



28511 ORCHARD LAKE RD FARMINGTON HILLS, MI 48336

NOW LEASING!

UP TO 12,000 SF OF MEDICAL SPACE WITH EXTENSIVE ADA FEATURES

FLEXIBILITY, VISIBILITY, AND MEDICAL INFRASTRUCTURE TO SUPPORT LONG-TERM SUCCESS



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OFFERED EXCLUSIVELY BY:



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EXECUTIVE SUMMARY

28511 Orchard Lake Rd offers an exceptional leasing opportunity for medical and healthcare providers seeking a modern, patient-friendly environment with outstanding visibility and accessibility.

Suites are available from 3,000 SF up to 12,000 SF, providing the flexibility to accommodate everything from growing specialty practices to larger outpatient medical users.

Previously occupied by NeuroRestorative/Rainbow Rehabilitation Centers, the building was purpose-built for healthcare and is well suited for a variety of medical uses, including physical therapy, outpatient rehabilitation, behavioral health, ABA therapy, imaging, dialysis, surgical centers, specialty medical practices, and other healthcare-related services.

Designed with both patient comfort and operational efficiency in mind, the building features full ADA accessibility with four compliant entrances, no-step access throughout, and an efficient floor plan that supports a seamless patient experience. Expansive windows on all sides fill the interior with natural light, creating an inviting atmosphere for patients while enhancing the workplace for physicians and staff. A prominent monument sign provides outstanding branding opportunities along one of the area's busiest commercial corridors.

Whether you're opening a new location, relocating an existing practice, or expanding your footprint, 28511 Orchard Lake Rd delivers the flexibility, visibility, and medical infrastructure to support your long-term success.

BUILDING SIZE	12,000 SF
SF AVAILABLE	3,000 - 12,000 SF
LAND SIZE	2.06 Acres
APN	23-10-476-055
ZONING	OS-2
OCCUPANCY	Immediate
YEAR BUILT	1984
YEAR RENOVATED	2019
CAPITAL IMPROVEMENTS	HVAC System (2025) Paved Parking Lot (2025)
CONSTRUCTION	Concrete
PARKING SPACES	159 Surface
BUS LINE	SMART Bus Stop for Route 851 West Bloomfield-Farmington Hills P&R
TRAFFIC COUNT	30,345 VPD
MARKET	Detroit
SUBMARKET	Farmington/Farmington Hills
LOCATION TYPE	Suburban
DISTANCE TO AIRPORT	24 Miles
LEASE RATE	\$14.00 P/SF NNN
CAM EXPENSES	\$4.00 P/SF

PROPERTY SNAPSHOT



FLEXIBLE MEDICAL SUITES

Lease opportunities from 3,000 SF to 12,000 SF allow practices to right-size their space today while providing room to grow tomorrow. The flexible floor plan accommodates a wide range of healthcare providers and outpatient medical uses.



PURPOSE-BUILT FOR HEALTHCARE

Designed with accessibility and comfort in mind, the property features four ADA-compliant entrances, no-step access throughout, and abundant natural light from windows on all sides. The thoughtful design promotes efficient patient flow while creating a welcoming environment for patients and staff.



ESTABLISHED MEDICAL & RETAIL CORRIDOR

Located along the Orchard Lake Road corridor, the property is surrounded by established healthcare providers, national retailers, restaurants, and professional business services. Quick access to major freeways makes the location convenient for both patients and employees.



WELL-MAINTAINED ASSET

Move into a property that has been thoughtfully maintained and upgraded. Significant recent investments include new HVAC systems and a completely replaced parking lot (2025), providing improved reliability, enhanced curb appeal, and a better experience for both patients and staff from day one.



STRONG DEMOGRAPHICS TO SUPPORT HEALTHCARE DEMAND

Benefit from an affluent and growing patient base with an average household income of \$139,081 within a three-mile radius. Additionally, 25% of the surrounding population (16,652 residents) is age 65 or older, providing excellent demographics for many specialty and outpatient medical practices.



OUTSTANDING VISIBILITY & IDENTITY

Prominently positioned on one of Farmington Hills' busiest commercial corridors, the property offers exceptional exposure with a commanding monument sign and strong street presence. Establish or expand your practice in a highly recognizable location that reinforces your brand and inspires patient confidence.

MARKET OVERVIEW

Farmington Hills is an affluent, highly educated suburban market with a stable population base and a growing senior demographic, creating consistent and long-term demand for outpatient medical services. Strong household incomes and a diverse population further reinforce its position as one of Metro Detroit's most attractive healthcare service markets.

DEMOGRAPHICS

Farmington Hills has a population of 84,000 people with a median age of 42. The age distribution is fairly diverse, with a significant proportion of the population in the working-age group (25-64 years old). Farmington Hills has a highly educated population. Over 54.5% of residents hold a bachelor's degree or higher, reflecting the area's focus on educational attainment and professional careers.

EMPLOYMENT

The employment rate in Farmington Hills is generally strong, with low unemployment rates compared to national averages. The city hosts a variety of employers across different sectors. Key industries include professional services, manufacturing, technology, and healthcare. The largest employers in the area are Bosch, Mahle, ZF, Autoliv, Roush, and Delta Dental.

ECONOMY

Farmington Hills benefits from a diverse economic base with key sectors including professional and business services, manufacturing, healthcare, and technology. Farmington Hills has seen steady economic growth, supported by its strategic location, well-developed infrastructure, and quality of life. The local economy benefits from its proximity to Detroit while maintaining a distinct suburban charm.

WITHIN 3 MILES:



64,663
POPULATION



45,834
DAYTIME
EMPLOYMENT



26,231
HOUSEHOLDS



\$134,933
AVERAGE
HOUSEHOLD INCOME



45.9
MEDIAN AGE



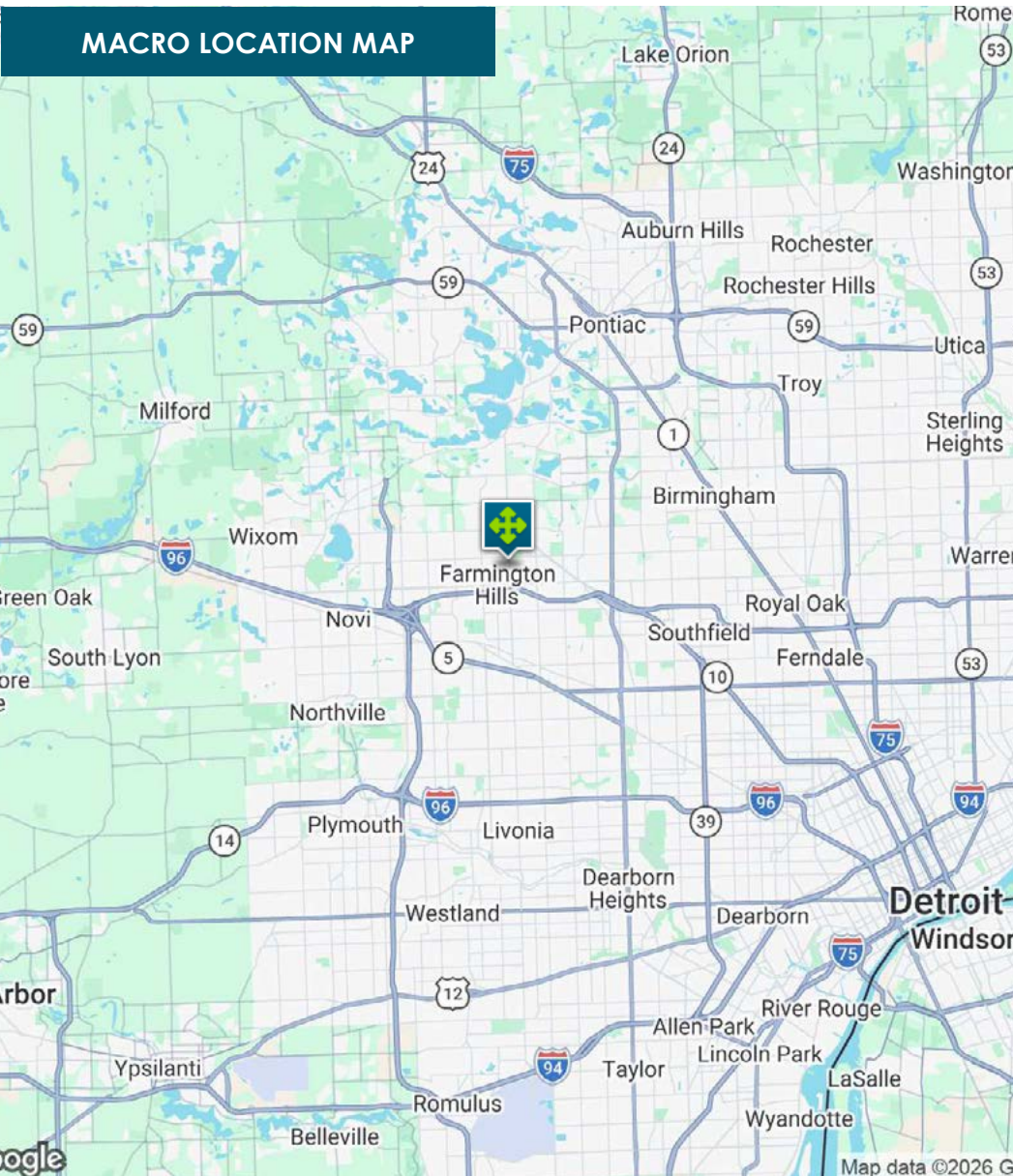
\$946.9
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 POPULATION	7,760	64,663	184,916
2025 POPULATION 65+ AND OLDER	1,836	16,652	47,409
2030 POPULATION PROJECTION	7,869	65,738	187,490
MEDIAN AGE	42.7	45.9	44.9
BACHELOR'S DEGREE OR HIGHER	55%	57%	54%
HOUSEHOLDS			
2025 HOUSEHOLDS	3,522	26,231	79,556
2030 HOUSEHOLD PROJECTION	3,583	26,728	80,749
AVERAGE HOUSEHOLD SIZE	2.1	2.4	2.3
TOTAL SPECIFIED CONSUMER SPENDING	\$108.8M	\$946.9M	\$2.7B
INCOME			
AVG HOUSEHOLD INCOME	\$109,785	\$134,933	\$123,998
MEDIAN HOUSEHOLD INCOME	\$92,126	\$110,877	\$93,406
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	1,929	19,132	50,137
RENTER OCCUPIED HOUSEHOLDS	1,654	7,596	30,613
MEDIAN HOME VALUE	\$326,070	\$356,056	\$361,953

LOCATION MAPS

MACRO LOCATION MAP



RETAILER MAP



NEIGHBORING TENANTS



Surrounded by an established network of hospitals, physician offices, and outpatient medical providers, the property offers tenants the advantage of locating within a well-recognized healthcare destination that generates strong patient traffic and professional synergy.

PLASTIC SURGERY CENTER

State-of-the-art facility created by Dr. Tayfur Ayalp to ensure quality of care within the most comfortable and private setting for over 25 years. The center meets stringent national standards for equipment, operating room safety, personnel and surgeon credentials, and is accredited by AAAASF.

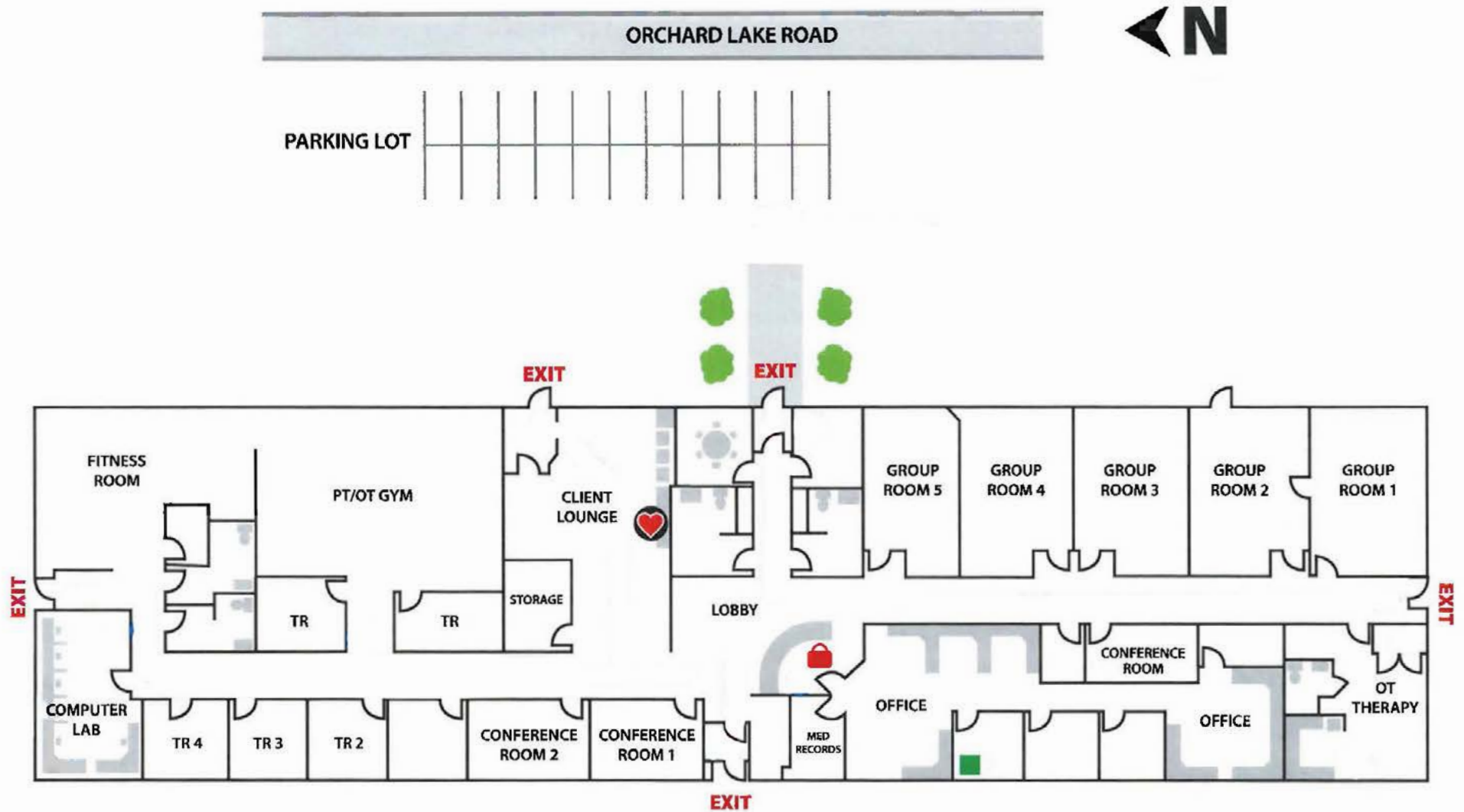
YALDO EYE CENTER

Regional provider specializing in LASIK, cataract surgery, and advanced ophthalmology treatments. Led by a board-certified ophthalmologist with decades of experience and tens of thousands of procedures performed and draws patients from across Metro Detroit, not just locally.

MIND MEDICINE

Provides a wide range of counseling and psychiatric needs to area residents under the supervision of Dr. Timothy Chapman who is affiliated with Corewell Health. Dr. Chapman specializes in the prevention, diagnosis, and treatment of mental & emotional disorder.

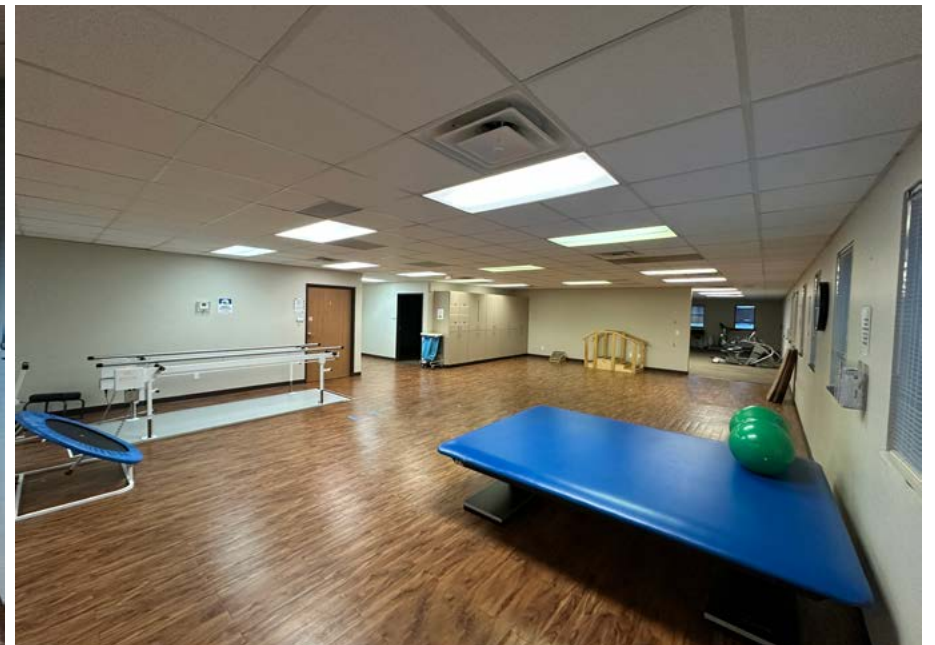
FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



CONTACT US

For more information, or to schedule a tour of this exciting medical leasing opportunity, please contact the exclusive listing agent:



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