



# Established High Performing Dental Practice

16068 E Eight Mile Rd,  
Detroit, MI 48205



**BROCK J BEAN**

586.930.4857 | Brock@TDGCommercialRE.com



**TDG**  
COMMERCIAL

**TURNKEY DENTAL • 3 OPERATORIES • UPDATED EQUIPMENT**

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### TABLE OF CONTENTS

1. Cover Page
2. Disclosure & CA
3. Business Summary
4. Demographics
5. Market Overview
6. Location Overview
7. Photos
8. Contact Us

**Tenant:**

Owner-User

**Sale Type:**

Business Sale

**Sale Price:**

\$330,000

**Year Built:**

1959

**Building Size:**

±1,048 sqft

## BUSINESS SUMMARY:

Owner-user opportunity. Highly successful, established neighborhood dental practice in a standalone ±1,048 SF building on E Eight Mile Rd. Clean presentation, monument signage, and on-site parking make it easy for a new doctor to step in, keep patients, and grow.

Facility & layout. Three operatories with support areas (reception, sterilization, lab/storage). Newer X-ray/equipment and straightforward systems reduce near-term capex. Small-suite footprint keeps overhead predictable for a solo or small group.

Continuity & transition. Seller can accommodate a short handoff to assist with patient introductions, staff retention, and records transfer - minimizing disruption and preserving goodwill.

Growth thesis. A trusted ~65-year legacy plus 8 Mile visibility provides a strong base. With modest operational updates - expanded scheduling, added hygiene coverage, online booking/reviews, patient reactivation campaigns - the practice can increase new-patient flow, chair utilization, and production per visit while maintaining community relationships.

## Highlights

### Why it's easy to takeover

- Turnkey & very clean—present well on day one
- 3 operatories + support spaces; newer X-ray/equipment
- Standalone identity with 8 Mile frontage, monument signage, parking
- Low operating costs; efficient ±1,048 SF footprint
- Established ~65 years- built-in trust and recall base

### Quick wins (first 90 days)

- Extend scheduling blocks; tighten confirmations/recall
- Add/optimize hygiene coverage; reactive unscheduled treatment
- Enable online booking; request reviews after each visit
- Community touchpoints: nearby schools, churches, employers

### Scale levers (6–12 months)

- Introduce/select new services (clear aligners, simple endo, whitening)
- Audit PPO mix & fee schedule; implement annual updates
- Membership plan for cash/under-insured patients
- Light exterior refresh (LED/signage/paint) to lift visibility & new-patient conversion

## Practice Potential – At-a-Glance

- High-visibility 8 Mile frontage with monument/signage—steady drive-by and easy patient access.
- Neighborhood demand from dense single-family housing, schools, churches, and small businesses.
- Convenience: quick in/out, surface parking, transit access along 8 Mile.
- Right-sized footprint for efficient ops, low overhead, and short patient walk times.
- Owner-user friendly: standalone control over hours, branding, and patient experience.
- Mark-to-market upside as fees, PPO participation, and chair utilization are optimized.

	1 Mile	3 Miles	5 Miles
2029 Population (Proj.)	21,683	168,091	370,044
CAGR ('24-'29)	~0.20%/yr	~0.31%/yr	~0.28%/yr
2024 Median HH Income	\$51,885	\$52,631	\$58,025
Median Home Value	\$109,660	\$123,105	\$151,308
Median Age	36	38	39
Avg HH Size	2.8	2.6	2.5
2024 Avg HH Income (modeled)	\$66,000	\$68,500	\$75,000
2024 Per Capita Income (modeled)	\$24,000	\$26,000	\$30,000
Owner-Occupied (modeled)	47%	52%	56%
Renter-Occupied (modeled)	53%	48%	44%

## PROPERTY HIGHLIGHTS

- Immaculate, turnkey presentation—professional curb appeal for new-patient confidence.
- Efficient layout supports reception, consult, ops, sterilization, lab/storage (low reconfig cost).
- Comfort systems in place (heating & cooling) keep patient experience consistent.
- Utilities & power sized for dental equipment; ready for additional devices as production grows.
- Owner-operator or investor: occupy immediately or re-tenant to a practice—both paths support NOI growth.
- Scalable plan: start with hygiene + general dentistry, layer specialty days (endo/OS/ortho) as volume builds.

# MARKET OVERVIEW



Radius from Business	1 Miles	3 Miles	5 Miles
Population	21,470	165,507	364,881
Average HH Income	\$51,885	\$68,500	\$75,000
Total Households	7,419	61,863	142,739
Consumer Spending	\$0.54 Billion	\$4.47 Billion	\$10.32 Billion



ECONOMY

**8 Mile Visibility** - Steady drive-by traffic and bus routes keep the practice easy to find for new and returning patients

**Central Access** - Quick links to I-75 and I-94 plus key arterials shorten commutes and make arrivals simple with on-site parking

**Parking and Approach** - Stalls by the entrance reduce missed or late appointments in bad weather and improve the check-in experience

**Standalone Identity** - Monument signage and a dedicated entrance support branding and referrals because the office isn't buried in a strip

**Established Presence** - Roughly 65 years in the neighborhood builds trust and fuels word-of-mouth from long-time patients

GROWTH

**Proven Revenue Base** - \$250k+ in annual collections shows durable demand that a new owner can scale with better coverage and workflow

**Broad Insurance Acceptance** - Medicaid and major plans widen the addressable market and support steady new-patient intake

**Turnkey Clinicals** - Three operatories with newer X-ray and support rooms allow day-one production with minimal setup

**Scheduling Optimization** - Tighten confirmations and recall, reduce gaps, and standardize chair times to raise chair utilization without major cost

**Service Mix Expansion** - Add clear aligners, whitening, and appropriate simple endo to increase production per visit while keeping more care in-house





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