



RETAIL PROPERTY // FOR LEASE

NOW LEASING: MODERN RETAIL SUITES AT GRAND MARKET SQUARE

38425 - 38441 GRAND RIVER AVE
FARMINGTON, MI 48335



- Monument Sign
- Easy Parking and Access
- Great visibility



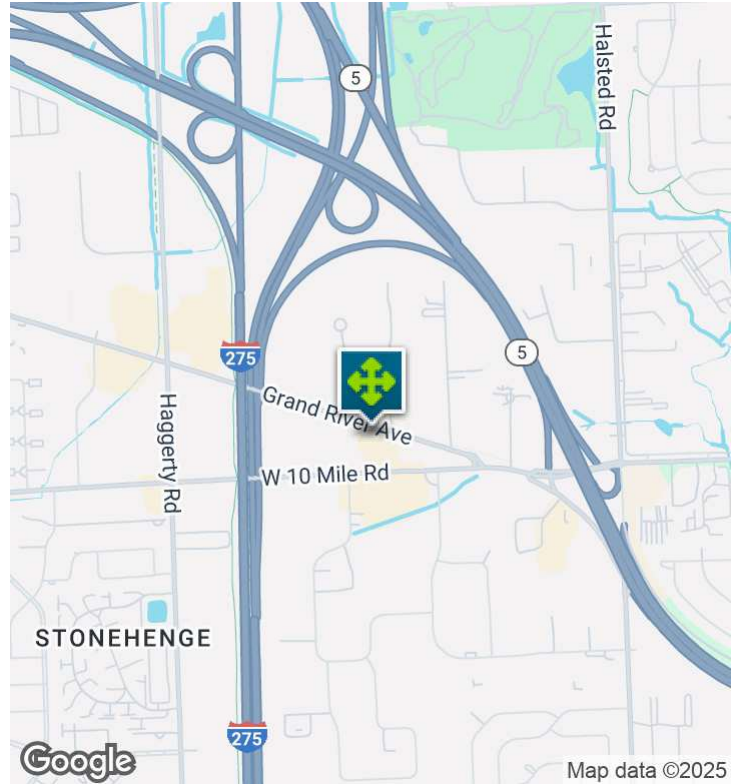
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate	\$18.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	11,270 SF
Available SF:	1,716 - 3,456 SF
Lot Size:	1.22 Acres
Year Built:	1978
Renovated:	2020
Zoning:	B3 General Business
Market:	Detroit
Submarket:	Farmington/Farmington Hills

PROPERTY OVERVIEW

Two adjoining retail suites of 1,700 SF can be leased individually or combined for 3,400 SF. Former dog training center has approvals and equipment for grooming and boarding.

LOCATION OVERVIEW

Retail & Commercial node serving Novi & Farmington; Quick access to I-275 & I-696 makes this an ideal retail/service location.

PROPERTY HIGHLIGHTS

- Monument Sign
- Easy Parking and Access
- Great visibility



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,716 - 3,456 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
38425 Grand River Ave	Available	1,740 - 3,456 SF	NNN	\$18.00 SF/yr	-
38439 Grand River Ave	Available	1,716 - 3,456 SF	NNN	\$18.00 SF/yr	-

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ADDITIONAL PHOTOS



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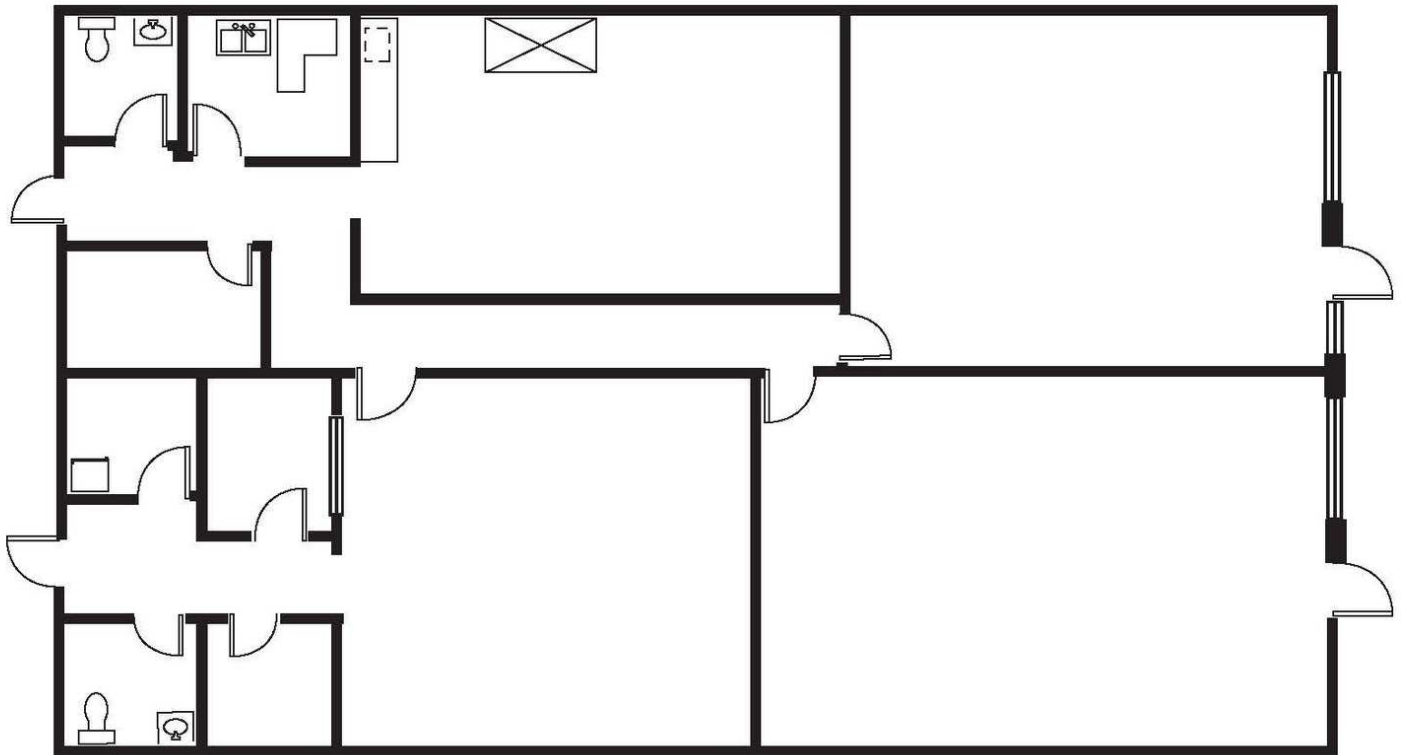
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FLOOR PLANS



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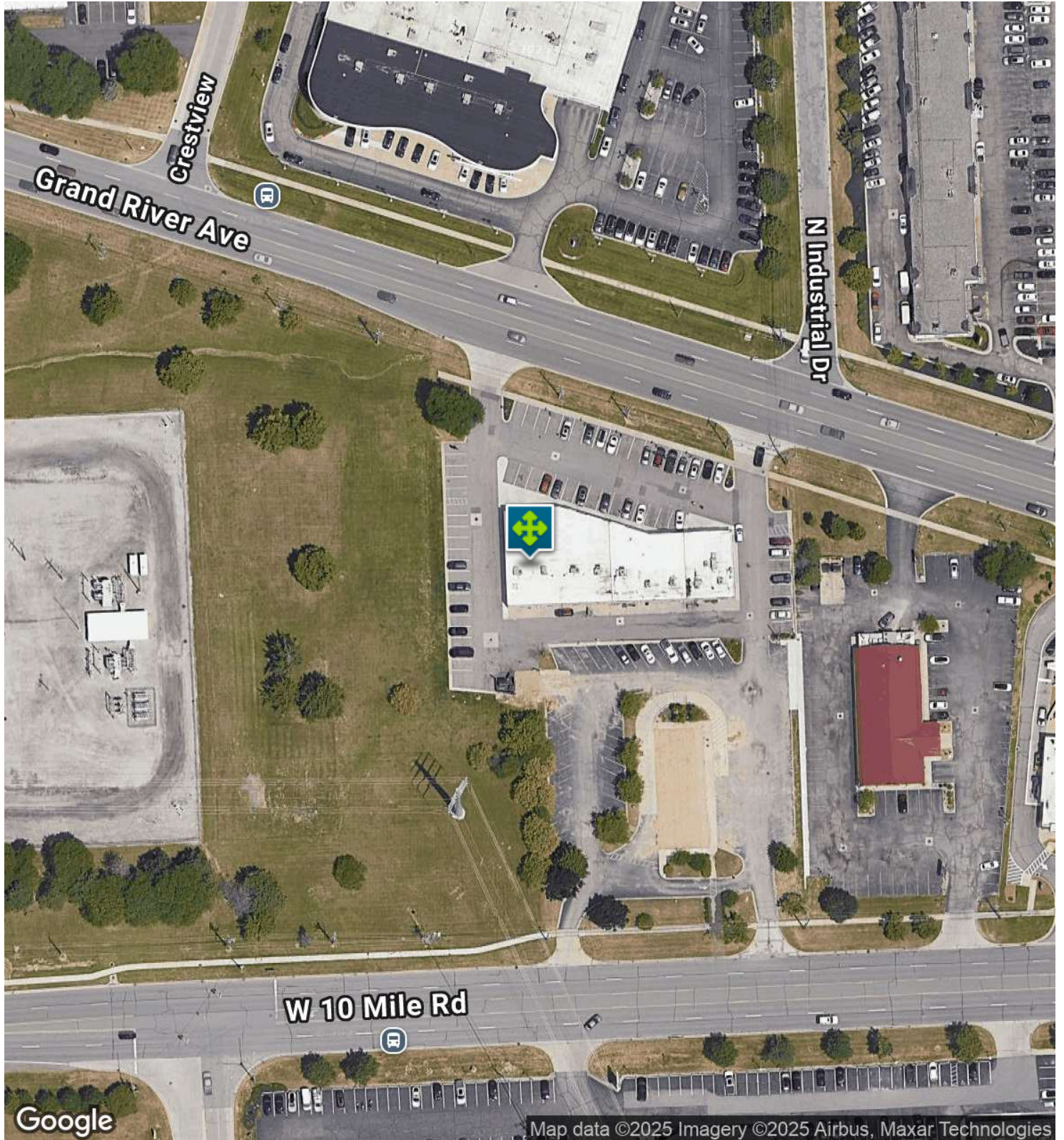
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AERIAL MAP



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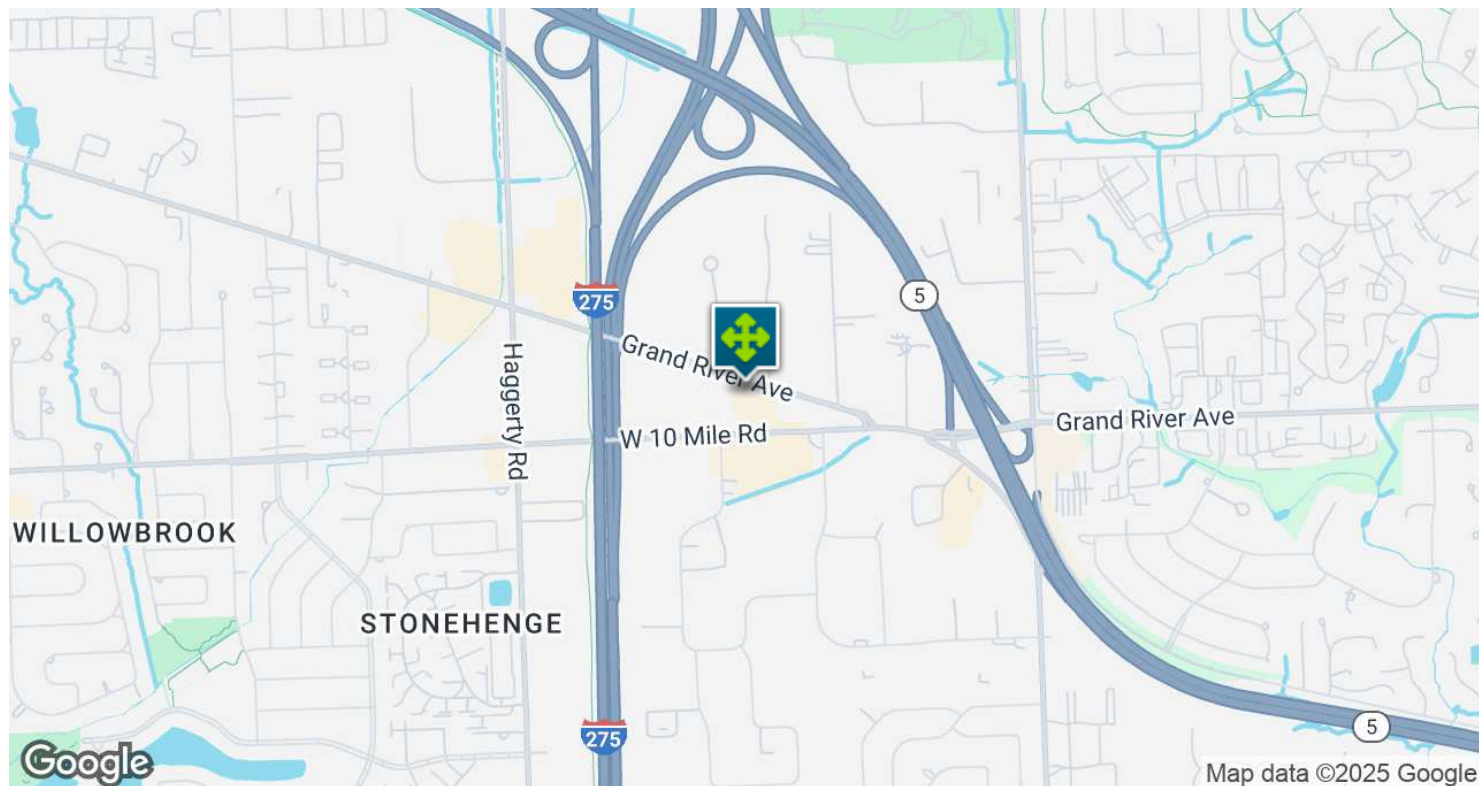
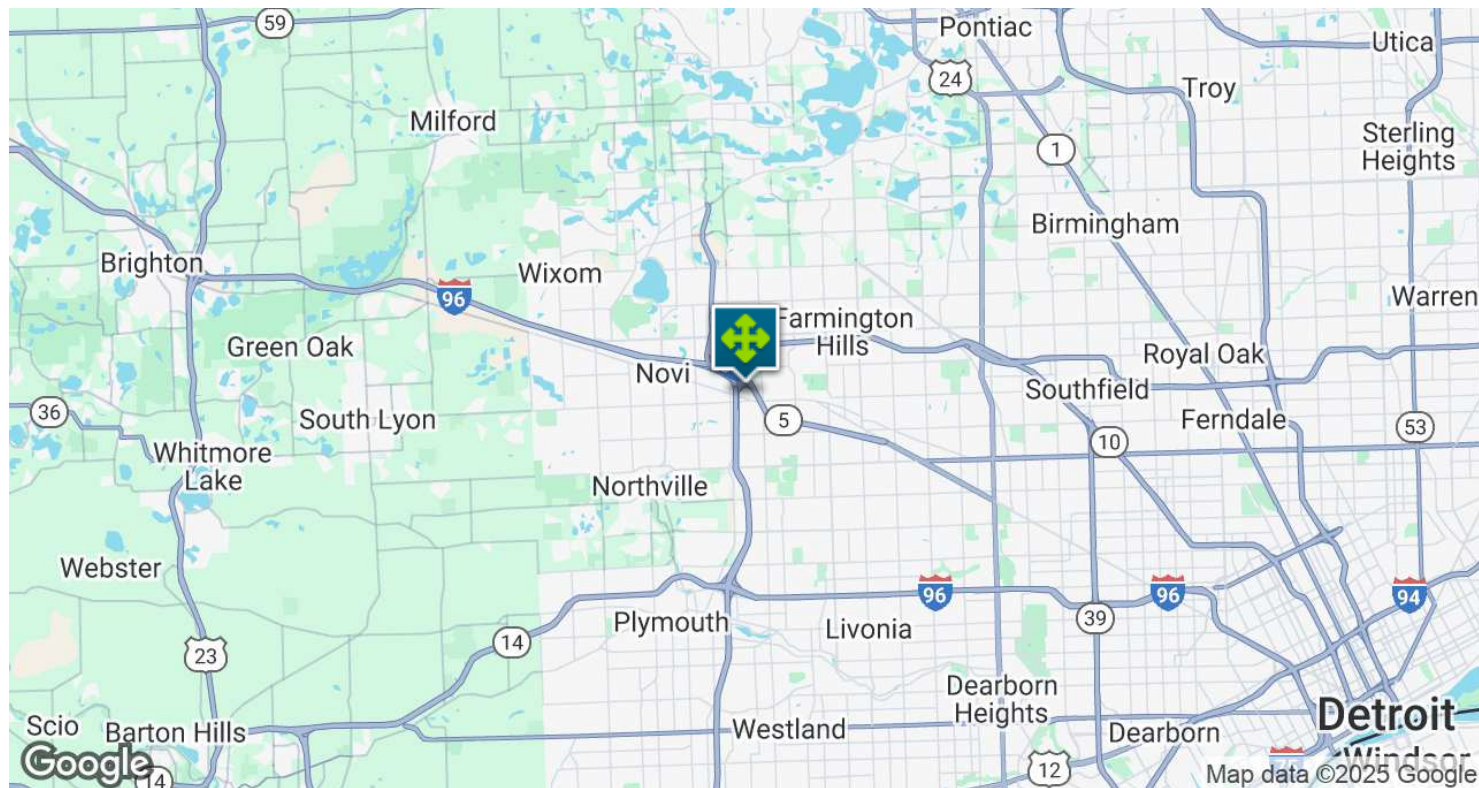
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LOCATION MAP

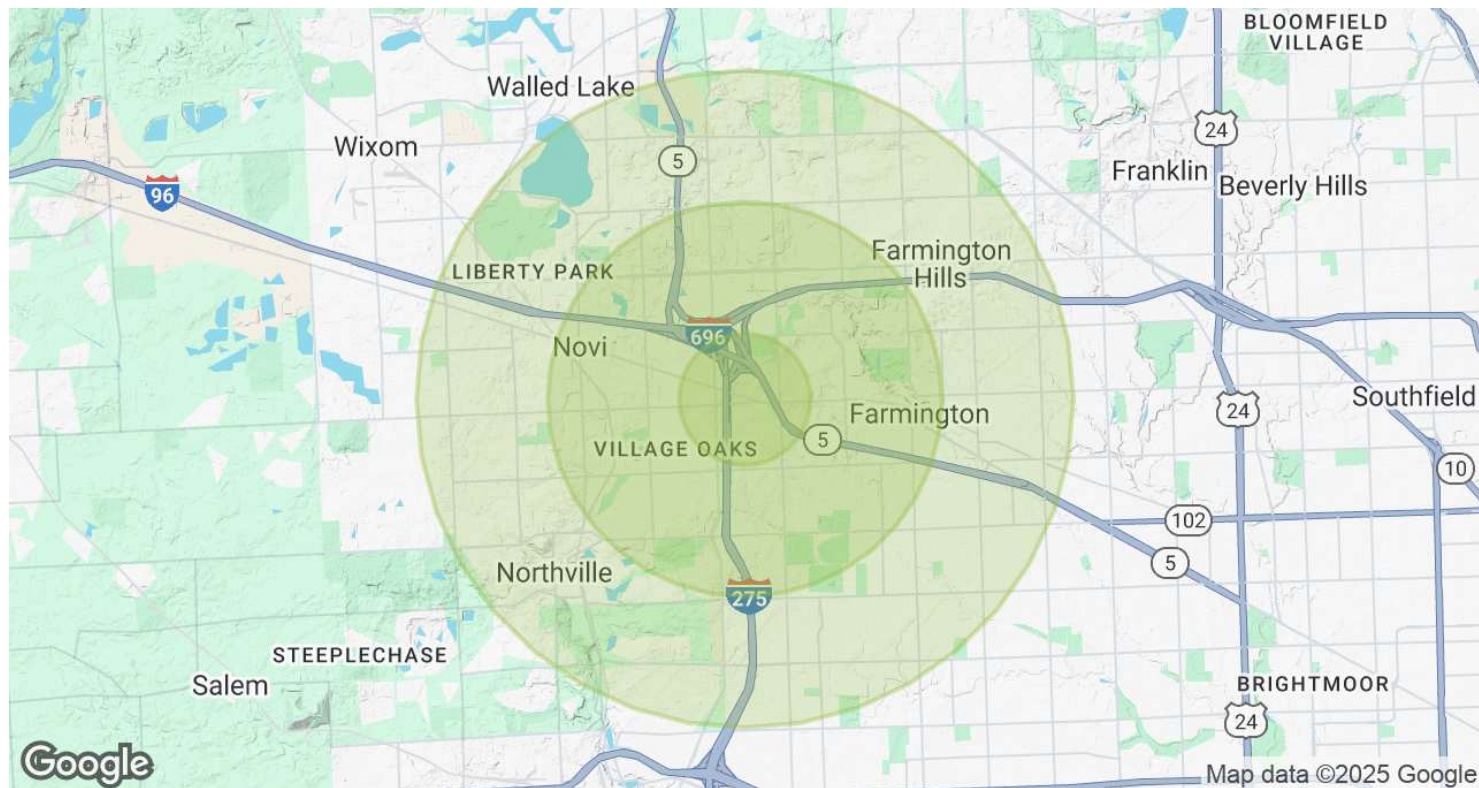


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,757	65,952	182,240
Average Age	38.1	39.6	42.1
Average Age (Male)	36.9	37.8	40.5
Average Age (Female)	39.4	41.3	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,909	28,683	76,223
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$93,765	\$92,722	\$97,621
Average House Value	\$318,178	\$283,302	\$274,575

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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