



10982-10990 MIDDLEBELT RD LIVONIA, MI 48150

VALUE-ADD INVESTMENT

MEDICAL OFFICE OWNER/USER OPPORTUNITY WITH IN-PLACE INCOME



P.A. COMMERCIAL
Corporate & Investment Real Estate

SALE PRICE: \$1,550,000

BUILDING SIZE: 9,710 SF

LOT SIZE: 1.16 ACRES

OCCUPANCY: 61%

PARKING: 64 SPACES

CONTENTS

EXECUTIVE SUMMARY	03
INVESTMENT HIGHLIGHTS	04
LOCATION OVERVIEW	05
PROPERTY PHOTOS	07
SITE PLAN	08
MARKET OVERVIEW	09
TENANT INFORMATION	11
TENANT MIX & AVAILABLE SPACE	12
CONTACT US	13

OFFERED EXCLUSIVELY BY:



Mike Gunn
SENIOR ASSOCIATE

D: 248.331.0202
M: 248.924.7499
mike@pacommercial.com



Billy Stacy
ASSOCIATE

D: 248.663.0507
M: 248.835.9801
billy@pacommercial.com

EXECUTIVE SUMMARY

This strategically located medical office asset combines durable healthcare tenancy, owner-user flexibility, and significant leasing upside within one of Metro Detroit's strongest suburban retail and healthcare corridors.

Positioned on a hard corner along one of Livonia's most heavily traveled commercial corridors, 10982–10990 Middlebelt Road presents a compelling value-add medical office investment with owner-user flexibility. This 9,710 SF multi-tenant medical building is currently 61% occupied by two established healthcare tenants, generating stable in-place income while offering significant upside through lease renewals, occupancy growth, and rental rate optimization.

The property benefits from exceptional visibility with approximately 34,273 vehicles passing daily, a prominent monument sign, and immediate access to I-96 and the Southern I-275 Corridor. Surrounded by major national retailers, restaurants, and service providers, the location serves as a well-established healthcare destination within the heart of Livonia.

Ownership has invested more than \$350,000 in capital improvements over the past six years, creating a well-maintained asset with minimal near-term capital requirements. Approximately 3,801 SF of available space can be combined to accommodate an owner-user or leased to medical, office, or retail tenants, providing multiple avenues for value creation.

With strong demographics, abundant parking, and future leasing opportunities, this offering presents an attractive opportunity for investors seeking stable cash flow with upside potential or medical users looking to establish a presence in a premier Livonia location.



BUILDING SIZE	9,710 SF
LAND SIZE	1.16 Acres
APN	46 142 99 0019 005
ZONING	C-1
UNITS	5
OCCUPANCY	61%
YEAR BUILT	1979
YEAR RENOVATED	2020
CONSTRUCTION	Masonry
PARKING SPACES	64 Surface Spaces
TRAFFIC COUNT	34,273 VPD
MARKET	Detroit
SUBMARKET	Southern I-275 Corridor
LOCATION TYPE	Suburban
PRICE P/SF	\$159.62
SALE PRICE	\$1,550,000

INVESTMENT SNAPSHOT



STABLE HEALTHCARE TENANCY

The property is anchored by Skin & Vein Center, a well-established dermatology practice occupying 4,479 SF, alongside George Iwannow Hearing Aid Center, who occupies 1,430 SF. This provides stable in-place income while reinforcing the building's identity as a healthcare destination within the Livonia market.



STRONG HEALTHCARE DEMAND DRIVERS

Located less than six miles from Trinity Health Livonia Hospital, the property is positioned within an established healthcare corridor. Additionally, approximately 21% of residents within a three-mile radius are age 65 or older, supporting the demand for medical services.



OWNER/USER FLEXIBILITY WITH IMMEDIATE OCCUPANCY

Approximately 3,801 SF is available for occupancy and can be configured to accommodate a variety of medical, office, or service-oriented users. This creates a unique opportunity for an owner/user to establish a presence in a highly desirable location while benefiting from income generated by existing tenants.



PRIME LIVONIA LOCATION WITH EXCEPTIONAL VISIBILITY

Situated on a hard corner along Middlebelt Road, the property benefits from approximately 34,273 vehicles passing daily. With 200 feet of frontage, prominent monument signage, and proximity to Wonderland Plaza, tenants enjoy exceptional exposure in one of Livonia's busiest commercial corridors.



SIGNIFICANT VALUE-ADD POTENTIAL

Currently 61% occupied, the property offers investors a clear path to increasing cash flow through lease-up of vacant suites and future rent growth. The combination of existing income and available space creates multiple opportunities to enhance asset value over time.



SIGNIFICANT CAPITAL IMPROVEMENTS

Ownership has invested more than \$350,000 into the property over the last six years, including a building canopy extension, parking lot repairs, new rooftop HVAC, and landscaping - enhancing the asset's condition and reducing the likelihood of major near-term capital expenditures.

LOCATION OVERVIEW

ESTABLISHED HEALTHCARE & RETAIL CORRIDOR

The building is situated less than six miles from Trinity Health Livonia Hospital and is surrounded by a strong network of healthcare providers, retailers, restaurants, and service businesses. This established healthcare ecosystem helps drive patient traffic and supports long-term demand for medical office space.

STRONG DEMOGRAPHICS SUPPORTING HEALTHCARE DEMAND

The surrounding population provides an attractive foundation for healthcare users and investors alike. Approximately 21% of residents within a three-mile radius are age 65 or older—well above many suburban averages—creating consistent demand for primary care, specialty medical services, outpatient treatment, diagnostics, and wellness-related providers.

EXCEPTIONAL ACCESS & VISIBILITY

The property offers excellent regional connectivity with immediate access to I-96, Middlebelt Road, and the I-275 corridor, allowing patients, customers, and employees to conveniently reach the site from throughout Metro Detroit. With approximately 34,273 vehicles passing daily, the property provides outstanding visibility and brand exposure along one of Livonia's primary commercial thoroughfares.

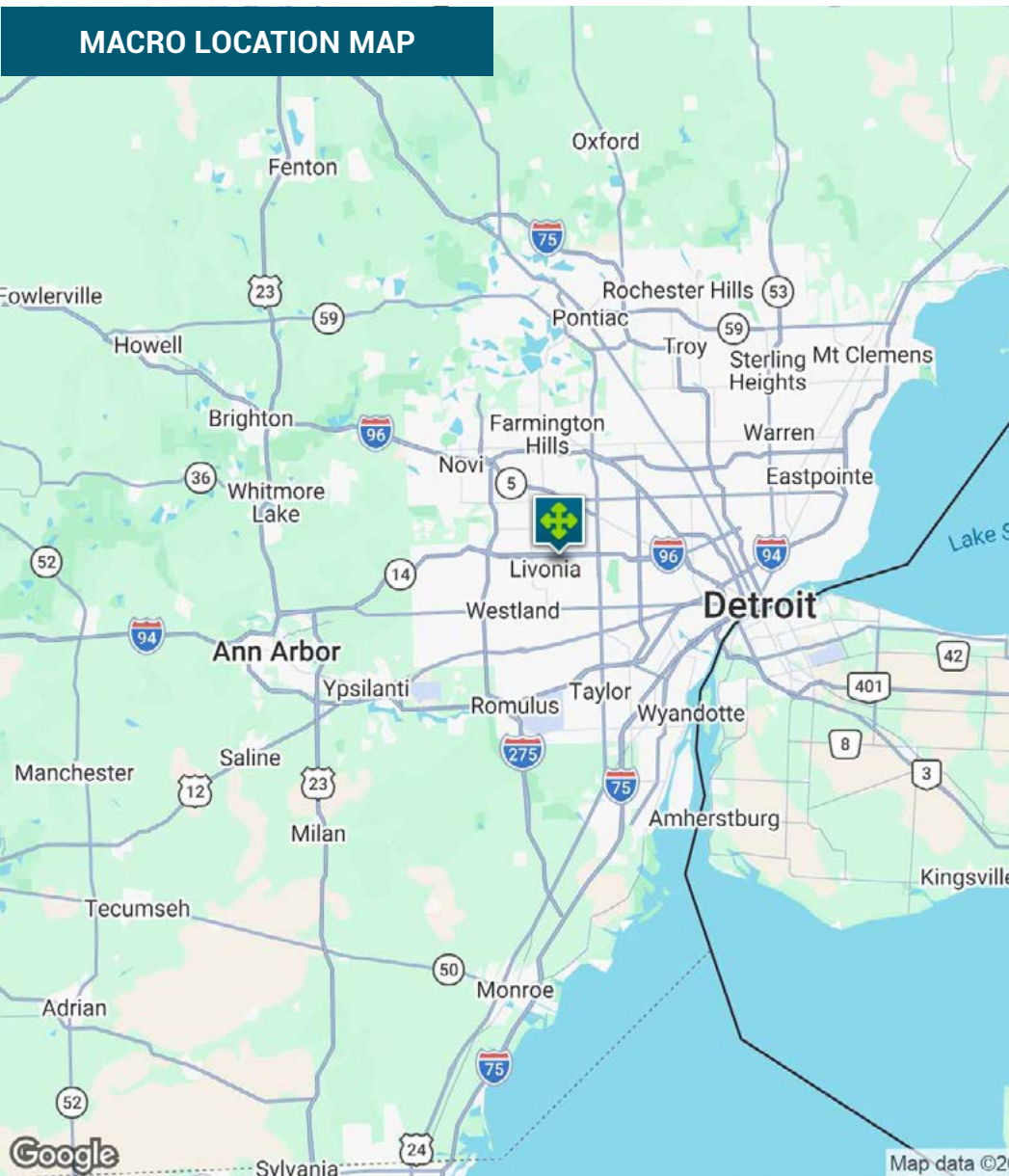
SURROUNDED BY MAJOR TRAFFIC DRIVERS

Just southeast of Wonderland Plaza, the property is positioned near major national retailers that draw consumers from across the region. The concentration of shopping, dining, healthcare, and service amenities creates a highly convenient environment for visitors while reinforcing the property's role as a destination within the Livonia market.



LOCATION MAPS

MACRO LOCATION MAP



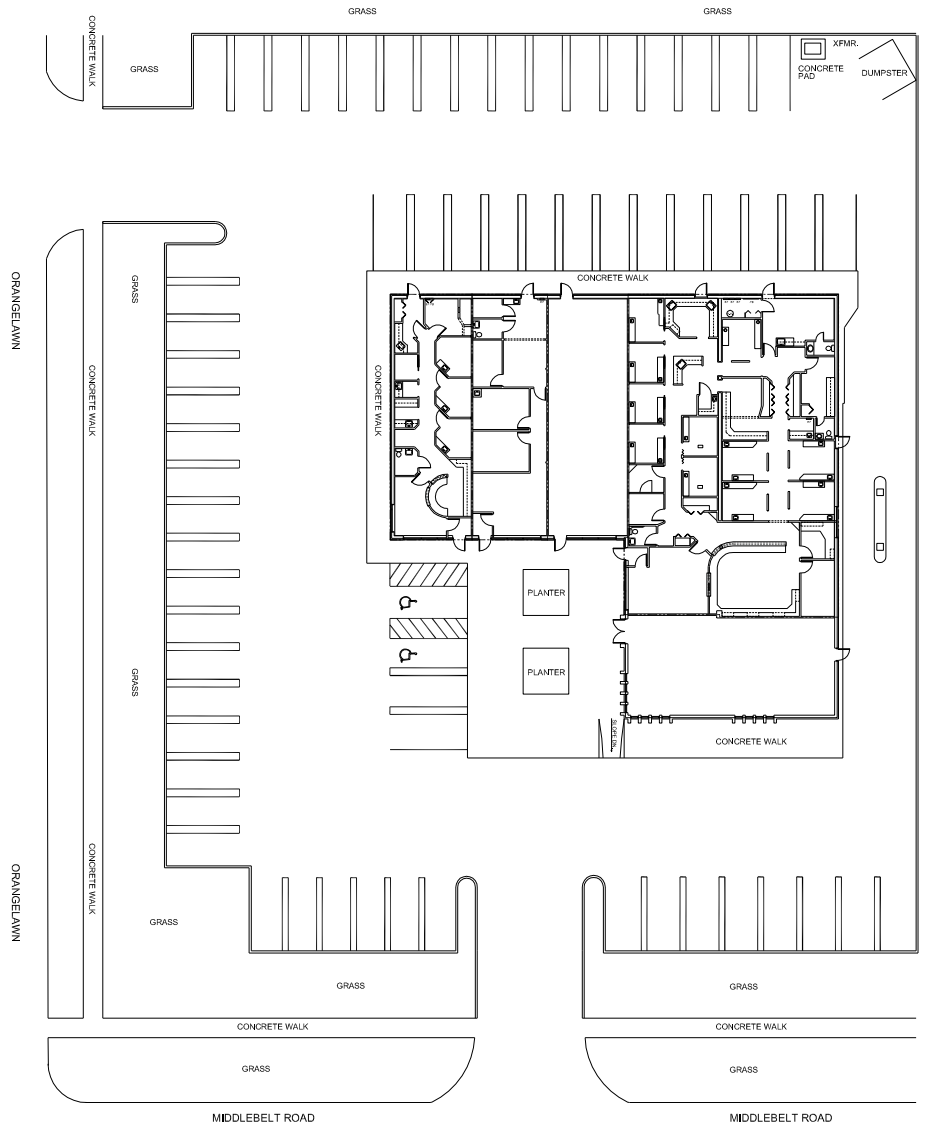
MICRO LOCATION MAP



PROPERTY PHOTOS



SITE PLAN



GENEROUS 1.16-ACRE SITE WITH ABUNDANT PARKING

The property's generous 1.16-acre site provides 64 surface parking spaces, offering a parking ratio that exceeds the needs of most medical and professional office users. Ample parking enhances the patient and visitor experience while supporting future leasing efforts and owner/user occupancy. Combined with convenient ingress and egress from Middlebelt Road and Orangelawn Street, the site is designed to accommodate consistent daily traffic with ease.

MARKET OVERVIEW

Livonia combines the advantages of an affluent and educated population, a diverse employment base, and exceptional regional accessibility, making it one of metro Detroit's premier suburban business destinations.

DEMOGRAPHICS

Livonia is one of Metro Detroit's most established and affluent suburban communities, with a population of approximately 94,000 residents and a median age of nearly 45 years. The city is characterized by stable residential neighborhoods, high homeownership rates, strong educational attainment, and above-average household incomes. Median household income exceeds \$98,000, significantly outperforming both state and regional averages, while nearly 44% of residents hold a bachelor's degree or higher.

EMPLOYMENT

Livonia serves as a major employment center within Wayne County and Southeast Michigan, supporting approximately 88,000 jobs across healthcare, manufacturing, logistics, professional services, education, and retail sectors. Its strategic location along the I-96 and I-275 corridors has helped establish the city as a regional hub for both employers and consumers.

ECONOMY

Livonia consistently ranks among the most economically stable communities in Southeast Michigan. The city benefits from low unemployment, strong consumer spending, and a highly educated workforce. Household incomes exceed both state and national averages, while poverty rates remain well below regional norms, reflecting the area's overall economic strength. Continued investment in healthcare, retail, and commercial development has further strengthened the local economy and supported long-term real estate fundamentals.

WITHIN 3 MILES:



98,724
POPULATION



43,132
DAYTIME
EMPLOYMENT



40,480
HOUSEHOLDS



\$92,603
AVERAGE
HOUSEHOLD INCOME



42
MEDIAN AGE



\$1.2B
TOTAL SPECIFIED
CONSUMER
SPENDING

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 POPULATION	9,378	98,724	283,094
2030 POPULATION PROJECTION	9,140	96,684	277,918
MEDIAN AGE	40.4	42.2	40.4
AGE 65+	1,749	20,870	56,222
BACHELOR'S DEGREE OR HIGHER	26%	26%	25%
WORKDAY POPULATION	5,995	43,132	95,869
HOUSEHOLDS			
2025 HOUSEHOLDS	3,812	40,480	114,310
2030 HOUSEHOLD PROJECTION	3,712	39,627	112,147
AVERAGE HOUSEHOLD SIZE	2.4	2.4	2.4
TOTAL SPECIFIED CONSUMER SPENDING	\$126.4M	\$1.2B	\$3.3B
INCOME			
AVG HOUSEHOLD INCOME	\$106,613	\$92,603	\$86,617
MEDIAN HOUSEHOLD INCOME	\$92,933	\$78,227	\$69,056
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	3,251	31,187	78,025
RENTER OCCUPIED HOUSEHOLDS	462	8,439	34,122
MEDIAN HOME VALUE	\$213,064	\$207,270	\$204,647

TENANT INFORMATION

SKIN & VEIN CENTER

The Skin & Vein Center has been successfully serving the Metro Detroit/Flint area since 1990. The practice has three Michigan offices to serve clients located in Sterling Heights, Livonia, and Fenton.

Founded by Dr. Eric Seiger, he pioneered the HourLift Mini Lift procedure over 20 years ago and people travel from all over the world for this procedure. The practice also offers the most advanced techniques in cosmetic surgery including neck lifts, eyelid surgery, Picosure laser tattoo removal, Vectus and Duet laser hair reduction, Botox injections, incredible filler treatments and much more.

Dr. Seiger is an experienced board-certified dermatologist and a highly skilled cosmetic surgeon and has long been a community leader in medical education and training.

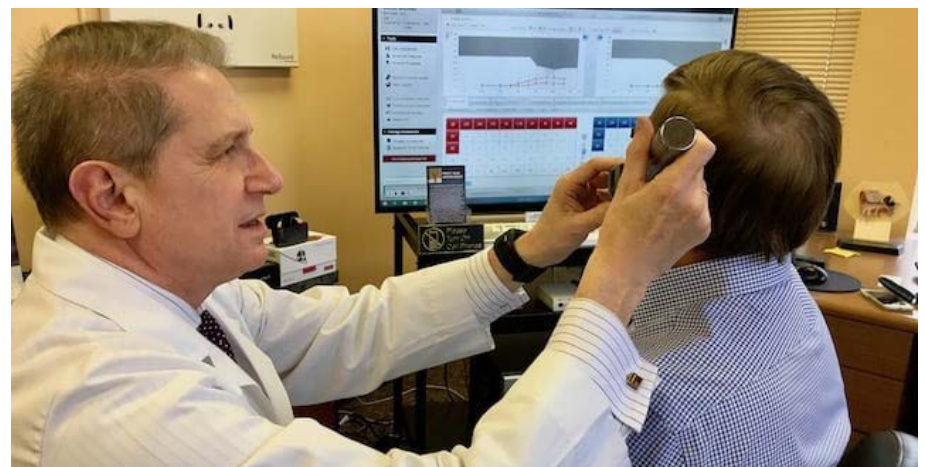


GEORGE IWANOW HEARING AID CENTER

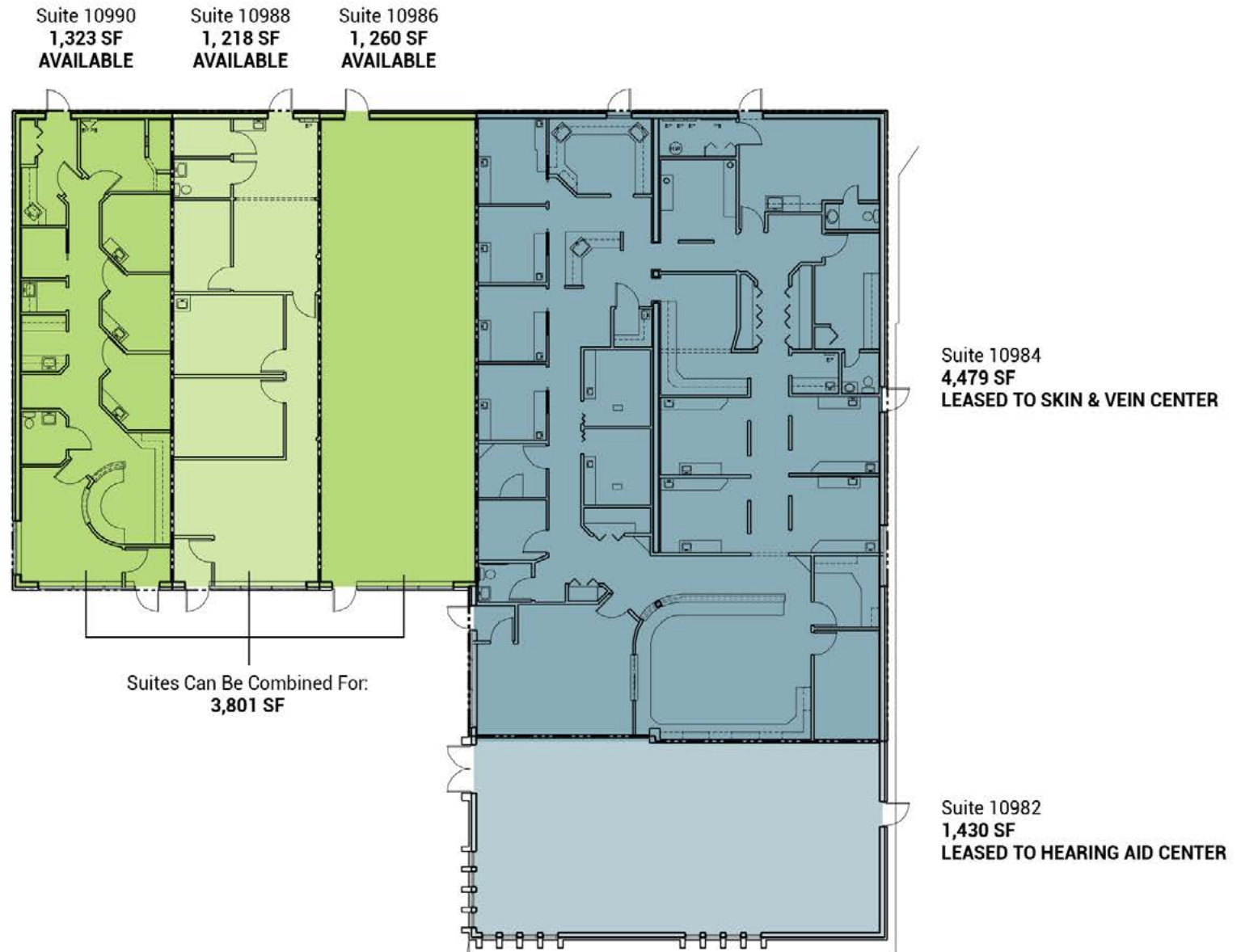
George Iwanow Hearing Aid Centers, Inc. is the oldest and largest independent family-owned hearing care practice in the Detroit Metro Area.

Mr. George M. Iwanow started a small hearing aid company in the Book Building in Detroit in 1954. They now have 5 state-of-the-art offices that offer the most comprehensive hearing evaluation, a variety of hearing aids produced by the top manufacturers, and they provide many other services all related to hearing.

The professionalism of the staff and an individual approach, combined with the most sophisticated technologies, over the years has earned our company a stellar reputation not only in Michigan but also nationwide.



TENANT MIX + AVAILABLE SPACE



CONTACT US

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



Mike Gunn
SENIOR ASSOCIATE

D: 248.331.0202
M: 248.924.7499
mike@pacommercial.com



Billy Stacy
ASSOCIATE

D: 248.663.0507
M: 248.835.9801
billy@pacommercial.com

We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100
pacommercial.com





BIG FIRM EXPERTISE.
BOUTIQUE SERVICE.
PROVEN RESULTS.

