

OFFICE PROPERTY FOR SALE/LEASE

12,550 Office Building w/ 3,320
SF Available in Southland Mall Area

20332 EUREKA ROAD
TAYLOR, MI 48180



Owner/User/Investment

Long-term tenants

Private entrances in front and rear

Basement w/ elevator access

Monument sign



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$1,950,000
Price / SF:	\$155.30
Lease Rate:	\$17.00 SF/yr NNN
Building Size:	12,556 SF
Zoning:	B-2, Regional Business District
Year Built:	1994
Market:	Detroit
Submarket:	Downriver South
Traffic Count:	21,821

PROPERTY OVERVIEW

Eureka Professional offers the 'downriver' professional the optimal combination of a convenient location, quality facility, and excellent value. The larger 3,320 SF suite is a wide-open space as it was built for physical therapy. It can be reconfigured if needed. The suite has a lower level with three offices, bathrooms, and storage that can be accessed by an elevator. The lower level is open storage and is also accessible by elevator.

LOCATION OVERVIEW

Located on the north side Eureka Road, just east of I-75 and near Southland Mall. The Southern Wayne County downriver market area residents associate Eureka Rd as "Main Street" and this professional office building is ideally located one block east of I-75, making this location convenient but not congested.

20332 EUREKA ROAD, TAYLOR, MI

// COMPLETE HIGHLIGHTS

**LOCATION INFORMATION**

Street Address	20332 Eureka Road
City, State, Zip	Taylor, MI 48180
County	Western Wayne County
Market	Detroit
Sub-market	Downriver South
Cross-Streets	Eureka Rd. and Allen Rd.
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	Detroit Metropolitan Airport

BUILDING INFORMATION

NOI	\$120,835
Cap Rate	6.0
Building Class	C
Tenancy	Multiple
Number of Floors	1
Year Built	1994
Gross Leasable Area	12,556 SF
Construction Status	Existing
Roof	New roof in 2017
Air Conditioning	New units in 2018
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Owner/User/Investment
- Long-term tenants
- Private entrances in front and rear
- Basement w/ elevator access

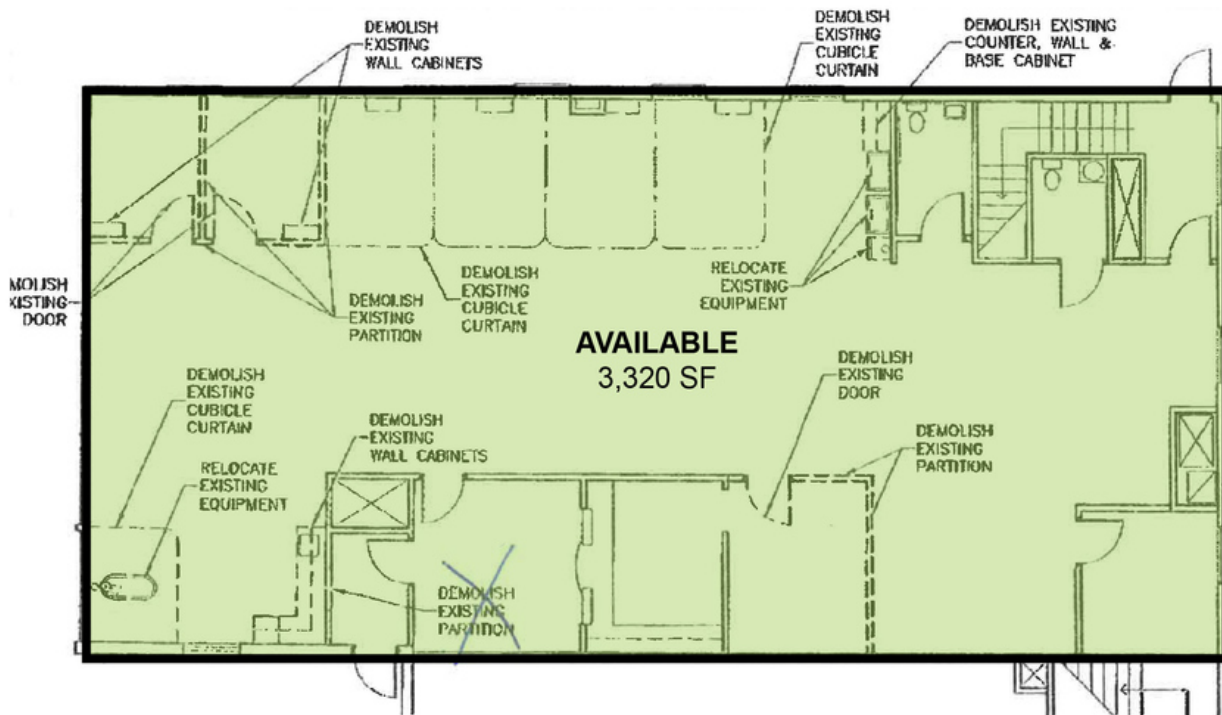
20332 EUREKA ROAD, TAYLOR, MI

// AVAILABLE SPACES



LEASE RATE:	\$17.00 SF/YR	TOTAL SPACE:	3,320 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
20332	\$17.00 SF/yr	NNN	3,320 SF	Negotiable



1,818 SF Space



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

DAN BLUGERMAN, CCIM Senior Associate

dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001

Income Summary			
20303 to 20392 Eureka Rd, Taylor MI			
Address/Tenant	SF	Lease Rate	Details
20303 Eureka Rd	3,300 SF	\$7,875 per month	\$21 p/sf 6/30/22
Oak Crest Dental	Gross + Utilities		\$22 p/sf 7/1/22 to 6/30/27
North American Dental			\$23 p/sf 7/1/27 to 6/30/32
20382 Eureka Rd	2,940 SF	\$4,900 per month	\$20.00 p/sf to 4/16/25
Smile Doctors	NNN		Tenant reimburses 23.25% of all expenses + utilities
20372 Eureka Rd	1,538 SF	\$2,114 per month	\$16.50 to 2/28/21
Michigan Guardian Services	Gross + Utilities		\$16.50 3/1/21 to 2/28/22
20352 Eureka Rd	1,818 SF	\$1,850 per month	\$12.21 to 12/1/22
Quality Staffing			\$12.71 to 12/1/23 \$13.20 to 12/1/24 \$13.70 to 12/1/25
20382 Eureka Rd	3,320 SF	Vacated 1/30/20	
Former Eagle Rehab			



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

DAN BLUGERMAN, CCIM Senior Associate
dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001

INCOME SUMMARY

Gross Income	\$200,868
---------------------	------------------

EXPENSE SUMMARY

Water	\$2,322
Elevator	\$411
Taxes	\$47,423
Electricity	\$972
Trash	\$1,962
Snow	\$8,395
Lawn	\$4,056
Insurance	\$2,412
Maintenance	\$12,080
Gross Expenses	\$80,033

Net Operating Income	\$120,835
-----------------------------	------------------



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

DAN BLUGERMAN, CCIM Senior Associate
dan@pacommercial.com (P) 248.987.5418 (C) 248.701.9001



SUMMARY

Oak Crest Dental

North American Dental Group purchased this dental practice for over \$1 million in 2017 and signed a lease for 15 years. NADG operates over 200 dental offices in 9 states of the Eastern US. For more details, visit their website at nadentalgroup.com.

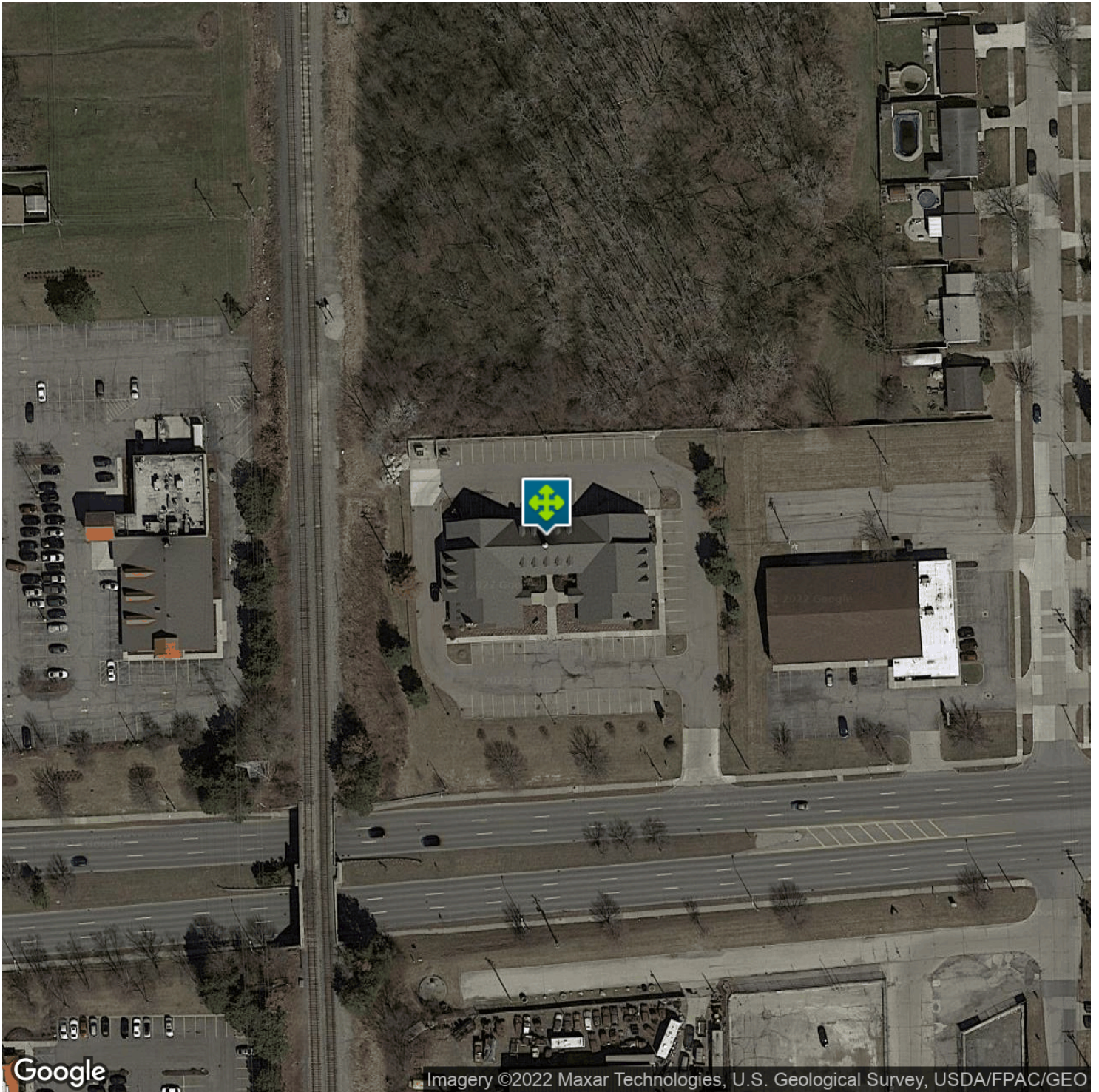
Quality Staffing

With 30 offices across the eastern United States, Quality Staffing has provided over 200,000 jobs since 1988. Their experienced team provides permanent and temporary staffing solutions to meet their client's unique needs.

Michigan Guardian Services

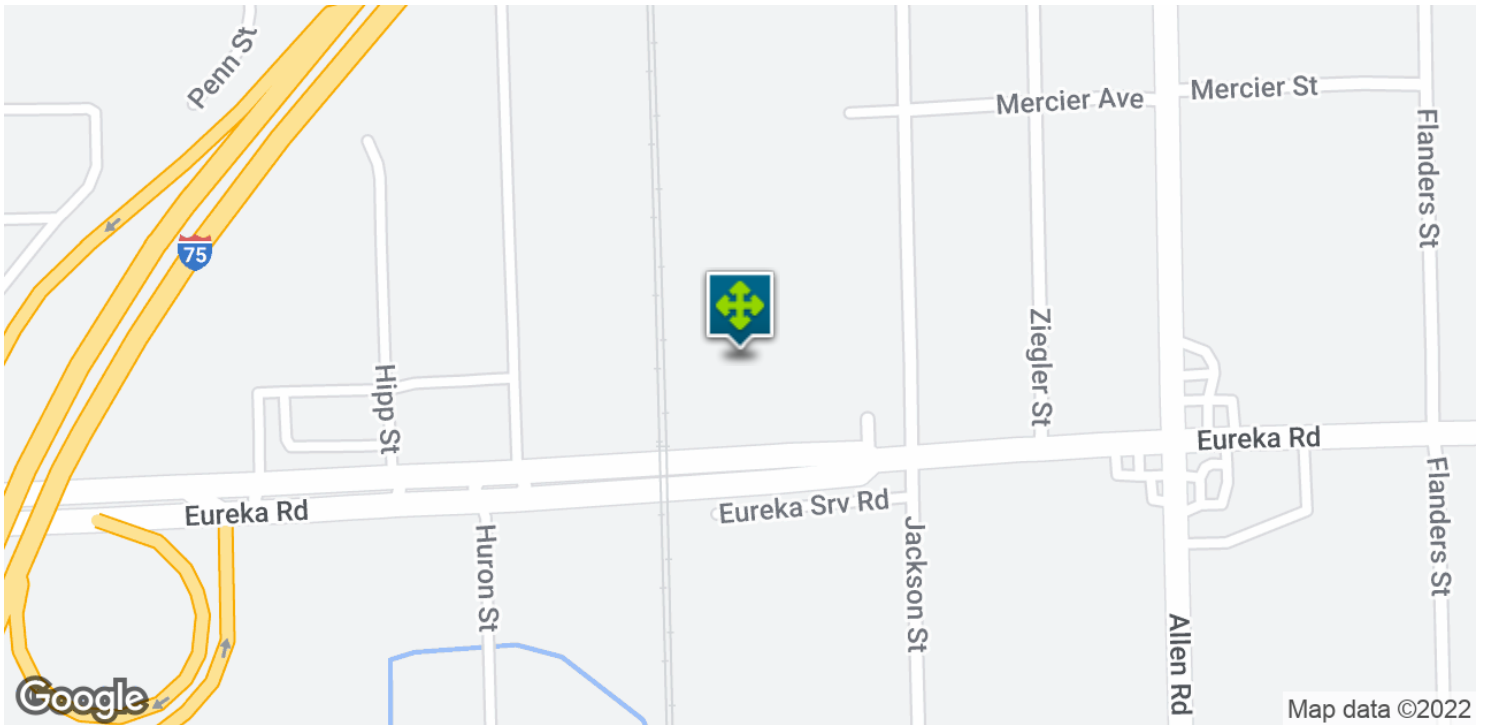
Agency appointed by courts for children and adults who have special needs or are unable to navigate the legal and business systems. Michigan Guardian Services serves clients classified as "incapacitated" by Probate Court.

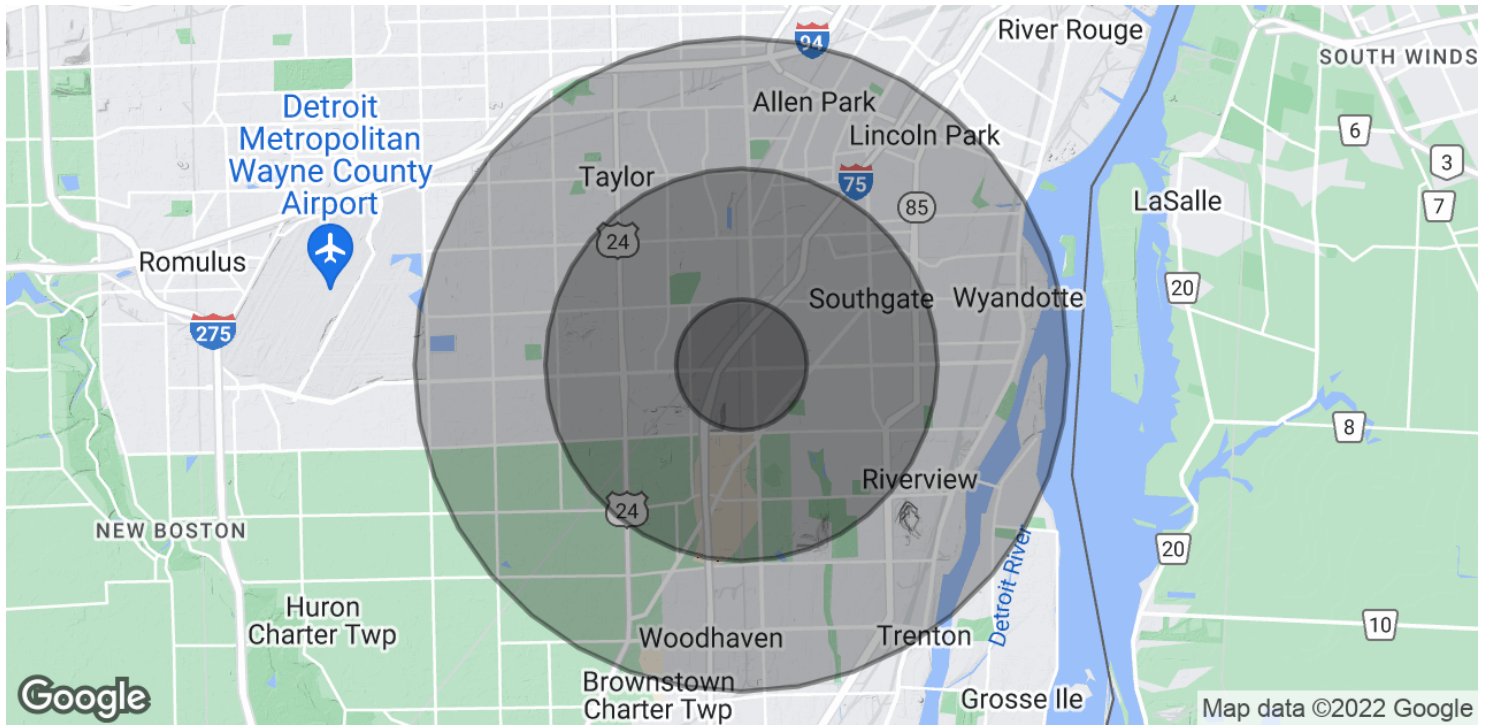
Lanzetta Orthodontics Dr. Michael Zanzetaa has over 26 years of experience in the Downriver market and provides a full line of braces, Invisalign, and other appliances to straighten the client's teeth. Dr. Lanzetta recently affiliated with Smile Doctors, the largest national network of orthodontic clinics with locations in more than 20 states.



20332 EUREKA ROAD, TAYLOR, MI

// LOCATION MAPS





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,020	77,696	253,028
Average age	40.3	40.0	38.8
Average age (Male)	38.4	38.4	37.2
Average age (Female)	41.7	41.1	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,581	30,707	98,542
# of persons per HH	2.3	2.5	2.6
Average HH income	\$56,042	\$58,238	\$59,451
Average house value	\$161,382	\$157,903	\$145,596

* Demographic data derived from 2020 ACS - US Census