

Medical/Office Building For Sale

4123 MARTIN ROAD | COMMERCE TOWNSHIP, MI 48390

OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- Medical/Office building for sale
- First floor currently occupied by Trinity Health IHA
- Two suites totaling 4,016 SF available on the 2nd floor
- Separate entry and elevator access
- Excellent owner/user opportunity
- Over 147K people within a five-mile radius
- Located on the signalized hard corner of Martin & Richardson Roads
- 24,315 vehicles per day on Martin Road



KEVIN JAPPAYA, CCIM

248.851.8900
kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900
djappaya@kjcre.com

PRESTON RABBAN

248.851.8900
prabban@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KJ Commercial Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	\$1,995,000
Parcel:	17-13-401-001
Zoning:	TLM, Technology/Light Manufacturing
Year Built:	2005
Land Size:	1.25 Acres
Building Size:	8,032 SF
Parking:	± 36

TAXES

Winter 2024:	\$5,553.60
Summer 2024:	\$17,494.44
Total:	\$23,048.04

PROPERTY DESCRIPTION

Medical/Office building for sale. First floor currently occupied by Trinity Health IHA. Two suites totaling 4,016 SF available on the 2nd floor. Separate entry and elevator access. Excellent owner/user opportunity. Over 147K people within a five-mile radius. Located on the signalized hard corner of Martin & Richardson Roads. 24,315 vehicles per day on Martin Road.

LOCATION DESCRIPTION

Located on the southeast corner of Martin and Richardson Roads in Commerce Township, MI.

CURRENT OCCUPANCY

Trinity Health IHA - Full 1st Floor

SURROUNDING BUSINESSES

Jax Car Wash, McDonald's, Einstein Bagel, Pita Way, Walmart, Meijer, Target, Costco, Staples, Kroger, Athletico PT, Ace Hardware, Dollar Tree, Dunkin', The UPS Store, and more.

TRAFFIC (VEHICLES PER DAY)

Martin Road	24,315
Richardson Road	11,228
(2WAY/ADT/CoStar 2024)	



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PHOTOS



KJ COMMERCIAL
REAL ESTATE ADVISORS

KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

DAVID JAPPAYA
248.851.8900
djappaya@kjcre.com

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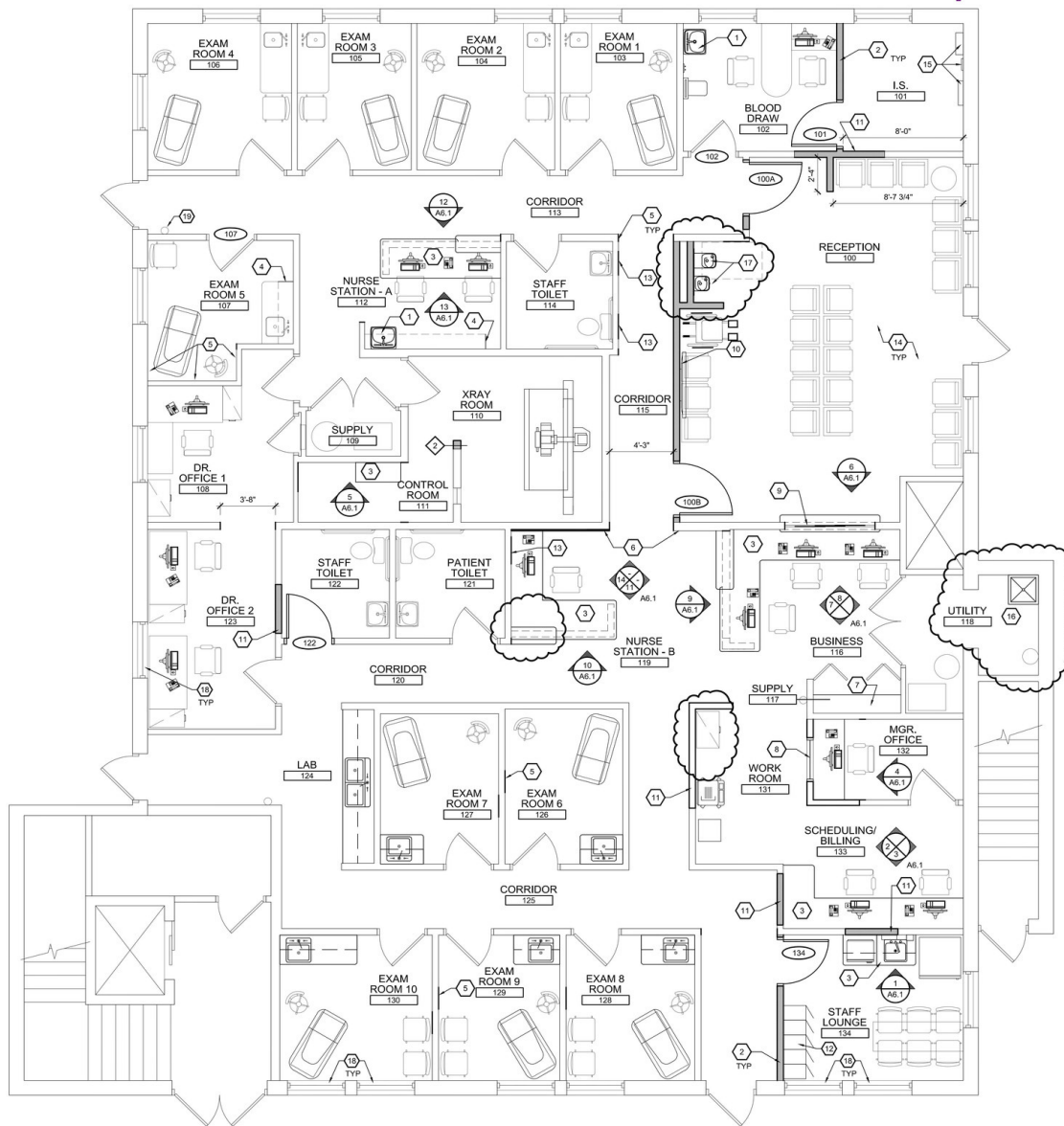


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FLOOR PLAN - 1ST FLOOR

Suites 101 & 102



ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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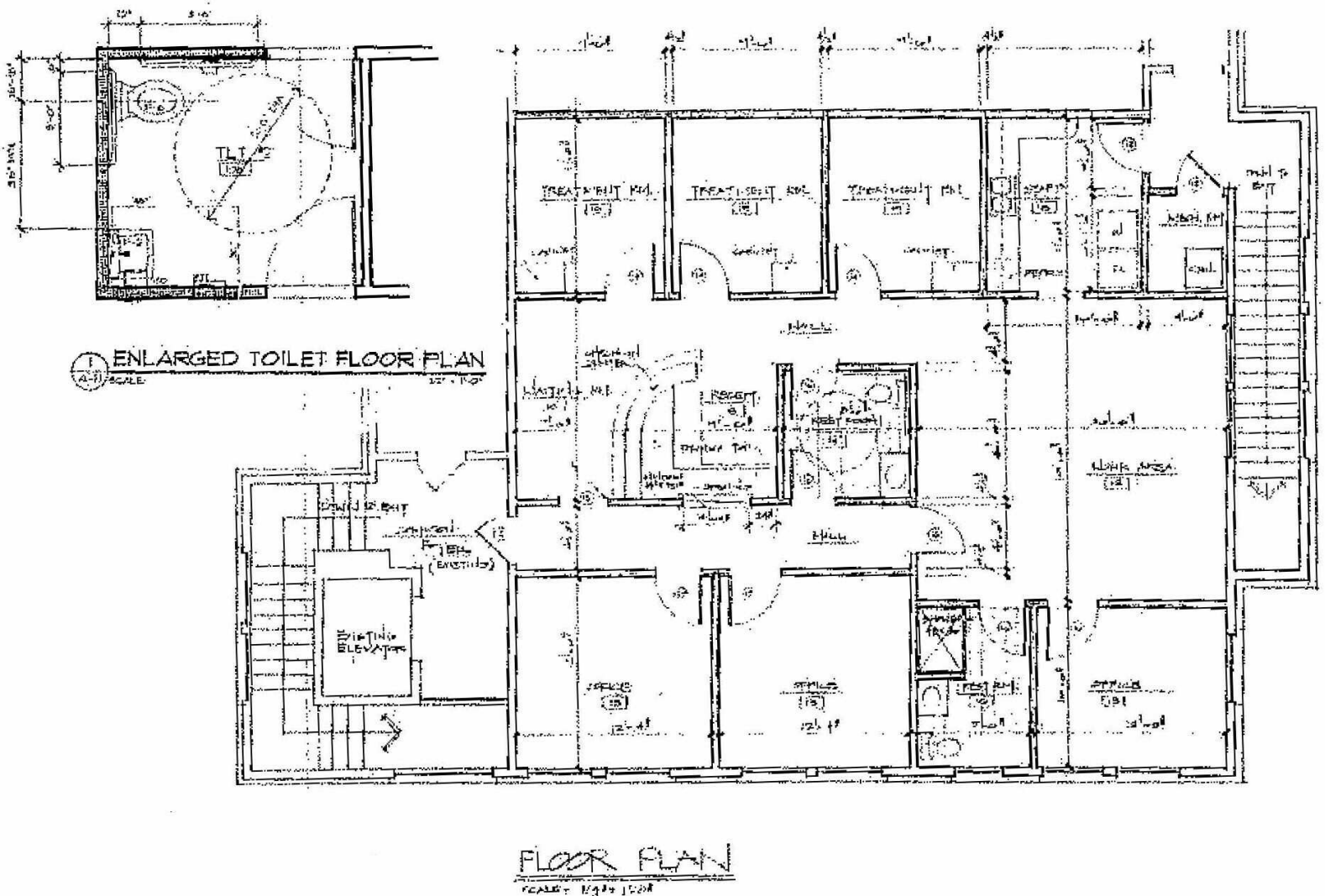


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FLOOR PLAN - 2ND FLOOR

Floor Plan – 2nd Floor – Available



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TENANT PROFILE



Trinity Health

IHA Medical Group

OVERVIEW

Tenant:	Trinity Health Services Corp
SQ FT Occupied:	± 4,016
Lease Type:	NNN
Monthly Rent:	\$8,868.67
Annual Rent:	\$106,424.00
Price / SQ FT:	\$26.50
Commencement Date:	09/01/2025
Expiration Date:	08/31/2030

TENANT HIGHLIGHTS

- Tenant reimburses for Taxes, Insurance, CAM
- Tenant is in process of investing over \$110,000 into the space on a new lab to support business growth
- The current physician has been operating out of this building for over 22 years
- Tenant has an option to terminate the lease at the end of the third year



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RENT ROLL & PROFORMA

ACTUAL									
Unit	Tenant	% of BLDG	SF	P / PSF	Monthly	Annual	Commencement	Expiration	Lease Type
4123 1st Floor	Trinity Health IHA Medical Group	50.00%	4,016.00	\$ 26.50	\$ 8,868.67	\$ 106,424.00	9/1/2025	8/31/2030	NNN
4123 2nd Floor A	Vacant	25.00%	2,008.00						
4123 2nd Floor B	Vacant	25.00%	2,008.00						
TOTAL			8,032.00			\$ 106,424.00			

PRO FORMA									
Unit	Tenant	% of BLDG	SF	Price / PSF	Monthly	Annual	Commencement	Expiration	Lease Type
4123 1st Floor	Trinity Health IHA Medical Group	50.00%	4,016.00	\$ 26.50	\$ 8,868.67	\$ 106,424.00	9/1/2025	8/31/2030	NNN
4123 2nd Floor A	Vacant	25.00%	2,008.00	\$ 20.00	\$ 3,346.67	\$ 40,160.00			NNN
4123 2nd Floor B	Vacant	25.00%	2,008.00	\$ 20.00	\$ 3,346.67	\$ 40,160.00			NNN
TOTAL			8,032.00			\$ 186,744.00			

Income	Actual	ProForma
Base Rental Income	\$ 106,424.00	\$ 186,744.00
NNN Reimbursement	\$ 23,080.96	\$ 49,669.76
Total Income	\$ 129,504.96	\$ 236,413.76

Expenses		PSF		PSF
Taxes	\$ 23,048.00	\$ 2.87	\$ 26,000.00	\$ 3.24
Insurance	\$ 4,000.00	\$ 0.50	\$ 4,000.00	\$ 0.50
Snow Removal & Lawn	\$ 8,200.00	\$ 1.02	\$ 8,200.00	\$ 1.02
Repairs & Maintenance	\$ 1,200.00	\$ 0.15	\$ 1,200.00	\$ 0.15
Common Area Lighting	\$ 1,200.00	\$ 0.15	\$ 1,200.00	\$ 0.15
Elevator Maintenance	\$ 1,600.00	\$ 0.20	\$ 1,600.00	\$ 0.20
Management Fee (4%)	\$ 4,256.96	\$ 0.53	\$ 7,469.76	\$ 0.93
Total Expenses	\$ 43,504.96	\$ 5.42	\$ 49,669.76	\$ 6.18

Net Operating Income	\$ 86,000.00	\$ 186,744.00
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Actual NNN Reimbursement	
Taxes	\$ 11,524.00
Insurance	\$ 2,000.00
Snow Removal & Lawn	\$ 4,100.00
Repairs & Maintenance	\$ 600.00
Common Area Lighting	\$ 600.00
Management Fee (4%)	\$ 4,256.96
Total	\$ 23,080.96



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LOCATION MAPS



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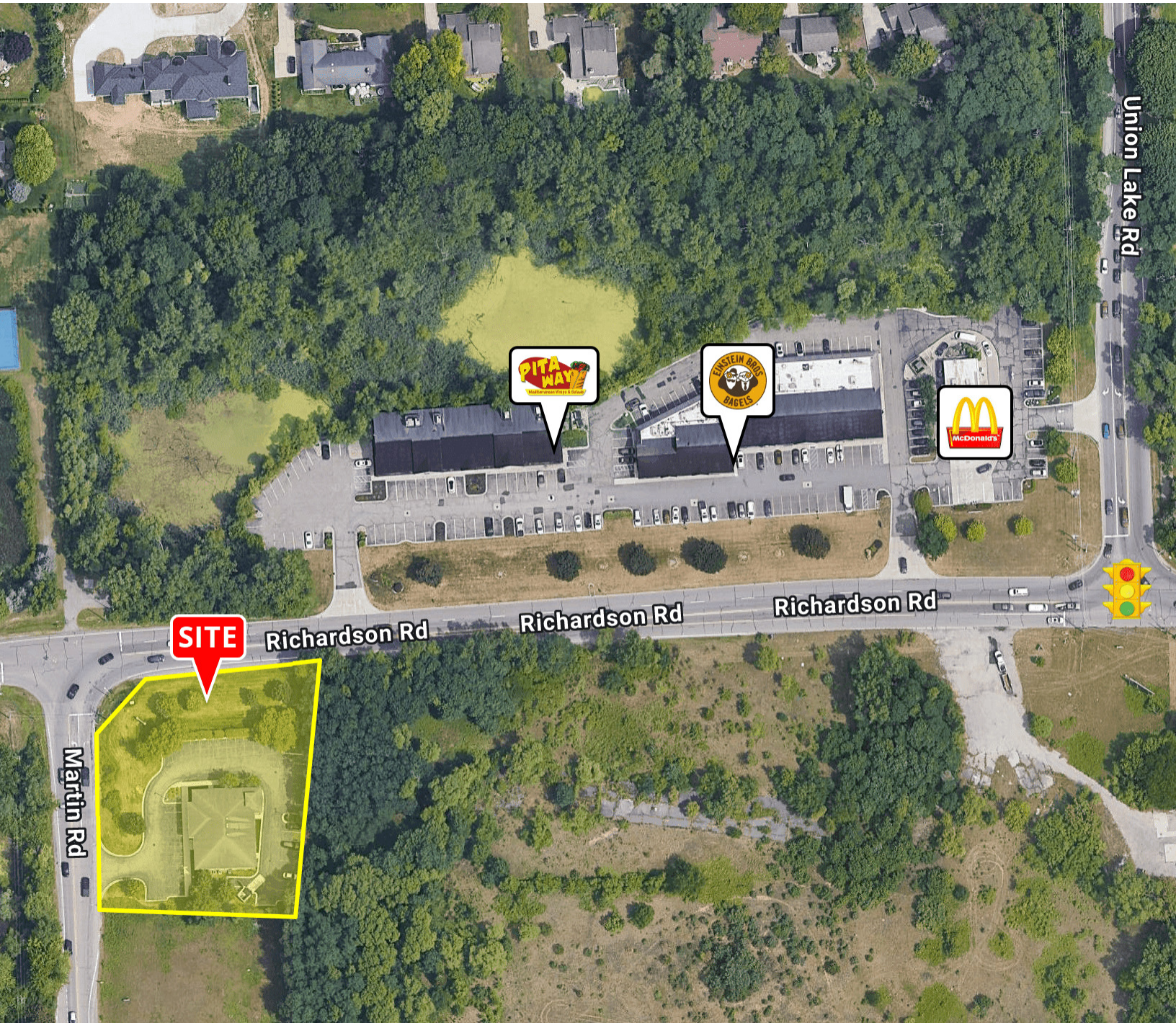
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RETAILER MAP



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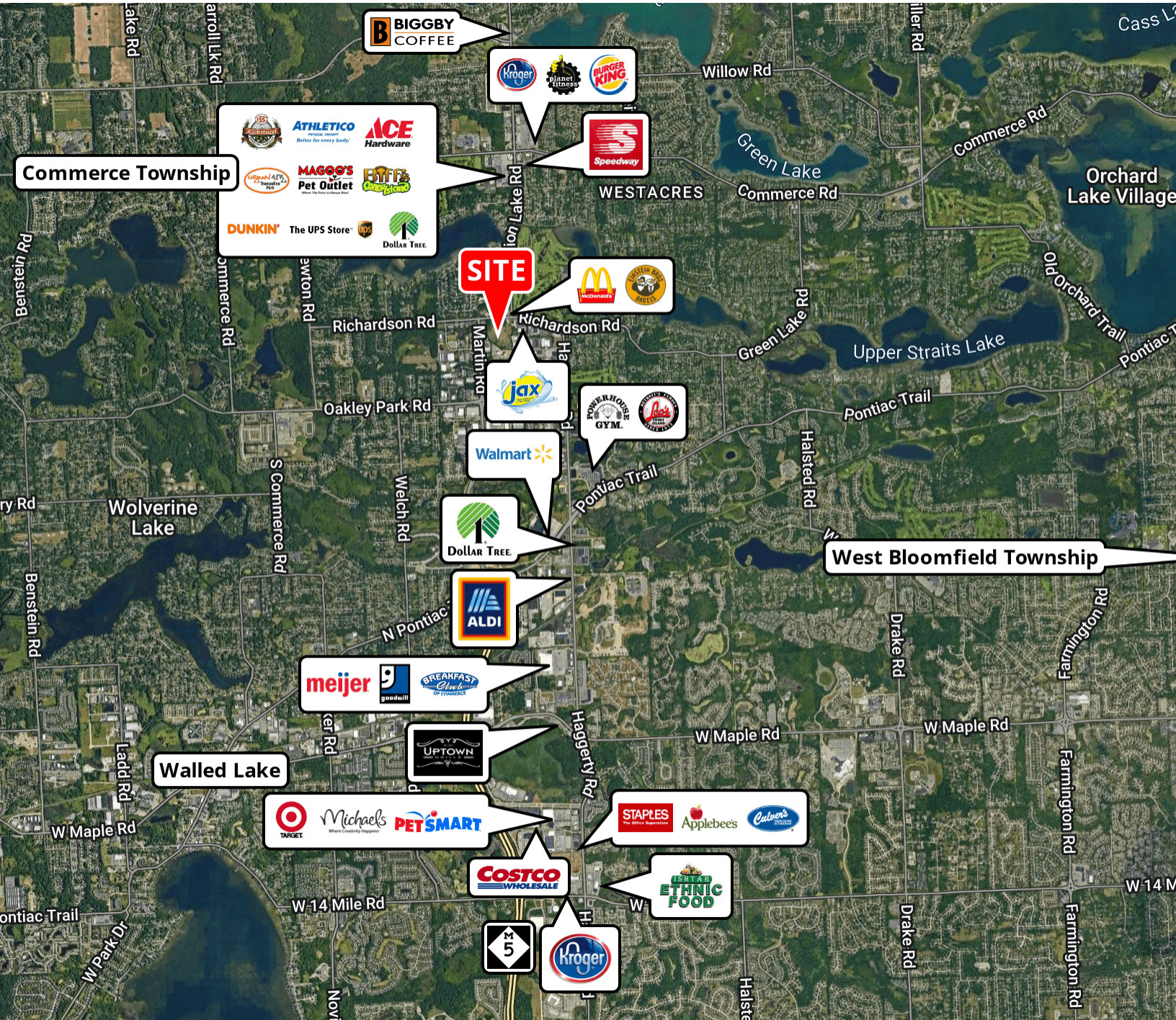
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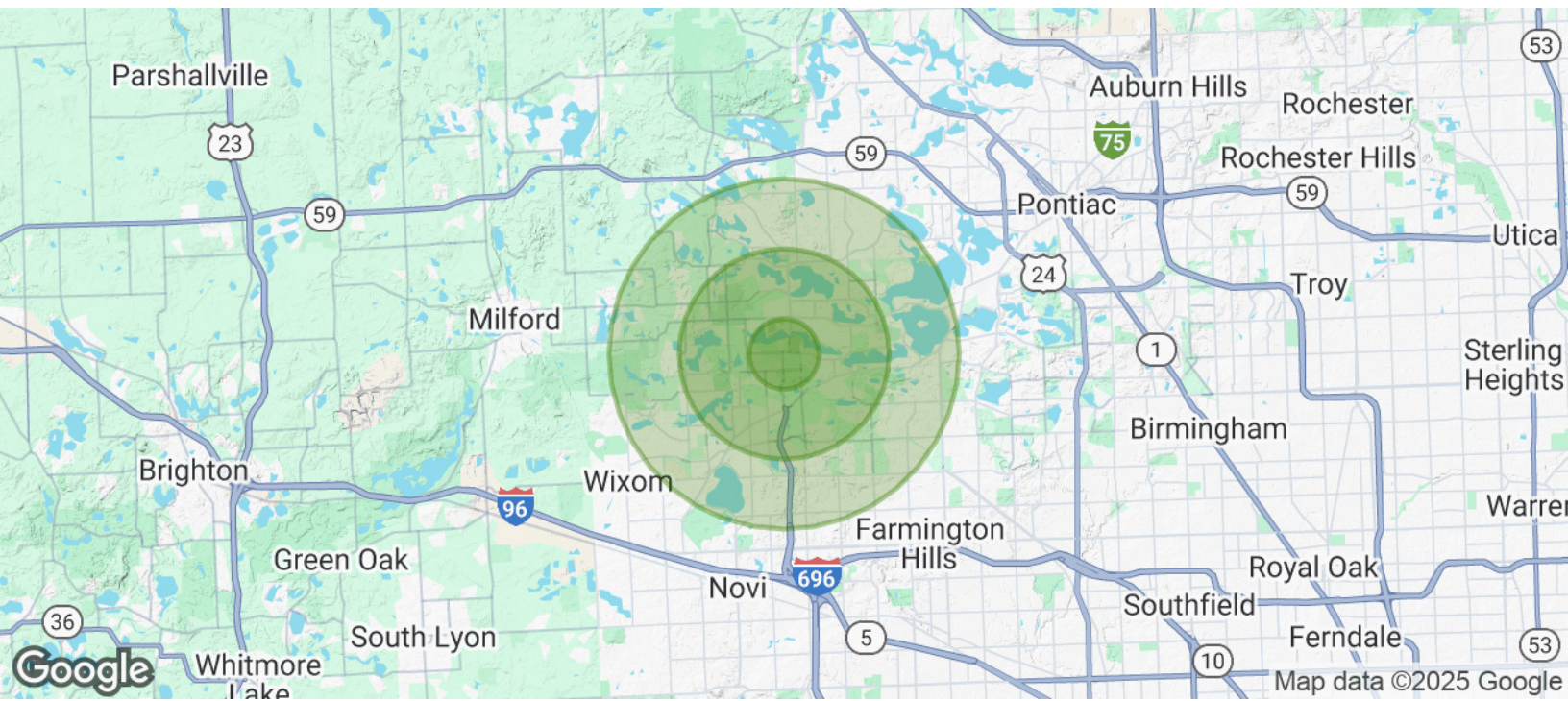
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,107	48,359	147,290
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,520	19,082	59,423
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$153,099	\$141,470	\$139,574
Average House Value	\$476,198	\$453,141	\$423,332

Demographics data derived from AlphaMap



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BROKER BIO



KEVIN JAPPAYA, CCIM

President

kjappaya@kjcre.com

Direct: 248.851.8900 | Cell: 248.931.1980

PROFESSIONAL BACKGROUND

Kevin Jappaya is a seasoned real estate professional with over 19 years of experience helping clients achieve their real estate goals. Known for his exceptional work ethic and professionalism, Kevin combines deep industry knowledge with a results-driven approach.

His entrepreneurial vision led him to establish KJ Commercial, a full-service brokerage built to be inventive, strategic, and adaptive in an ever-changing real estate market. Through KJ Commercial, Kevin delivers superior service and innovative solutions tailored to each client's unique needs.

Kevin has cultivated long-standing relationships with lenders, court-appointed receivers, developers, REITs, and investors. Over his career, he has successfully brokered the sale of numerous commercial properties across all sectors, including retail, office, medical, industrial, hospitality, and vacant land, handling both investment and owner-user transactions.

Combining exceptional communication skills with deep expertise in finance, banking, and strategic planning, Kevin navigates complex transactions with precision and confidence, consistently delivering outstanding results for his clients.

EDUCATION

Bachelor's degree in Business Administration with a Major in Accounting, Magna Cum Laude from Wayne State University

AFFILIATIONS

- Vice Chairman – Chaldean American Chamber of Commerce
- Vice Chairman – Chaldean Community Foundation
- Board Member – Mike Ilitch School of Business at Wayne State University
- Past President – Michigan Commercial Board of Realtor (CBOR)
- Member – Innovating Commerce Serving Communities (ICSC)
- Certified Commercial Investment Member designee (CCIM)

AWARDS

- 2013 – DBusiness Magazine “30 in Their Thirties” Honoree
- 2014 – Emerging Leader Award Recipient from the Mike Ilitch School of Business at Wayne State University
- 2019 – Michigan CCIM Chapter Award Recipient
- 2018, 2019, 2020, 2021, 2022, 2023 – Best of the Best Top Brokers by Midwest Real Estate News
- 2020 – Inducted into the Midwest Commercial Real Estate Hall of Fame
- CoStar Power Broker numerous years
- 2024 – Crain's Detroit Business Notable Commercial Real Estate Leader
- 2024 and 2025 – DBusiness Commercial Real Estate Broker of the Year Finalist



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248.851.8900
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DAVID JAPPAYA
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djappaya@kjcre.com

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BROKER BIO



DAVID JAPPAYA

Vice President

djappaya@kjcre.com

Direct: 248.851.8900 | Cell: 248.881.4055

PROFESSIONAL BACKGROUND

In 2018, David Jappaya launched his commercial real estate career at KJ Commercial. Since then David has propelled himself to become an integral part of the team where he specializes in the sale and leasing of retail and office properties in Southeast Michigan. Additionally, David's finance and accounting background have assisted the team with financial modeling and the underwriting of investment properties.

While in school, he worked full-time as a manager of a small business. He was responsible for daily bookkeeping as well as preparing monthly financial reports. Throughout the time he spent as a manager, he developed strong relationships with local business owners. His management experience helped him understand what it takes to establish the skills needed to run a successful business. David's passion for business drove him towards the world of real estate and he looks forward to building new relationships within the commercial real estate industry.

EDUCATION

2018 graduate from Walsh College where he earned a Master of Accountancy with a specialization in Finance.

MEMBERSHIPS

David is involved in the International Council of Shopping Centers (ICSC), the Chaldean American Chamber of Commerce and is also currently in pursuit of his CPA license and CCIM designations.



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PRESTON RABBAN

Senior Real Estate Advisor

prabban@kjcre.com
Direct: 248.851.8900 | Cell: 248.631.7422

PROFESSIONAL BACKGROUND

Preston Rabban is a Senior Real Estate Advisor at KJ Commercial. Since beginning his career in 2021, he has successfully completed over \$100 million in sales and lease transactions, showcasing his drive, passion, and exceptional work ethic. Detail-oriented and client-focused, Preston is committed to providing unmatched communication and service to his clients.

Before entering the commercial real estate industry, Preston worked as a Corporate Financial Analyst at Stellantis, where he honed his skills in data analysis and interpretation using Microsoft Excel. He now leverages this expertise to underwrite diverse commercial real estate properties. As a motivated and dedicated professional, Preston goes above and beyond to help clients achieve their investment goals.

EDUCATION

Graduated in 2019 from The University of Michigan - Stephen M. Ross School of Business with a Bachelor’s Degree in Business Administration (concentration in Finance and Accounting)
Valedictorian of Orchard Lake St. Mary’s High School, Class of 2015
2014 Football State Champion and Team Captain at Orchard Lake St. Mary’s

MEMBERSHIPS

Member of the International Council of Shopping Centers (ICSC)
Member of the Chaldean American Chamber of Commerce



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