



31535 FORD RD GARDEN CITY, MI 48135

NNN-LEASED INVESTMENT

FULLY-LEASED MEDICAL OFFICE BUILDING OPPORTUNITY



SALE PRICE: **\$1,850,000**

BUILDING SIZE: **8,121 SF**

LOT SIZE: **0.5 ACRES**

OCCUPANCY: **100%**

CAP RATE **7.14%**

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OFFERED EXCLUSIVELY BY:



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INVESTMENT SNAPSHOT



100% OCCUPIED IMMEDIATE CASH FLOW

Acquire a fully stabilized medical office asset with 100% occupancy from day one. The property generates approximately \$132,006 in annual NOI, providing investors with immediate in-place income and an attractive 7.14% cap rate.



NEWER, WELL-MAINTAINED ASSET

Originally constructed in 2014 and renovated in 2022, the building offers significantly newer construction than many competing medical office properties in the market, providing investors with a strong physical foundation and reduced near-term capital concerns.



ESTABLISHED MEDICAL TENANCY NEAR MAJOR HOSPITAL

The property is leased to Yaldo Eye Center and Crawford Bone & Joint, two established healthcare practices serving the surrounding community. The property also benefits from proximity to an established healthcare ecosystem as it is only 2.3 miles from Garden City Hospital.



HIGH-VISIBILITY MAIN ROAD LOCATION

Positioned along one of western Wayne County's major east-west thoroughfares, Ford Road provides regional connectivity between the Ann Arbor area and Detroit, supporting convenient patient and employee access. The property receives exposure to approximately 25,375 vehicles per day.



NNN LEASE STRUCTURE

Both medical practices occupy the property on a NNN basis, helping reduce ownership's exposure to property-level operating expenses and creating a more predictable income stream. The structure makes the asset particularly appealing to investors seeking a lower-management commercial real estate investment.



DEMOGRAPHICS SUPPORTING MEDICAL DEMAND

The property is positioned within a strong healthcare demand base, with nearly 20% of the population age 65 or older within a three-mile radius. This significant senior demographic supports demand for medical services, reinforcing the property's long-term positioning as a medical office asset.

EXECUTIVE SUMMARY

This fully occupied medical office investment combines durable healthcare tenancy, stable cash flow, and strong regional accessibility along one of western Wayne County's primary commercial corridors.

Strategically positioned along Ford Road, Garden City Medical Center presents a compelling opportunity to acquire a 100% occupied, 8,121 SF multi-tenant medical office building within the Southern I-275 Corridor submarket.

Garden City Medical Center is fully leased on a NNN basis to two established medical practices, Yaldo Eye Center and Crawford Bone & Joint, providing investors with predictable in-place income and limited landlord responsibilities. The property benefits from excellent visibility and exposure to approximately 25,375 vehicles per day, complemented by a prominent monument sign and approximately 50 surface parking spaces. Located just 2.3 miles from Garden City Hospital, the asset is well positioned within an established healthcare and commercial market.

Built in 2014 and renovated in 2022, the property offers newer construction and a well-maintained physical asset with limited anticipated near-term capital requirements. Its combination of modern medical office space, established tenancy, visibility, parking, and proximity to a major hospital further strengthens its long-term investment appeal.

The property generates approximately \$132,006 in NOI, representing an attractive 7.14% capitalization rate. With full occupancy, NNN lease structures, established healthcare tenants, and a highly visible location within the Southern I-275 Corridor, 31535 Ford Road presents a compelling opportunity for investors seeking stabilized medical office income in the Metro Detroit market.



PROPERTY NAME	Garden City Medical Center
BUILDING SIZE	8,121 SF
LAND SIZE	0.5 Acres
APN	35020010755-301
ZONING	C-2
OCCUPANCY	100%
YEAR BUILT	2014
YEAR RENOVATED	2022
CONSTRUCTION	Masonry
PARKING SPACES	50 Surface Spaces
TRAFFIC COUNT	25,375 VPD
MARKET	Detroit
SUBMARKET	Southern I-275 Corridor
LOCATION TYPE	Suburban
PRICE P/SF	\$227.80
SALE PRICE	\$1,850,000

LOCATION OVERVIEW

ESTABLISHED HEALTHCARE & RETAIL CORRIDOR

The building is situated less than 2.5 miles from Garden City 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 20% 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-275, I-96, and Telegraph Rd, allowing patients, customers, and employees to conveniently reach the site from throughout Metro Detroit. With approximately 25,375 vehicles passing daily, the property provides outstanding visibility and brand exposure along one of western metro Detroit's primary commercial thoroughfares.

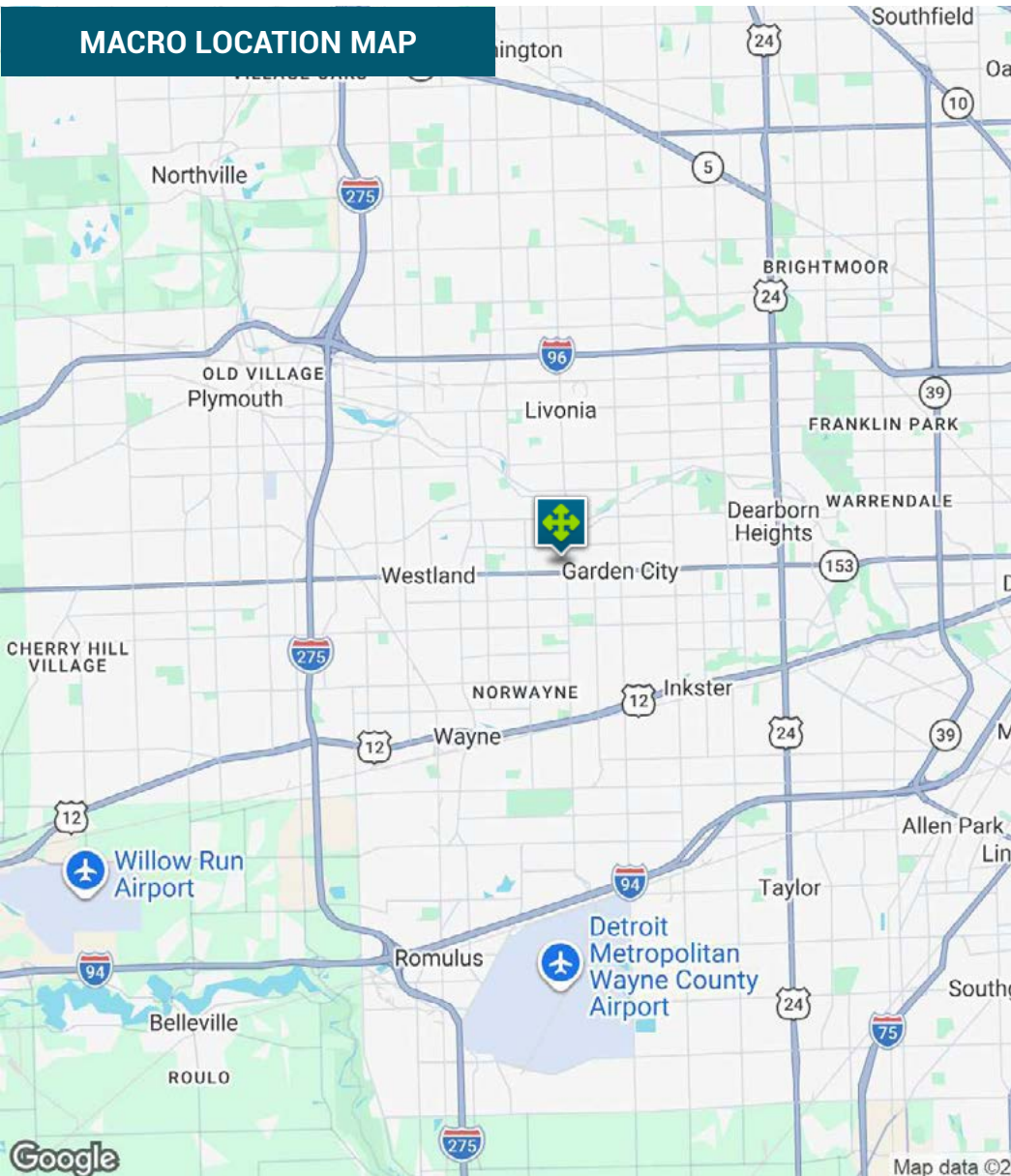
SURROUNDED BY MAJOR TRAFFIC DRIVERS

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 Garden City market.

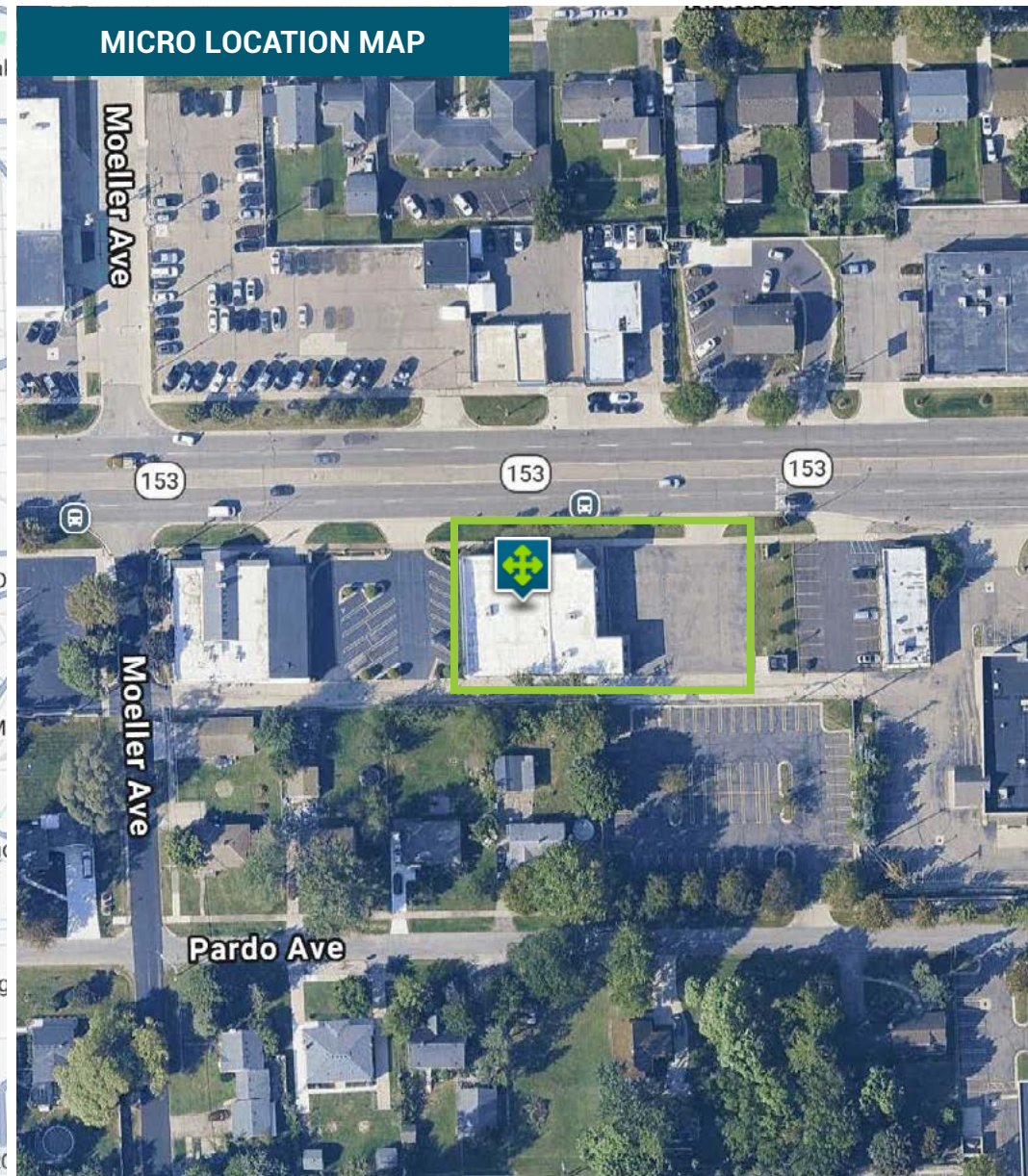


LOCATION MAPS

MACRO LOCATION MAP



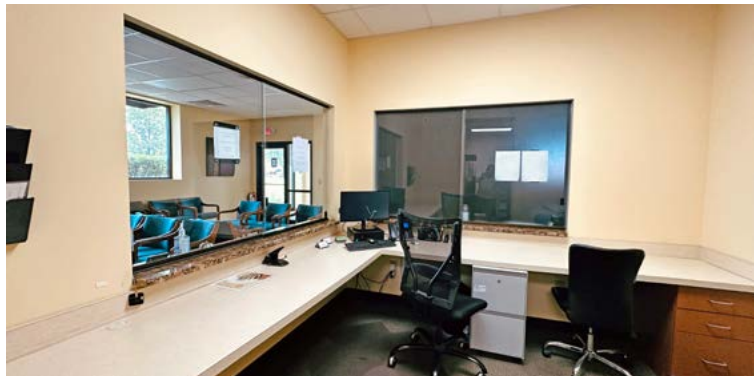
MICRO LOCATION MAP



PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN

- YALDO EYE CENTER
- CRAWFORD BONE & JOINT



MARKET OVERVIEW

Garden City combines a dense, established residential population with strong regional connectivity, an expanding healthcare and service-sector presence, and convenient access to surrounding Metro Detroit communities.

DEMOGRAPHICS

Garden City is an established inner-ring Metro Detroit community with approximately 26,000 residents concentrated within just 5.9 square miles. The city has a median age of approximately 41 years, with 17% of residents age 65 or older, creating a meaningful local demand base for healthcare and medical services. Garden City is characterized by established residential neighborhoods and a strong 79% homeownership rate, reflecting a stable, long-term residential population.

EMPLOYMENT

Garden City benefits from a diverse employment base supported by healthcare, education, professional and consumer services, retail, and government. Healthcare and education represent particularly important sectors for area residents and are projected to remain among the community's leading sources of employment. The city's central Wayne County location also provides residents and businesses convenient access to major employment centers throughout Detroit's western suburbs.

ECONOMY

Garden City's economy is anchored by its established residential base, healthcare sector, and active commercial corridors. The city generates approximately \$429 million in annual retail sales, while healthcare and social assistance businesses account for more than \$235 million in annual revenue, demonstrating the importance of both sectors to the local economy. Continued emphasis on redevelopment and revitalization of Garden City's commercial districts, combined with its central location and regional accessibility, provides a foundation for long-term real estate demand.

WITHIN 3 MILES:



121,696
POPULATION



24,115
DAYTIME
EMPLOYMENT



42
MEDIAN AGE

20%
AGE 65 OR OLDER



\$78,356
AVERAGE
HOUSEHOLD
INCOME



\$1.4B
TOTAL SPECIFIED
CONSUMER
SPENDING

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 POPULATION	11,715	121,696	281,520
2030 POPULATION PROJECTION	1,421	119,444	276,801
MEDIAN AGE	42.8	40.4	39.9
AGE 65+	2,398	24,115	54,284
BACHELOR'S DEGREE OR HIGHER	16%	19%	24%
WORKDAY POPULATION	2,724	26,783	96,175
HOUSEHOLDS			
2025 HOUSEHOLDS	4,917	51,010	114,294
2030 HOUSEHOLD PROJECTION	4,788	50,034	112,320
AVERAGE HOUSEHOLD SIZE	2.4	2.3	2.4
TOTAL SPECIFIED CONSUMER SPENDING	\$143.2M	\$1.4B	\$3.2B
INCOME			
AVG HOUSEHOLD INCOME	\$82,933	\$78,356	\$84,912
MEDIAN HOUSEHOLD INCOME	\$68,150	\$63,864	\$68,431
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	3,705	32,583	74,783
RENTER OCCUPIED HOUSEHOLDS	1,083	17,452	37,537
MEDIAN HOME VALUE	\$168,273	\$180,673	\$196,574

TENANT INFORMATION

YALDO EYE CENTER

Yaldo Eye Center has been Michigan's leading eye care center for cutting-edge Lasik, Glaucoma treatment, Cataract removal, and all other eye-related conditions since 1993. Today, Yaldo Eye Center has served patients all over Michigan and the Midwest through their two locations in Farmington Hills and Garden City.

Dr. Yaldo has been chosen as one of America's leading Lasik surgeons for 3 back-to-back years by the Prestigious Consumers Research Council of America. As one of Detroit's most notable eye surgeons, he has completed over 30,000 Lasik cases and over 15,000 contact lens implants.



CRAWFORD BONE & JOINT

Dr. Kevin Crawford, D.O., is a Board Certified Orthopedic Surgeon and prides himself on staying informed of all of the advancements within orthopedics in order to be able to provide the best surgical and non-surgical care for his patients. He has practiced in his Wayne office for over twenty years and has treated generations of families in the surrounding community. He treats many conditions and provides a wide range of treatments, including:

- Joint replacement surgery
- Shoulder and knee arthroscopy
- Carpal tunnel surgery
- Viscosupplementation injections
- Fracture Care
- Pediatric conditions
- Sports injuries
- Foot/ ankle injuries
- Physical therapy
- Hand Surgery



CONTACT US

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



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