



FOR SALE

Triple Net Investment Opportunity
32280 5 Mile Rd, Livonia, MI 48154



LISTING SUMMARY:

- Building Size: 3,898 SF
- Lot Size: .32 acres
- Year Built: 1976
- Occupancy: 100%
- Single Tenant: National Dental Service Organization
- Lease Type: NNN (Minimal LL responsibility)



Nick Zagar

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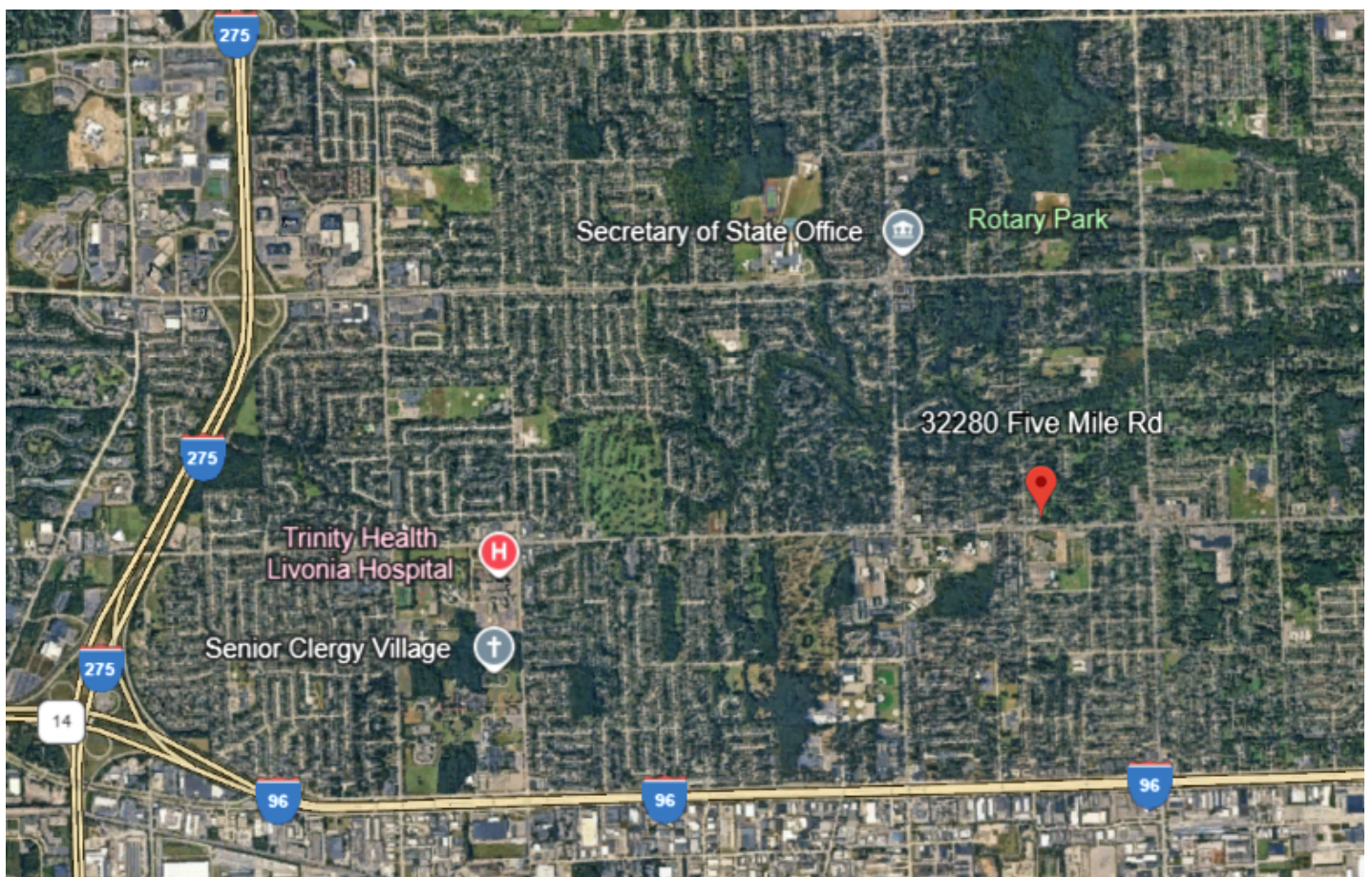
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PROPERTY DESCRIPTION:

32280 Five Mile Road is a single-story brick building located within Parkside Plaza, directly across from the Jack E. Kirksey Livonia Community Recreation Center and positioned between Merriman Road and Hubbard Street.

The property is 100% leased to a credit-worthy tenant that provides essential healthcare services to the local community, complementing the other medical users within the complex and surrounding area. Trinity Health Hospital is only minutes away, further strengthening the medical corridor presence.

In addition to its strong healthcare ecosystem, the property benefits from robust retail density and convenient access to major highways including I-275, I-96, and M-14. The location is also surrounded by numerous schools and higher-education institutions, such as Schoolcraft College and Madonna University, both less than 15 minutes away.



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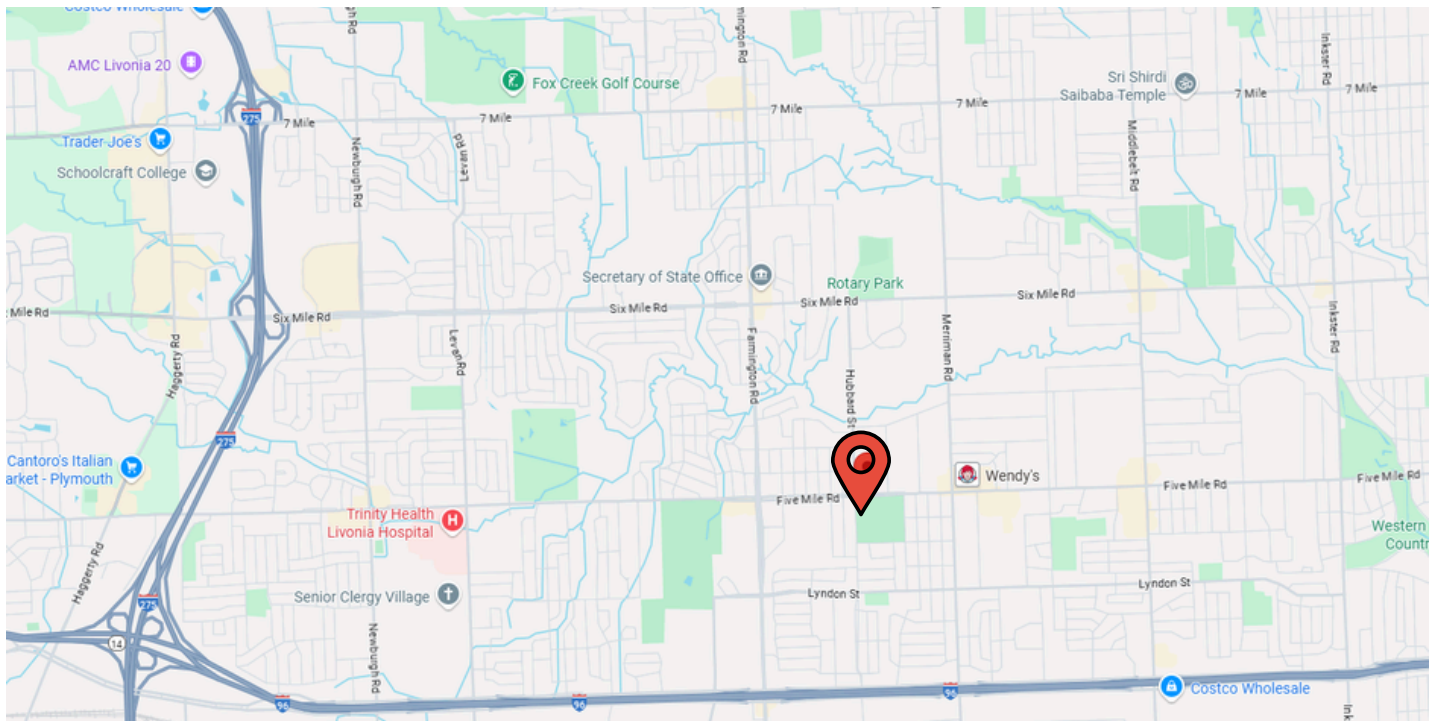
LOCATION HIGHLIGHTS:

Situated in Western Wayne County, Livonia is centrally located with direct access to Metro Detroit's major highway network, including I-275, I-96, and M-14. Just 20 miles (a 25-minute drive) from Downtown Detroit, Livonia is Michigan's eighth-largest city with a population of more than 95,000, known as a safe, family-friendly community.

The city is home to Madonna University and Schoolcraft College, as well as a robust public school district with three high schools and several private schools. Its top employers—Ford Motor Company, Trinity Health, and Livonia Public Schools—reflect the area's strong economic base.

Livonia is also celebrated for its parks, nature preserves, and recreation facilities, highlighted by the Jack E. Kirksey Livonia Community Recreation Center—directly across the street from 32280 Five Mile Road—which draws over 500,000 visitors annually.

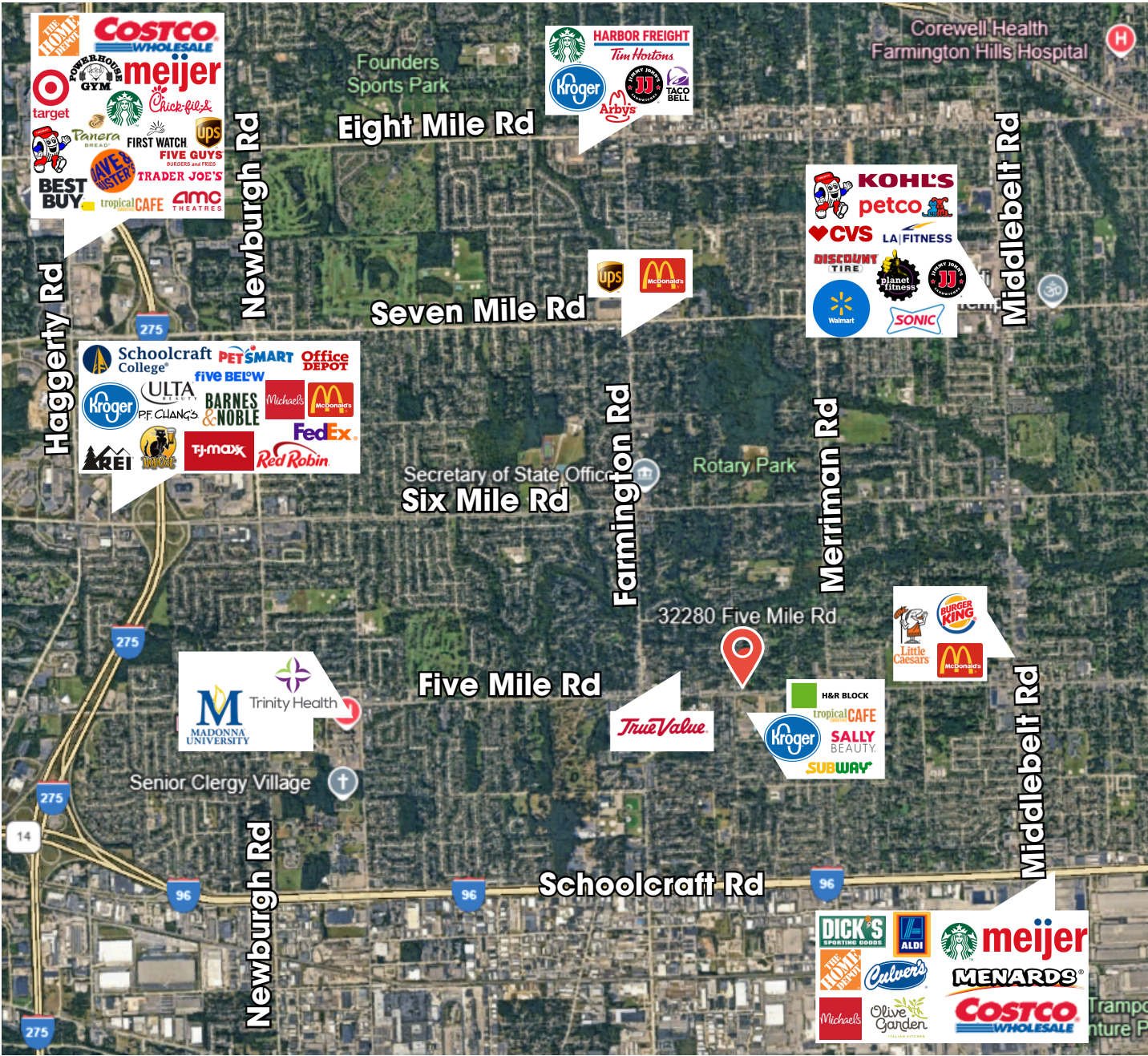
Abundant retail, healthcare providers, and hospital systems further enhance the community, making Livonia a dynamic and well-connected hub within Metro Detroit.



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DEMOGRAPHICS:

- Total Population (2020):
 - 2 Mile Radius: 30,366
 - 5 Mile Radius: 256,708
 - 10 Mile Radius: 1,028,962
- Number of Households:
 - 2 Mile Radius: 12,012
 - 5 Mile Radius: 109,663
 - 10 Mile Radius: 413,867
- Average Household Income:
 - 2 Mile Radius: \$114,301
 - 5 Mile Radius: \$92,372
 - 10 Mile Radius: \$91,174
- Median Age:
 - 2 Mile Radius: 46.7
 - 5 Mile Radius: 42.6
 - 10 Mile Radius: 40.3
- Total Consumer Spending:
 - 2 Mile Radius: \$393.3M
 - 5 Mile Radius: \$3B
 - 10 Mile Radius: \$11.6B
- Annual Projected Population Growth (2029):
 - 2 Mile Radius: -.8%
 - 5 Mile Radius: -.7%
 - 10 Mile Radius: -.6%
- Median Home Value:
 - 2 Mile Radius: \$261,514
 - 5 Mile Radius: \$198,677
 - 10 Mile Radius: \$201,772
- Median Household Income:
 - 2 Mile Radius: \$96,965
 - 5 Mile Radius: \$72,731
 - 10 Mile Radius: \$66,988
- Average Household Size:
 - 2 Mile Radius: 2.5
 - 5 Mile Radius: 2.3
 - 10 Mile Radius: 2.4
- Bachelor's Degree or Higher:
 - 2 Mile Radius: 40%
 - 5 Mile Radius: 32%
 - 10 Mile Radius: 33%



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ABOUT SMILE PARTNERS USA:

- Acquired Redwood Dental in 2019
- Founded in 1982
- 108 locations
- Headquartered in Troy, MI
- Nearly 1,500 employees



Smile Partners USA is a leading provider of dentistry services in Michigan, Georgia, Illinois, Colorado, and Alabama, operating 100+ locations throughout the Detroit, Atlanta, Chicago, Denver, and Birmingham metropolitan markets.

Their locations provide patients with a full suite of general dentistry services, including preventative, diagnostic, and restorative services, as well as numerous specialty services, such as orthodontics, oral surgery, and others.

www.smilepartnersusa.com



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