



LIVERNOS SQUARE MEDICAL PLAZA

OFFERED FOR SALE

Anchored NNN Medical Investment · Value-Add Lease-Up

\$4,000,000

- 16,080 SF community retail / medical plaza
- Anchored by Fresenius Kidney Care University
- Anchor lease renewed 2025 – 2031
- Modernized façade & parking lot (2024)
- 1.11 acres · 66 surface parking spaces
- 808 – 6,480 SF available for lease-up
- Avenue of Fashion / University District
- ±12,205 VPD along Livernois Avenue
- Population of 143,000 within 3 miles
- B2 Local Business zoning · monument signage

RE/MAX

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Dream Properties · Commercial Division
Metro Detroit, Michigan

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01 · EXECUTIVE SUMMARY

A stabilized medical investment.



SALE PRICE	PRICE / SF	BUILDING	LOT	ANCHOR TERM
\$4,000,000	\$248.76	16,080 SF	1.11 AC	2025 - 2031

OFFERING SUMMARY

Building Size	16,080 SF
Land Area	1.11 Acres
Year Built / Renovated	1996 / 2024
Anchor Tenant	Fresenius Kidney Care
Anchor Lease Term	Renewed 2025 - 2031
Available SF (lease-up)	808 - 6,480 SF
Lease Rate (vacancies)	\$22.00 PSF NNN
Parking	66 Surface Spaces
Zoning	B2 Local Business
Traffic Count	12,205 VPD
APN	02-00436-786

INVESTMENT OVERVIEW

Livernois Square Medical Plaza is offered for sale at \$4,000,000 — a stabilized medical investment.

The center benefits from a full 2024 modernization — new façade, updated interior, and new HVAC system.

Investors acquire durable anchor income secured by a multinational health services provider.



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02 · INVESTMENT HIGHLIGHTS

Why Livernois Square.

01 Stabilized anchor income

Fresenius Kidney Care University — a subsidiary of Fresenius Medical Care, one of the world's largest dialysis providers — renewed its lease in 2025 with term through 2031, providing durable, credit-caliber cash flow.

02 Value-add lease-up

808 – 6,480 SF of vacancy available at \$22.00 PSF NNN. Suites may be delivered white-box or built-out for medical, professional office, wellness, financial or specialty retail users.

03 Avenue of Fashion location

Situated on Livernois Avenue in Detroit's University District — a corridor undergoing sustained reinvestment, with galleries, dining and specialty retail. ±12,205 VPD.

04 Strong healthcare demographics

143,000+ residents within 3 miles, meaningful daytime population from University of Detroit Mercy, and elevated demand for outpatient medical and dialysis services in the trade area.

05 Institutional real estate fundamentals

16,080 SF on 1.11 acres, 66 surface parking spaces (4.1 : 1,000), B2 zoning permitting broad medical/retail uses, monument signage on Livernois.

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03 · PROPERTY DETAILS

Comprehensive property facts.

LOCATION INFORMATION

BUILDING NAME
Livernois Square Medical Plaza
STREET ADDRESS
18400 - 18490 Livernois Ave
CITY / STATE / ZIP
Detroit, MI 48221
COUNTY
Wayne
SUB-MARKET
Detroit W of Woodward
CROSS STREETS
Livernois Ave & Margareta Ave
NEAREST HIGHWAY
I-75
NEAREST AIRPORT
DTW (26 miles)

BUILDING INFORMATION

BUILDING SIZE
16,080 SF
TENANCY
Multiple
FLOORS
1
YEAR BUILT / RENO
1996 / 2024
CONDITION
Excellent
FREE STANDING
Yes
BUILDINGS
1
OCCUPANCY
60% (Available: 808 - 6,480 SF)

PROPERTY INFORMATION

PROPERTY TYPE
Retail / Medical Office
SUBTYPE
Strip Center
ZONING
B2 Local Business
LOT SIZE
1.11 Acres
APN #
02-00436-786
LOT FRONTAGE / DEPTH
543 ft / 129 ft
CORNER PROPERTY
Yes
TRAFFIC COUNT
12,205 VPD · Livernois

AMENITIES & UTILITIES

- 66 Surface Parking Spaces
- New Façade (2024)
- Gas / Propane
- Bus Line Access
- Central HVAC
- New Landscaping
- Monument & Building Signage
- Handicap Accessible
- White-Box Delivery Available



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04 · RENT ROLL & SITE PLAN

In-place income & lease-up.



SUITE	TENANT / USE	SIZE (SF)	LEASE TYPE	RATE	STATUS
Anchor	Fresenius Kidney Care University	7,602	NNN	In-Place	Leased 2025 - 2031
18470	Available — medical / office	808 - 6,480	NNN	\$22.00 SF/yr	Available
18472	Available — medical / office	1,616 - 6,480	NNN	\$22.00 SF/yr	Available
18478	Available — medical / office	1,616 - 6,480	NNN	\$22.00 SF/yr	Available
18490	Available — medical / office	2,440 - 6,480	NNN	\$22.00 SF/yr	Available

*Adjacent suites can be combined to accommodate a single tenant up to 6,480 SF.

PRICING SUMMARY

OFFERING PRICE

\$4,000,000

PRICE / SF

\$248.76

OCCUPANCY AT SALE

≈ 60%

ANCHOR TERM REMAINING

6 years

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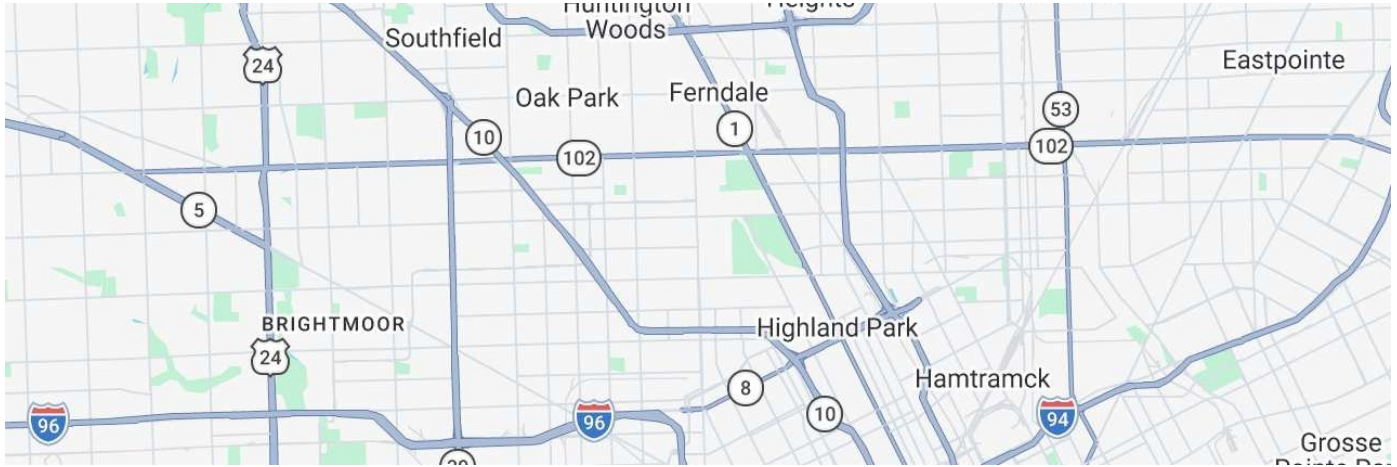
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05 · LOCATION & DEMOGRAPHICS

A trade area built on healthcare demand.



3-MILE TRADE AREA

143,000

POPULATION

68,200

HOUSEHOLDS

\$62,450

MEDIAN HH INCOME

142,800

DAYTIME POP.

\$1.8B

CONSUMER SPENDING

\$412M

HEALTHCARE SPENDING

38,000

PROFESSIONAL JOBS

12,205

LIVERNOS VPD

LOCATION OVERVIEW

University District sits one mile west of Woodward Ave, named for the University of Detroit Mercy. The western boundary is Livernois Avenue — Detroit's historic 'Avenue of Fashion' — now a growing corridor of galleries, dining and specialty retail. Nearby amenities include Palmer Park, the Detroit Golf Club, Marygrove and UDM campuses, and Baker's Keyboard Lounge.

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06 · AREA RETAIL

Area retail context.



National and regional retailers, medical providers and daily needs services within the immediate trade area.

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07 · ACQUISITION CONTACT

For offers, tours and financials.

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ALTERNATE EMAIL

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This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers in evaluating Livernois Square Medical Plaza. Information contained herein has been obtained from sources deemed reliable, but no representation or warranty is made as to its accuracy or completeness. Prospective purchasers should conduct their own independent investigation and verify all information prior to submitting an offer. Property offered subject to prior sale, change in price, or withdrawal without notice.

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