



PILOT
PROPERTY GROUP

INVESTMENT SALE

Normandy Eye Care & Optical
32090 23 Mile Road
New Baltimore, MI 48047

TABLE OF CONTENTS



- 3 PROPERTY INFORMATION
- 4 FINANCIAL INFORMATION
- 5 MARKET/DEMOGRAPHICS
- 6 CONTACT INFORMATION



PROPERTY INFORMATION

Normandy Eye Care & Optical

32090 23 Mile Road, New Baltimore, MI 48047

PROPERTY OVERVIEW:

The Normandy Eye Center & Optical location at 32090 23 Mile Road (previously home to Advanced Vision) has operated under the Normandy name since 2020, succeeding the prior private optometry practice that had been established at this Chesterfield/New Baltimore site for over two decades.

Founded in 1949, Normandy Eye Center & Optical has grown from a single storefront into a trusted name across Metro Detroit, with eight locations dedicated to providing advanced, compassionate, and community-rooted vision care. Generations of families have come to rely on Normandy Optical not only for clear sight but for a personalized experience they can count on year after year.

Property Type: Retail

Cross Streets: South side of 23 Mile Road at Sass

Parcel Size: 0.44 Acres

Total Square Footage: 2,400

Year Built/Renovated: 1974/2021

Zoning: C-3

Parking Spaces: 12

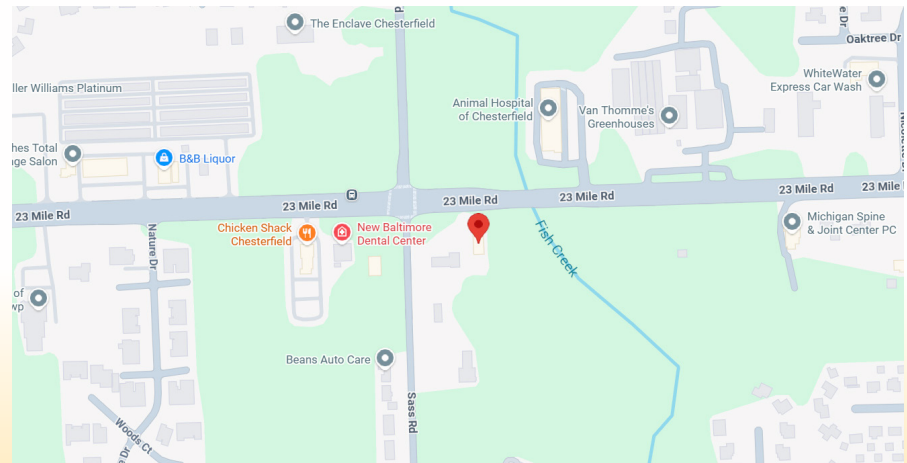
Taxes: \$6,856

Roof replaced in 2023 - under warranty

HVAC replaced in 2019

Parking lot repaved in 2020

Sale Price: \$600,000



AGENT CONTACT INFO

ANTHONY RUBINO • C: 586.873.5419 • anthony@pilotpg.com

JIMMY DIEHL • C: 586.337.5241 • j.diehl@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

FINANCIAL INFORMATION

	LEASE STRUCTURE	LEASE TERM	PSF	MONTHLY	ANNUAL
Normandy Optical	NNN	8-31-2031	\$18.54	\$3,708*	\$44,496

Current NOI.....\$44,496

Asking Price\$600,000

Cap Rate.....7.4%

*Rent increases 9-1-2027 to \$3,820/month

Rent increases 9-1-2030 to \$3,935/month

- Landlord responsible for major repairs related to roof, outer walls, and parking lot.
- Tenant responsible for general maintenance and upkeep of the premises, including the routine professional maintenance of the HVAC units, and repairs up to \$300 per occurrence.
- Tenant responsible for property taxes and insurance, as well as coordination and payment of all snow removal and landscape maintenance.



AGENT CONTACT INFO

ANTHONY RUBINO • C: 586.873.5419 • anthony@pilotpg.com

JIMMY DIEHL • C: 586.337.5241 • j.diehl@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

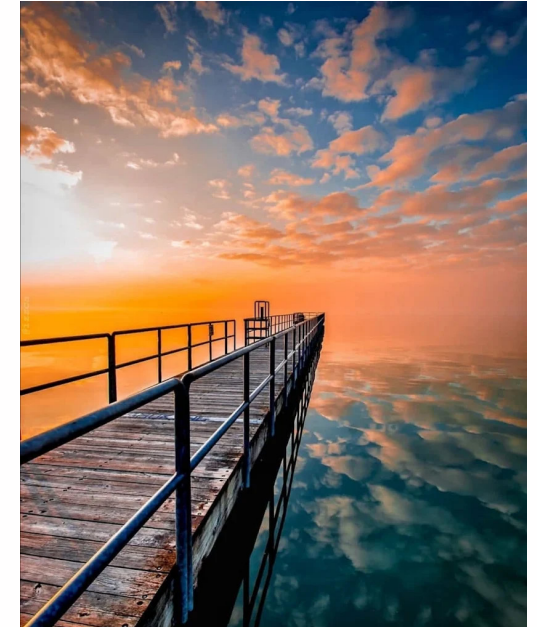
MARKET/DEMOGRAPHICS INFORMATION



Chesterfield Charter Township is a charter township of Macomb County in the U.S. state of Michigan. As of the 2020 census the population was 45,376. The township was organized in 1842, formed from a portion of Macomb Township. In 1989 it gained charter status.

New Baltimore is located just to the east of Chesterfield Township, on the shore of Anchor Bay. On The Bay Boutique and Cafe is one of the “go to” places to relax and enjoy a leisurely lunch or dinner while shopping on the waterfront

The City of New Baltimore was incorporated as a Village in 1867 and as a City in 1931. It is located on the north coastline of Lake St. Clair, along the boundary of Macomb and St. Clair Counties. The beautiful town sits on the waterfront and offers a public park, beach, and downtown-shopping district.



DEMOGRAPHICS & TRAFFIC			
	3 MILE	5 MILES	10 MILES
2025 POPULATION	32,143	79,559	289,542
2025 HOUSEHOLDS	12,913	30,124	114,502
AVERAGE HOUSEHOLD INCOME	\$102,857	\$108,810	\$107,041
TRAFFIC COUNTS	24938 VPD ON 23 MILE AT SASS		



AGENT CONTACT INFO

ANTHONY RUBINO • C: 586.873.5419 • anthony@pilotpg.com

JIMMY DIEHL • C: 586.337.5241 • j.diehl@pilotpg.com

Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com

CONTACT INFORMATION

AGENT CONTACTS:

ANTHONY RUBINO

O: 586.254.0900 x101 • C: 586.873.5419

anthony@pilotpg.com

JIMMY DIEHL

O: 586.254.0900 x109 • C: 586.337.5241

j.diehl@pilotpg.com

CONFIDENTIALITY & CONDITIONS DISCLOSURE

All materials and information received or derived from Pilot Property Group (hereinafter collectively referred to as "PPG"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by PPG its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither PPG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. PPG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION & DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. PPG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. PPG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PPG in compliance with all applicable fair housing and equal opportunity laws.



AGENT CONTACT INFO

ANTHONY RUBINO • C: 586.873.5419 • *anthony@pilotpg.com*

JIMMY DIEHL • C: 586.337.5241 • *j.diehl@pilotpg.com*

*Offices in Sterling Heights and Port Huron to serve you
586.254.0900 • www.pilotpg.com*