

FOR SALE
THE BALDWIN GROUP
17717 MASONIC BLVD, FRASER, MI 48026



SINGLE-TENANT INVESTMENT OPPORTUNITY | PUBLICLY TRADED COMPANY | 8.93% CAP

ECODE #1010

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

LOCATION: 17717 Masonic Boulevard, Fraser, MI 48026

PROPERTY TYPE: Freestanding

TENANT: The Baldwin Group

SALES PRICE: \$1,750,000.00 (\$207.12/SF)

CAP RATE: 8.93%

PROPERTY TAXES: \$26,591.22

BUILDING SIZE: 8,449 SF

LOT SIZE: 0.92 AC

LOT DIMENSIONS: ±251' X ±159'

AVAILABLE SPACE: 8,449 SF

ZONING: IR (Industrial/Research)

TRAFFIC COUNT: Masonic Blvd (10,345 CPD)
M-97 (30,711 CPD)

EXCLUSIVELY LISTED BY:



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PUBLICLY TRADED COMPANY



\$1,750,000
(\$207.12/SF)

\$156,200.53

8.93%

SALES PRICE

NOI

CAP RATE

PROPERTY HIGHLIGHTS



PUBLICLY TRADED COMPANY



HIGHLIGHTS

- Freestanding, fully-leased single-tenant office building offering investors stable cash flow and long-term ownership value.
- Price per square-foot is significantly below replacement cost at \$207.12/SF.
- Prominent location along Masonic Boulevard, delivering strong visibility, and ease of access.
- Well-suited for investors seeking a stable office asset with upside potential through lease renewals or repositioning.
- Ample on-site parking provides convenience for employees and visitors, exceeding typical office parking requirements.
- Single-tenant configuration provides simplified management and operational efficiency.

LEASE DETAILS



8.93%
CAP RATE

\$207.12/SF
PRICE PER SF

\$1,750,000.00
SALES PRICE

JULY 31, 2027
LEASE EXPIRATION

LEASE DETAILS

| | |
|--------------------------|-------------------|
| TENANT: | The Baldwin Group |
| LEASE TYPE: | Gross |
| BUILDING SIZE: | 8,449 SF |
| LEASE COMMENCEMENT DATE: | August 1, 2022 |
| LEASE EXPIRATION DATE: | July 31, 2027 |

| PERIOD | RENT AMOUNT |
|-----------------------------|-------------|
| AUG 1, 2025 – DEC 31, 2025 | \$16,868.01 |
| JAN 1, 2026 – JULY 31, 2026 | \$17,205.37 |
| AUG 1, 2026 – DEC 31, 2026 | \$17,549.48 |
| JAN 1, 2027 – JULY 31, 2027 | \$17,549.48 |

MICRO AERIAL

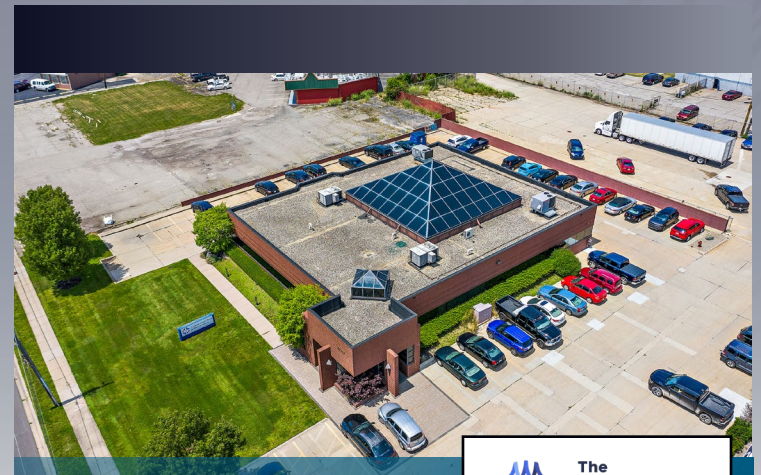


ESTIMATED IN PLACE NOI

| | ANNUAL | PSF |
|---------------------------------|----------------------|-----------------|
| REVENUE | | |
| Base Rental | \$ 208,873.21 | \$ 24.72 |
| CAM Reimbursement | - | - |
| Real Estate Tax Reimbursement | - | - |
| Insurance Reimbursement | - | - |
| Total Gross Revenue | \$ 208,873.21 | \$ 24.72 |
| OPERATING EXPENSES | | |
| CAM | \$ 10,702.69 | \$ 1.27 |
| Management Fee (3%) | 6,266.20 | 0.74 |
| Real Estate Taxes | 26,591.22 | 3.15 |
| Replacement Reserves (1%) | 2,088.73 | 0.25 |
| Insurance | 7,023.84 | 0.83 |
| Total Operating Expenses | \$ 52,672.68 | \$ 6.23 |

\$156,200.53

NOI



TENANT PROFILE

THE BALDWIN GROUP HEALTH INSURANCE

THE BALDWIN GROUP provides risk management, insurance, and employee benefits solutions to help organizations protect their people, property, and financial well-being. Working collaboratively with clients across a wide range of industries, The Baldwin Group delivers tailored strategies that support long-term stability, growth, and resilience.

The Baldwin Group offers a comprehensive suite of services, including commercial and personal insurance, employee benefits consulting, retirement planning, wealth management, and specialty risk solutions. Through a client-focused approach and strong carrier partnerships, the firm helps businesses and individuals navigate complex risk environments while planning confidently for the future.



MARKET OVERVIEW

MACOMB COUNTY

ECONOMIC STRENGTH:

Macomb County is a major economic center in Southeast Michigan, supported by manufacturing, defense, healthcare, and professional services.

BUSINESS ENVIRONMENT:

The county is home to thousands of businesses and major employment hubs, providing a stable and diverse economic base.

WORKFORCE:

Macomb County offers a large, skilled workforce supported by local workforce development and technical training programs.

INFRASTRUCTURE:

The area benefits from strong regional access via I-94, M-53, and M-59, with convenient connectivity to Metro Detroit and Canada.

HOUSING & DEMOGRAPHICS:

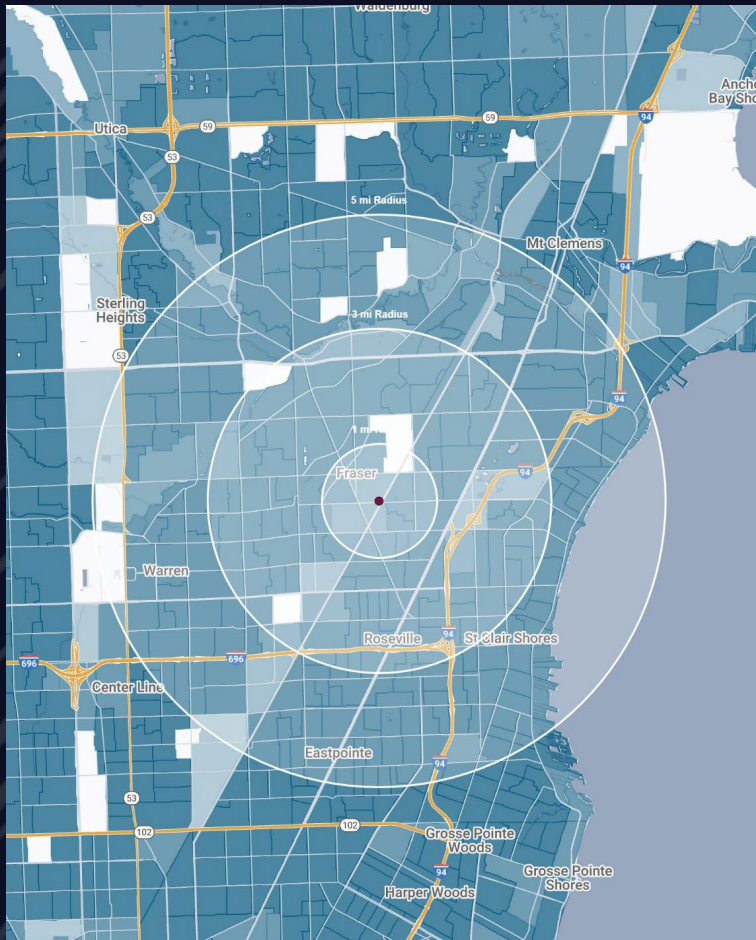
A predominantly owner-occupied housing base supports long-term community and economic stability.



WHY THIS LOCATION WORKS FOR THE BALDWIN GROUP

Macomb County provides The Baldwin Group with access to a large base of businesses and households that require insurance, risk management, and employee benefits solutions. The county's diverse economy, stable employment base, and strong homeownership levels support consistent demand for professional financial services. Excellent regional connectivity and visibility further enhance client access, employee recruitment, and long-term operational stability at this location.

DEMOGRAPHICS



THE BALDWIN GROUP

17717 Masonic Blvd, Fraser, MI 48026

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|--|---------------|---------------|---------------|
| 2025 Estimated Population | 13,393 | 118,867 | 307,775 |
| 2030 Projected Population | 13,181 | 118,126 | 305,354 |
| 2020 Census Population | 13,590 | 120,356 | 307,112 |
| 2010 Census Population | 13,159 | 118,882 | 302,778 |
| Projected Annual Growth 2025 to 2030 | -0.3% | -0.1% | -0.2% |
| Historical Annual Growth 2010 to 2025 | 0.1% | - | 0.1% |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 6,099 | 51,704 | 131,721 |
| 2030 Projected Households | 6,122 | 52,414 | 133,387 |
| 2020 Census Households | 6,022 | 51,108 | 130,338 |
| 2010 Census Households | 5,895 | 49,571 | 126,625 |
| Projected Annual Growth 2025 to 2030 | - | 0.3% | 0.3% |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.3% | 0.3% |
| RACE | | | |
| 2025 Est. White | 70.8% | 74.3% | 72.3% |
| 2025 Est. Black | 21.2% | 16.6% | 18.2% |
| 2025 Est. Asian or Pacific Islander | 3.0% | 4.0% | 4.6% |
| 2025 Est. American Indian or Alaska Native | 0.2% | 0.2% | 0.2% |
| 2025 Est. Other Races | 4.7% | 4.9% | 4.7% |
| INCOME | | | |
| 2025 Est. Average Household Income | \$82,103 | \$89,997 | \$92,689 |
| 2025 Est. Median Household Income | \$64,184 | \$71,440 | \$73,535 |
| 2025 Est. Per Capita Income | \$37,816 | \$39,249 | \$39,764 |
| BUSINESS | | | |
| 2025 Est. Total Businesses | 520 | 3,817 | 9,215 |
| 2025 Est. Total Employees | 6,158 | 37,963 | 100,404 |

CONTACT US



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