



28511 ORCHARD LAKE RD FARMINGTON HILLS, MI 48336

OWNER/USER OR INVESTMENT OPPORTUNITY

12,000 SF FREE-STANDING MEDICAL BUILDING

EXTENSIVE ADA FEATURES THROUGHOUT



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY

Positioned along the highly trafficked Orchard Lake Rd corridor, this 12,000 SF freestanding medical office building presents a rare opportunity for investors and owner-users seeking a combination of in-place income, functional design, and long-term flexibility.

The property is currently leased to a corporate tenant, SEVITA, providing immediate cash flow of \$17,000 per month plus CAM and utilities. While the tenant has ceased operations at the site, the lease remains in place—offering a unique value-add scenario where an investor can continue collecting income while strategically negotiating a future buyout or repositioning plan. This structure allows for both short-term yield and long-term upside through re-tenanting or owner occupancy.

Purpose-built for medical use, the building offers a highly efficient layout with full ADA accessibility, including four compliant entry points and no-step access throughout—ensuring seamless patient flow and operational efficiency. The property is well-suited for a wide range of healthcare and service-oriented uses, including physical therapy, ABA therapy, outpatient rehabilitation, dialysis, surgical centers, or specialty medical practices. The building's design features windows on all sides, providing abundant natural light—an increasingly important factor for both patient experience and staff retention.

Offered as part of a planned condominium structure within a three-building development, ownership will include shared access to professionally maintained common areas, including parking and landscaping—further simplifying operations for ownership. This is a compelling opportunity to acquire a well-located, institutionally leased medical asset with stable income, minimal deferred maintenance, and clear pathways to add value through lease restructuring, or owner-user conversion.

BUILDING SIZE	12,000 SF
LAND SIZE	2.06 Acres
APN	23-10-476-055
ZONING	OS-2
UNITS	Could be divided into two-four units
OCCUPANCY	Vacant
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
SALE PRICE	Contact Broker

INVESTMENT SNAPSHOT



IN-PLACE INCOME WITH IMMEDIATE CASH FLOW

Benefit from a corporate-backed lease with SEVITA, generating \$17,000/month plus CAM and utilities. This provides stable, day-one income while offering flexibility to enhance value over time.



RECENT CAPITAL IMPROVEMENTS

Significant updates—including new HVAC systems and a freshly replaced parking lot (2025)—reduce near-term capital expenditure risk and enhance long-term asset stability.



BUILT-IN VALUE-ADD OPPORTUNITY

Although the tenant has vacated, the lease remains in effect—creating a unique opportunity to collect income while negotiating a strategic lease termination or buyout. Ideal for investors seeking upside through repositioning or owner-user conversion.



HIGH-VISIBILITY, HIGH-TRAFFIC LOCATION

Situated along Orchard Lake Rd at a SMART Bus stop and surrounded by major retailers, the property benefits from strong daily traffic counts, excellent accessibility, and a prominent monument sign—maximizing exposure for medical users and long-term tenant demand.



PURPOSE-BUILT MEDICAL INFRASTRUCTURE

Designed specifically for healthcare use, the building features full ADA accessibility, multiple entry points, and an efficient layout that supports a wide range of medical and therapy-based practices. Minimal retrofit costs required for most users.



FLEXIBLE EXIT STRATEGIES

Ideal for both investors and owner-users, the property supports multiple paths to value creation: maintain as an income-producing asset, reposition with a new medical tenant, or occupy the space for a growing practice.

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

	2 MILE	5 MILES	10 MILES
POPULATION			
2025 POPULATION	27,527	184,916	802,756
2030 POPULATION PROJECTION	27,914	187,490	812,019
MEDIAN AGE	45.9	44.9	42.9
BACHELOR'S DEGREE OR HIGHER	57%	54%	45%
DAYTIME EMPLOYMENT	26,866	130,888	460,633
HOUSEHOLDS			
2025 HOUSEHOLDS	11,349	79,556	334,408
2030 HOUSEHOLD PROJECTION	11,538	80,749	338,346
AVERAGE HOUSEHOLD SIZE	2.3	2.3	2.3
TOTAL SPECIFIED CONSUMER SPENDING	\$404M	\$2.7B	\$10.9B
INCOME			
AVG HOUSEHOLD INCOME	\$131,744	\$123,998	\$117,085
MEDIAN HOUSEHOLD INCOME	\$109,398	\$93,406	\$86,634
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	11,349	79,556	334,408
RENTER OCCUPIED HOUSEHOLDS	3,517	30,613	110,917
MEDIAN HOME VALUE	\$345,671	\$361,953	\$316,602

NEIGHBORING TENANTS



The property is positioned within a proven medical corridor along Orchard Lake Road, surrounded by established specialty providers and outpatient care users, reinforcing long-term demand and tenant synergy for healthcare-oriented real estate.

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

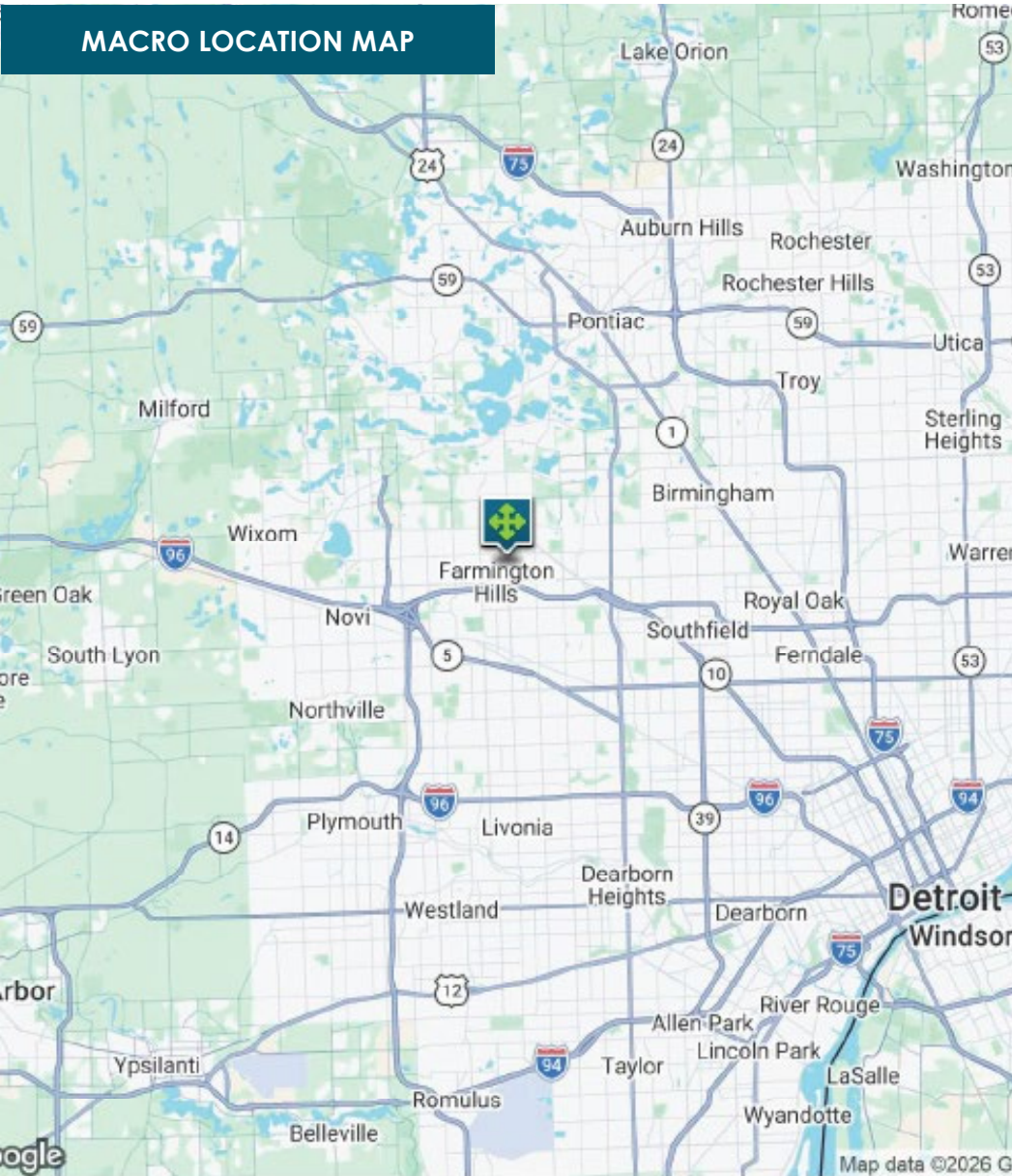
Regional provider specializing in LASIK, cataract surgery, and advanced ophthalmology treatments. Led by a board-certified ophthalmologist with decades of experience and tens of thousands of procedures performed and draws patients from across Metro Detroit, not just locally.

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.

LOCATION MAPS

MACRO LOCATION MAP



RETAILER MAP

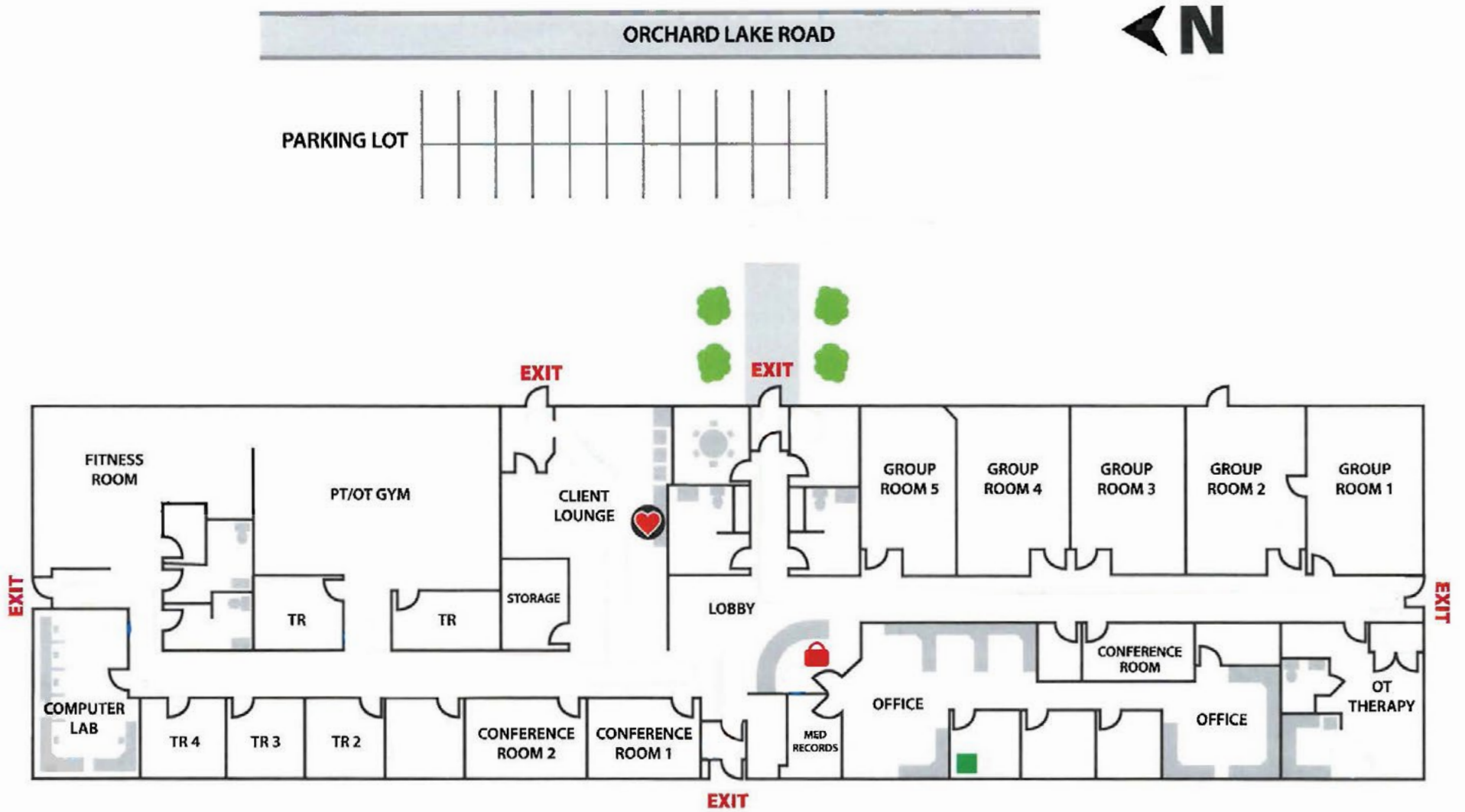


PARCEL OUTLINE

The owners of this 3 Building development will facilitate the sale by implementing a condominium to create separate ownership for each building. Parking lot and landscaping will become common areas which are currently under professional property management



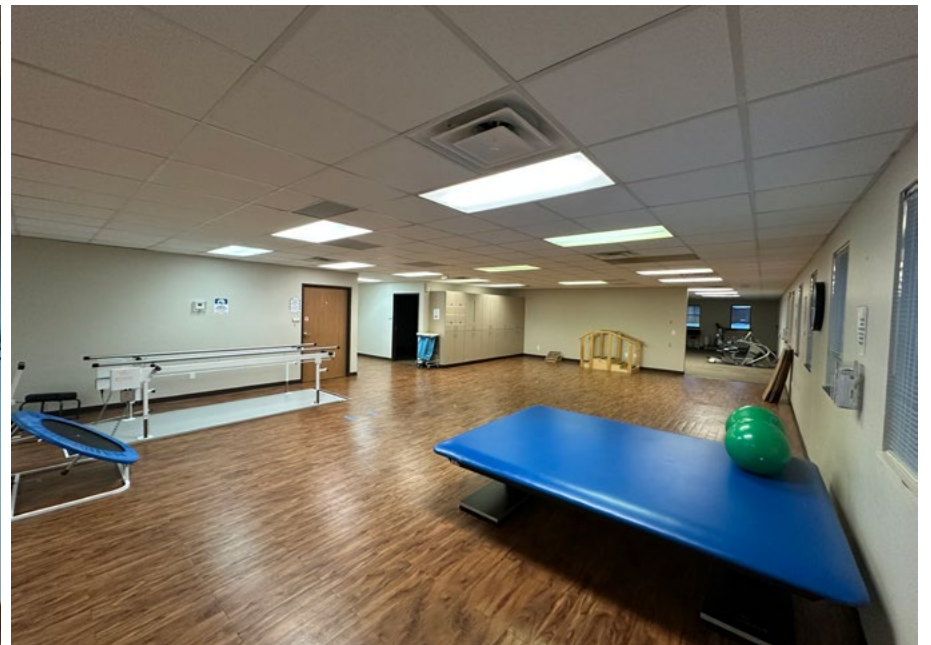
FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



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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