



Woodhaven, MI

**ACCEPTING OFFERS** ::

**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 Plasma Center**

**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 Plasma Center**

**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 Plasma Center**

**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 Plasma Center**

**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 Plasma Center**

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 Plasma Center**

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)



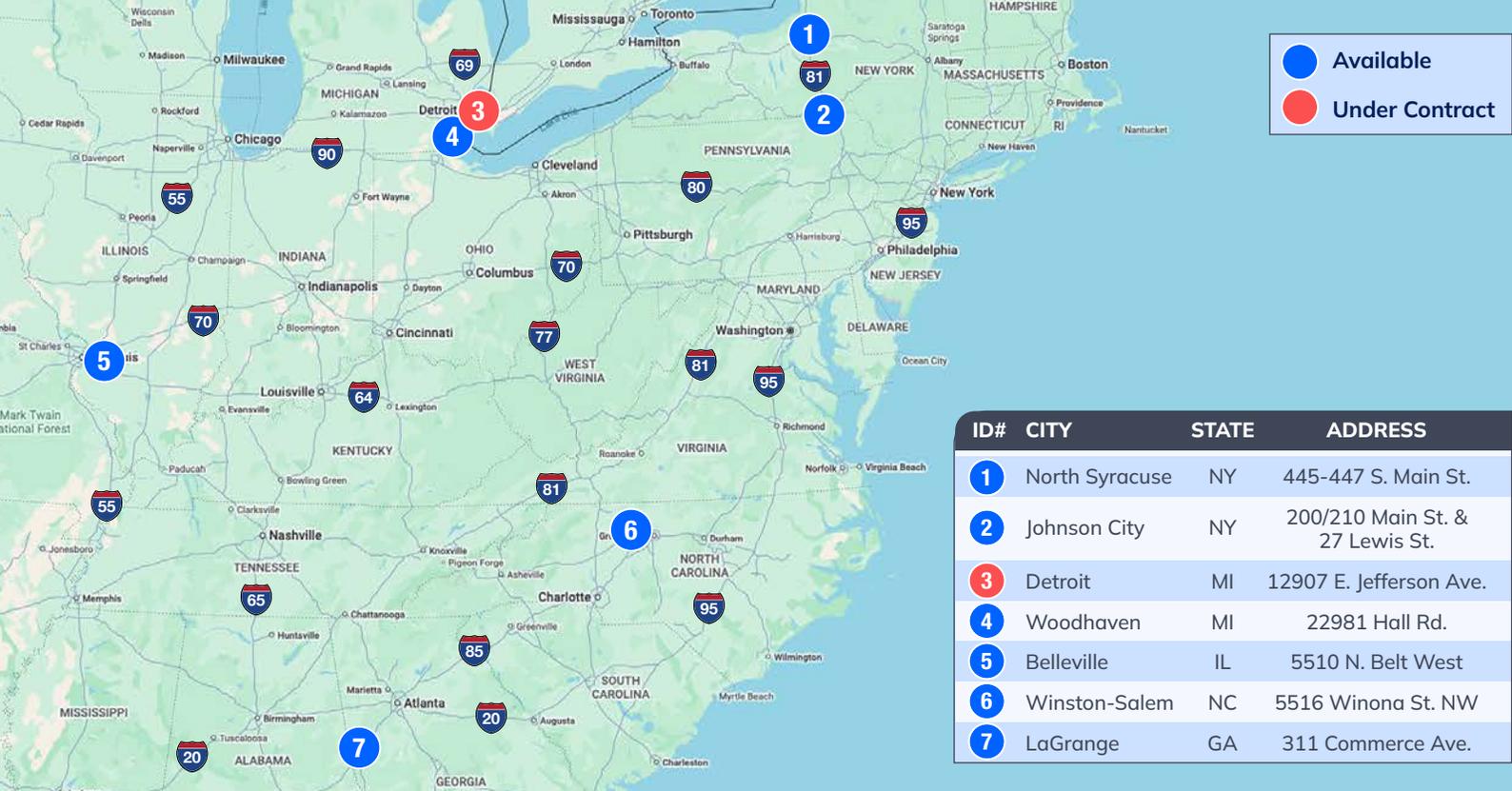
311 Commerce Ave., LaGrange, GA



**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.

### 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](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

By Appointment Only

#### OFFER SUBMISSION

All offers must be submitted on a Letter of Intent (LOI) bid document, Hilco can provide a version of a LOI to utilize upon request. Offers must be submitted to Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com) and Michael Kneifel at [mkneifel@hilcoglobal.com](mailto: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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