Established High Performing Dental Practice

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TDG COMMERCIAL

TURNKEY DENTAL • 3 OPERATORIES • UPDATED EQUIPMENT

DISCLOSURE & CA

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BUSINESS SUMMARY

Tenant:
Owner-User

Sale Type:
Business Sale

Sale Price:
Contact Broker

Year Built:
1959

Building Size:
±1,048 sqft

BUSINESS SUMMARY:

Owner-user opportunity. Highly successful, established neighborhood dental practice in a standalone ±1,048 SF building on E Eight Mile Rd. Clean presentation, monument signage, and on-site parking make it easy for a new doctor to step in, keep patients, and grow.

Facility & layout. Three operatories with support areas (reception, sterilization, lab/storage). Newer X-ray/equipment and straightforward systems reduce near-term capex. Small-suite footprint keeps overhead predictable for a solo or small group.

Continuity & transition. Seller can accommodate a short handoff to assist with patient introductions, staff retention, and records transfer - minimizing disruption and preserving goodwill.

Growth thesis. A trusted ~65-year legacy plus 8 Mile visibility provides a strong base. With modest operational updates - expanded scheduling, added hygiene coverage, online booking/reviews, patient reactivation campaigns - the practice can increase new-patient flow, chair utilization, and production per visit while maintaining community relationships.

Highlights

Why it's easy to takeover

- **Turnkey & very clean—present well on day one**
- **3 operatories + support spaces; newer X-ray/equipment**
- **Standalone identity with 8 Mile frontage, monument signage, parking**
- **Low operating costs; efficient ±1,048 SF footprint**
- **Established ~65 years- built-in trust and recall base**

Quick wins (first 90 days)

- **Extend scheduling blocks; tighten confirmations/recall**
- **Add/optimize hygiene coverage; reactive unscheduled treatment**
- **Enable online booking; request reviews after each visit**
- **Community touchpoints: nearby schools, churches, employers**

Scale levers (6–12 months)

- **Introduce/select new services (clear aligners, simple endo, whitening)**
- **Audit PPO mix & fee schedule; implement annual updates**
- **Membership plan for cash/under-insured patients**
- **Light exterior refresh (LED/signage/paint) to lift visibility & new-patient conversion**

DEMOGRAPHICS

Practice Potential – At-a-Glance

- High-visibility 8 Mile frontage with monument/signage—steady drive-by and easy patient access.
- Neighborhood demand from dense single-family housing, schools, churches, and small businesses.
- Convenience: quick in/out, surface parking, transit access along 8 Mile.
- Right-sized footprint for efficient ops, low overhead, and short patient walk times.
- Owner-user friendly: standalone control over hours, branding, and patient experience.
- Mark-to-market upside as fees, PPO participation, and chair utilization are optimized.

	1 Mile	3 Miles	5 Miles
2029 Population (Proj.)	21,683	168,091	370,044
CAGR (’24–’29)	~0.20%/yr	~0.31%/yr	~0.28%/yr
2024 Median HH Income	$51,885	$52,631	$58,025
Median Home Value	$109,660	$123,105	$151,308
Median Age	36	38	39
Avg HH Size	2.8	2.6	2.5
2024 Avg HH Income (modeled)	$66,000	$68,500	$75,000
2024 Per Capita Income (modeled)	$24,000	$26,000	$30,000
Owner-Occupied (modeled)	47%	52%	56%
Renter-Occupied (modeled)	53%	48%	44%

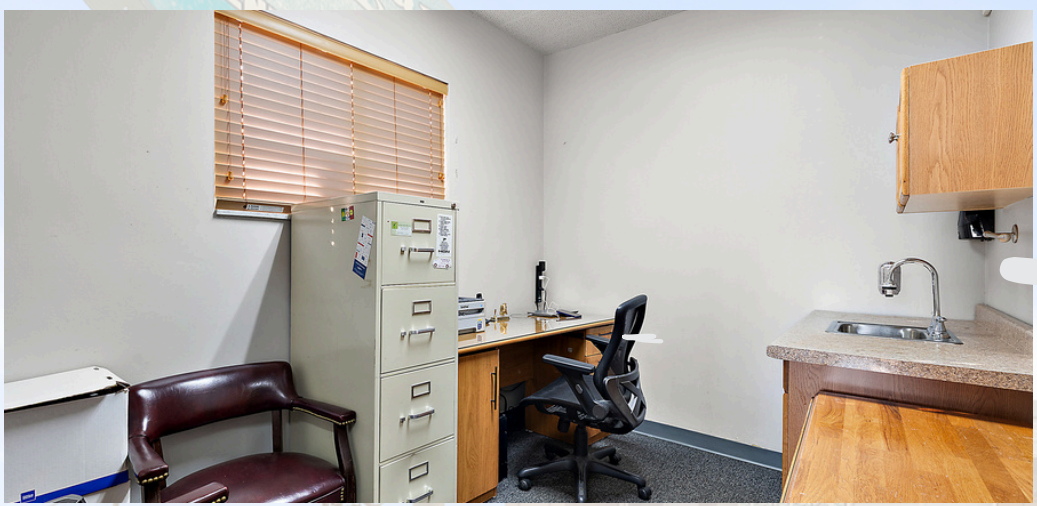
PROPERTY HIGHLIGHTS

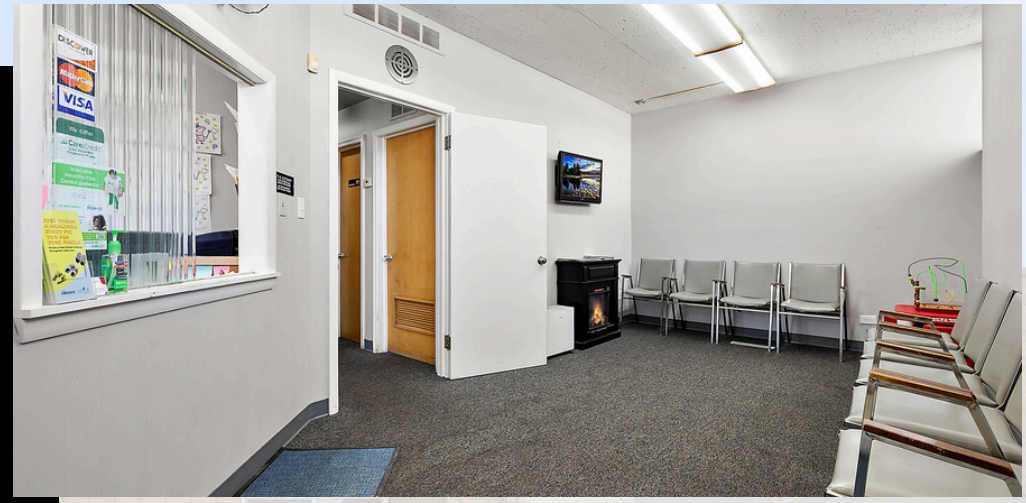
- Immaculate, turnkey presentation—professional curb appeal for new-patient confidence.
- Efficient layout supports reception, consult, ops, sterilization, lab/storage (low reconfig cost).
- Comfort systems in place (heating & cooling) keep patient experience consistent.
- Utilities & power sized for dental equipment; ready for additional devices as production grows.
- Owner-operator or investor: occupy immediately or re-tenant to a practice—both paths support NOI growth.
- Scalable plan: start with hygiene + general dentistry, layer specialty days (endo/OS/ortho) as volume builds.

MARKET OVERVIEW

Radius from Business	1 Miles	3 Miles	5 Miles
Population	21,470	165,507	364,881
Average HH Income	$51,885	$68,500	$75,000
Total Households	7,419	61,863	142,739
Consumer Spending	$0.54 Billion	$4.47 Billion	$10.32 Billion

LOCATION OVERVIEW





ECONOMY

8 Mile Visibility - Steady drive-by traffic and bus routes keep the practice easy to find for new and returning patients

Central Access - Quick links to I-75 and I-94 plus key arterials shorten commutes and make arrivals simple with on-site parking

Parking and Approach - Stalls by the entrance reduce missed or late appointments in bad weather and improve the check-in experience

Standalone Identity - Monument signage and a dedicated entrance support branding and referrals because the office isn't buried in a strip

Established Presence - Roughly 65 years in the neighborhood builds trust and fuels word-of-mouth from long-time patients

GROWTH

Proven Revenue Base - $250k+ in annual collections shows durable demand that a new owner can scale with better coverage and workflow

Broad Insurance Acceptance - Medicaid and major plans widen the addressable market and support steady new-patient intake

Turnkey Clinicals - Three operatories with newer X-ray and support rooms allow day-one production with minimal setup

Scheduling Optimization - Tighten confirmations and recall, reduce gaps, and standardize chair times to raise chair utilization without major cost

Service Mix Expansion - Add clear aligners, whitening, and appropriate simple endo to increase production per visit while keeping more care in-house

PHOTOS

CONTACT US

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