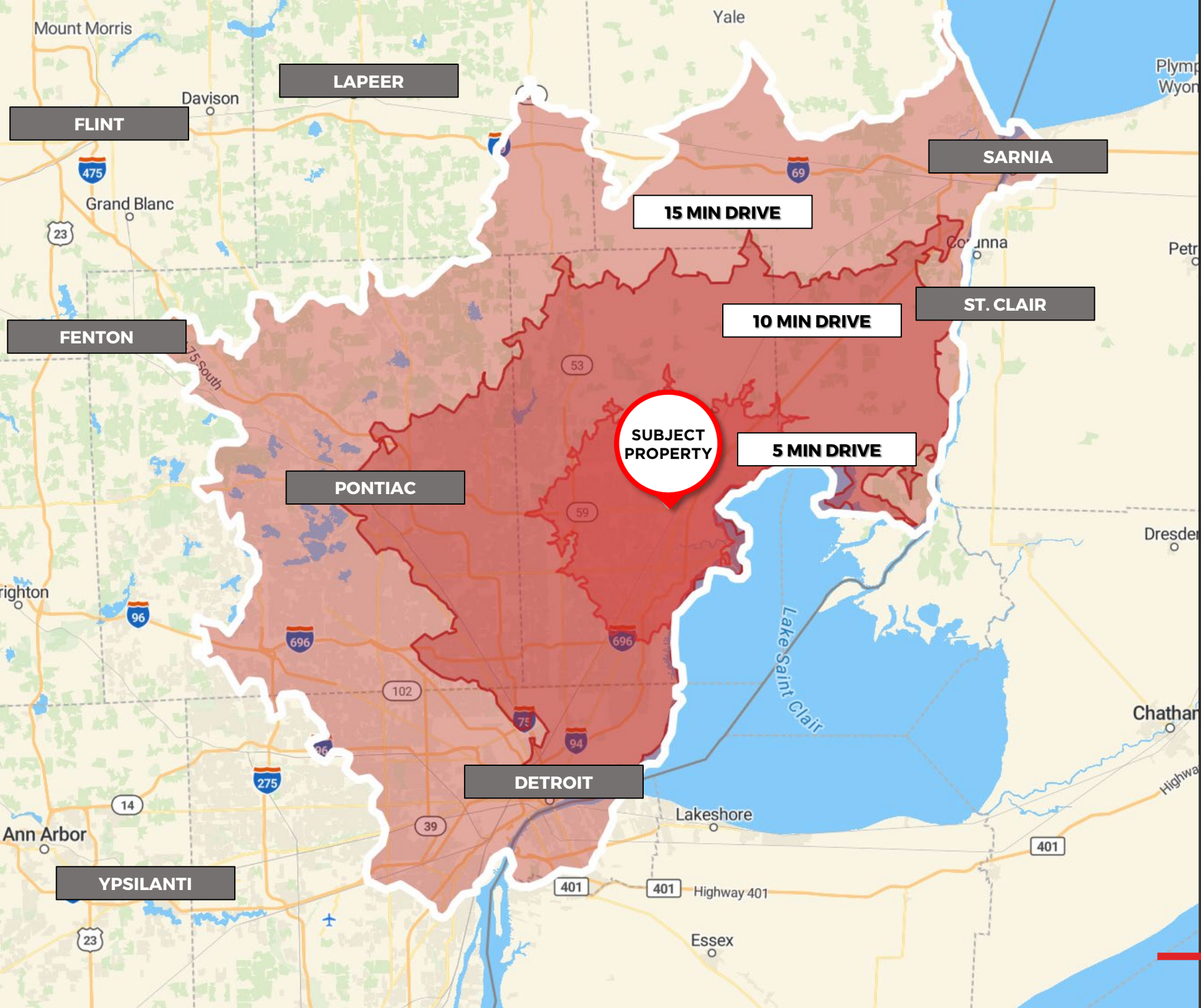


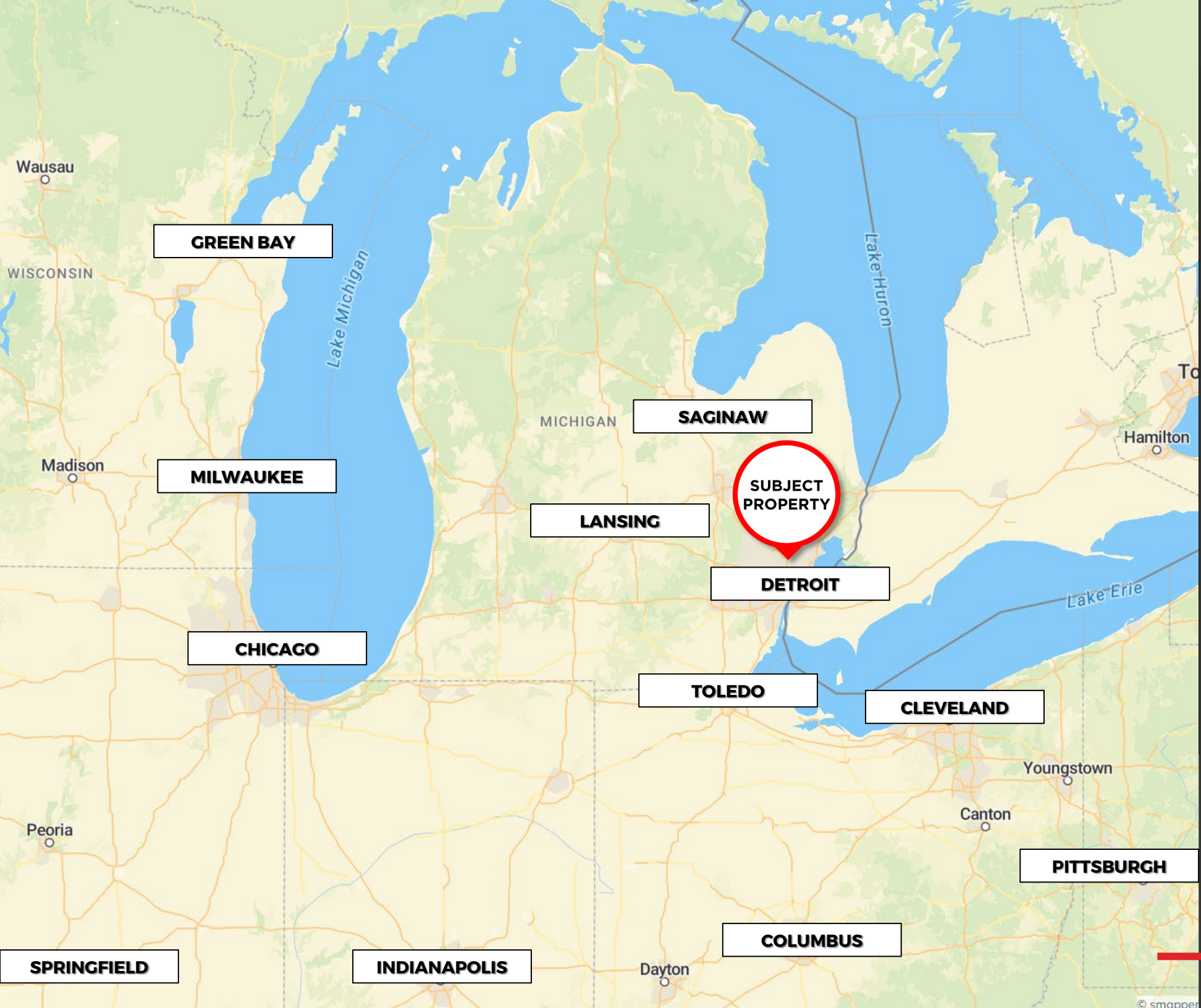
# PARCEL OUTLINE



# NEARBY AMENITIES







# REGIONAL MAP



## CLINTON TOWNSHIP

Clinton Township, situated in Macomb County, Michigan, is a vibrant suburban community known for its diverse housing options and strong community spirit. It features a mix of residential neighborhoods, retail centers, and recreational amenities, including numerous parks and sports facilities. The township is recognized for its good schools and family-friendly environment, making it an attractive location for both families and professionals. Its strategic location offers convenient access to major highways and nearby Detroit, providing residents with a blend of suburban tranquility and urban accessibility. Overall, Clinton Township combines a high quality of life with growth potential, making it a notable place to live and invest.

2023	2 MILE	5 MILE	10 MILE
POPULATION	±37,698	202,717	575,143
HOUSEHOLDS	14,417	81,956	228,922
AVG HH INCOME	\$79,434	\$88,303	\$87,266

# SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

## **SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)**

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

## **MULTI-FAMILY SALES**

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

## **SHOPPING CENTER SALES**

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

## **INDUSTRIAL SALES**

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

## **ONLINE AUCTION SALES**

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

## **ADDITIONAL SERVICE LINES**

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



# BROKER REPRESENTATION



**600**

CURRENT  
BROKER LISTINGS

**15,000**

MULTI-FAMILY  
APARTMENTS MANAGED

**18,000,000**

COMMERCIAL SF  
MANAGED

**\$22,500,000,000**

IN CLOSED TRANSACTIONS



## JOEL KESTENBERG

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Joel has a strong focus on the sale of single and multi-tenant net leased properties throughout the Midwest.

Prior to joining Friedman, Joel gained value sales and management experience working for Groupon and Lululemon in Chicago. Joel is a graduate of Oakland University in Rochester, MI, and is an active member of the International Council of Shopping Centers (ICSC). Outside of work, Joel is an avid golfer and diehard fan of the Michigan Wolverines.



## MARC HAMES

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Marc has nearly a decade of commercial real estate experience in both asset management and investment advisory sales. During his time at Friedman, he has gained a wealth of experience across all asset classes. He has been involved in over a hundred transactions exceeding \$250 million of total value.

Marc assists clients with challenging real estate assignments resulting from restructurings, bankruptcies, as well as mergers and acquisitions across the country. The clients he serves include lenders, restructuring attorneys, as well as corporate financial advisors. Marc earned his bachelor's degree from Oakland University in Rochester, Michigan.

CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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