

12,096 SF FARMINGTON MARKET



FOR LEASE



31580 Grand River Ave

Farmington, Michigan 48336

Property Highlights

- 12,096 SF
- Over \$500,000 Spent In Store Build Out 2017
- Tenant Pays All Utilities Water-Gas-Electric Separately Metered
- Equipment For Sale to Remain in Space
- Shown By Appointment Only

OFFERING SUMMARY

Lease Rate:	\$9/SF NNN
Available SF:	12,096 SF
Lot Size:	6.01 Acres
Traffic Count:	21,632 CPD

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	35,173	90,913	86,211
Total Population	80,872	210,817	210,260
Average HH Income	\$92,669	\$94,974	\$81,409



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Nanci Tarpley

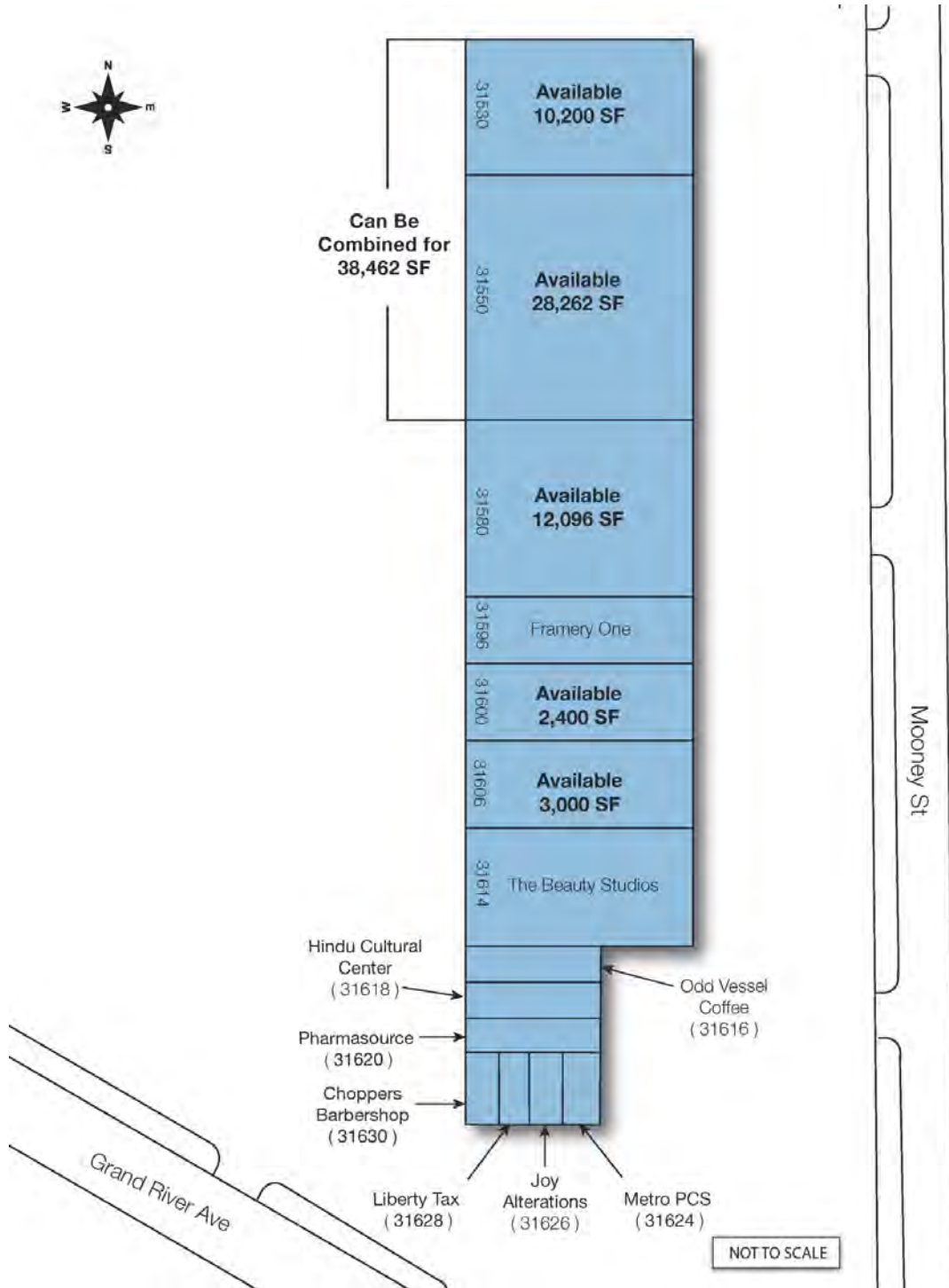
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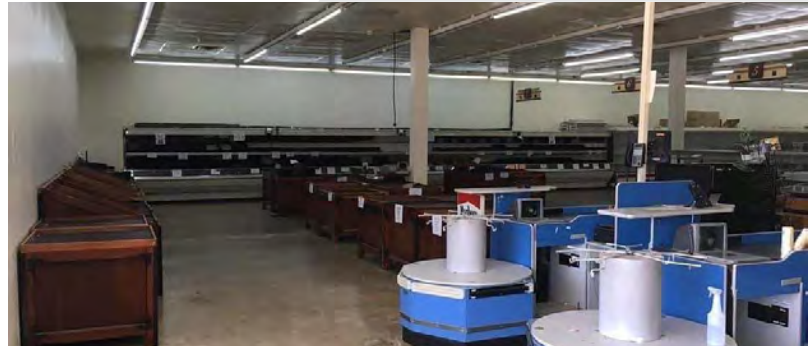
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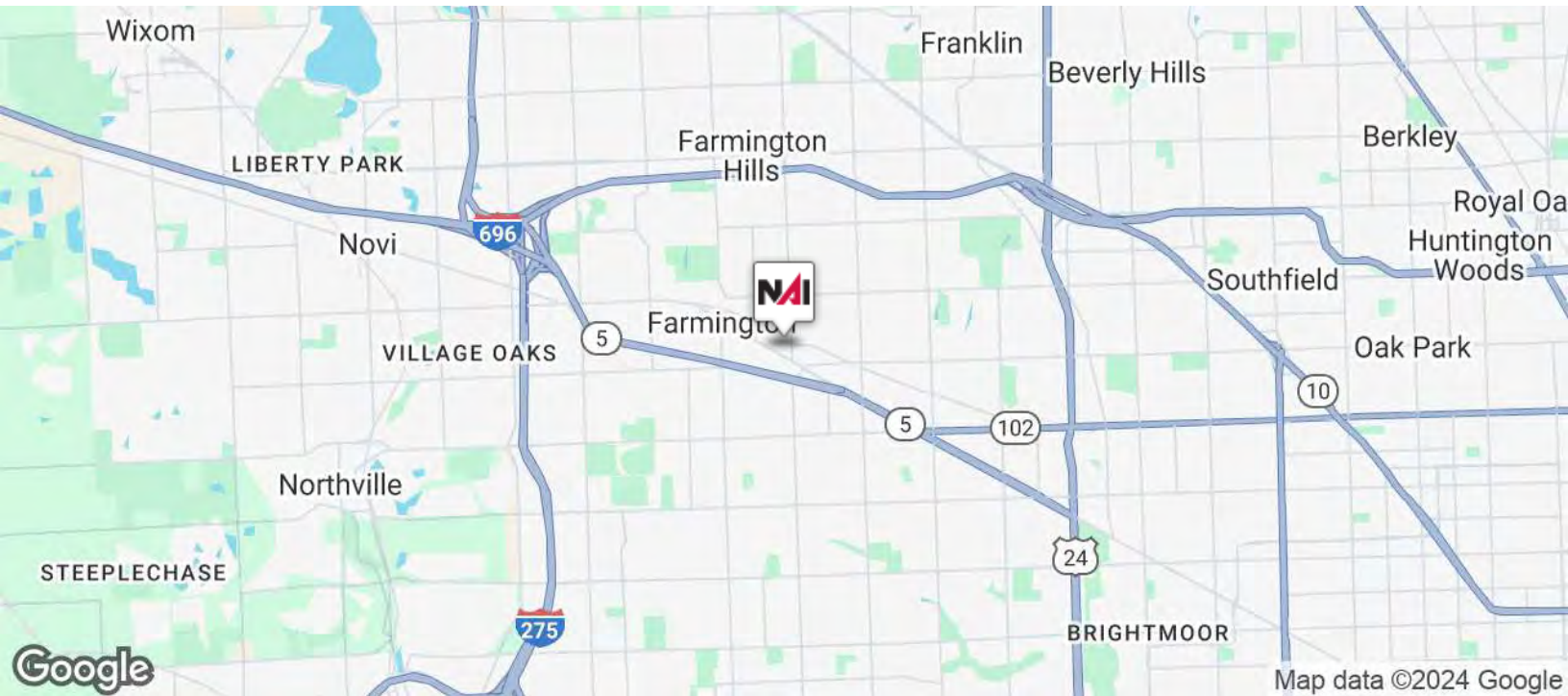
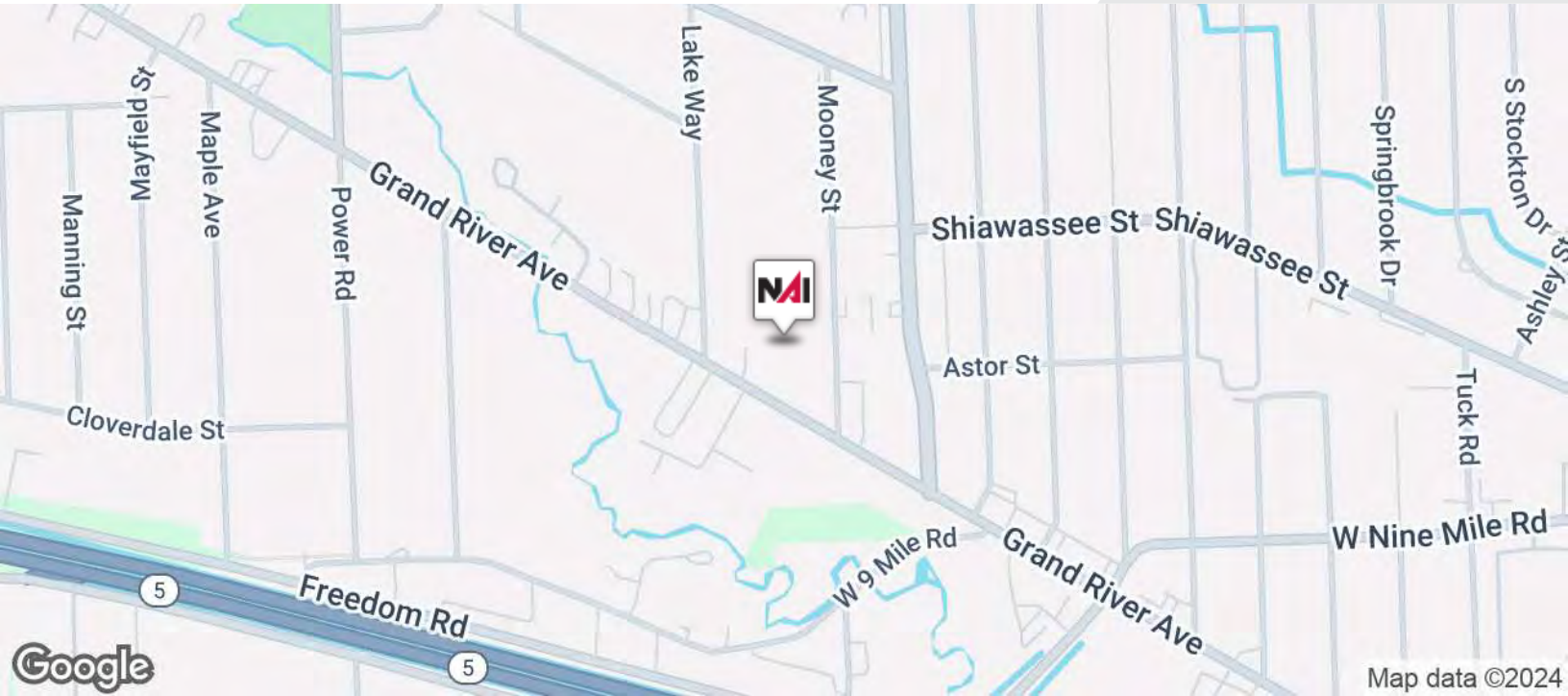
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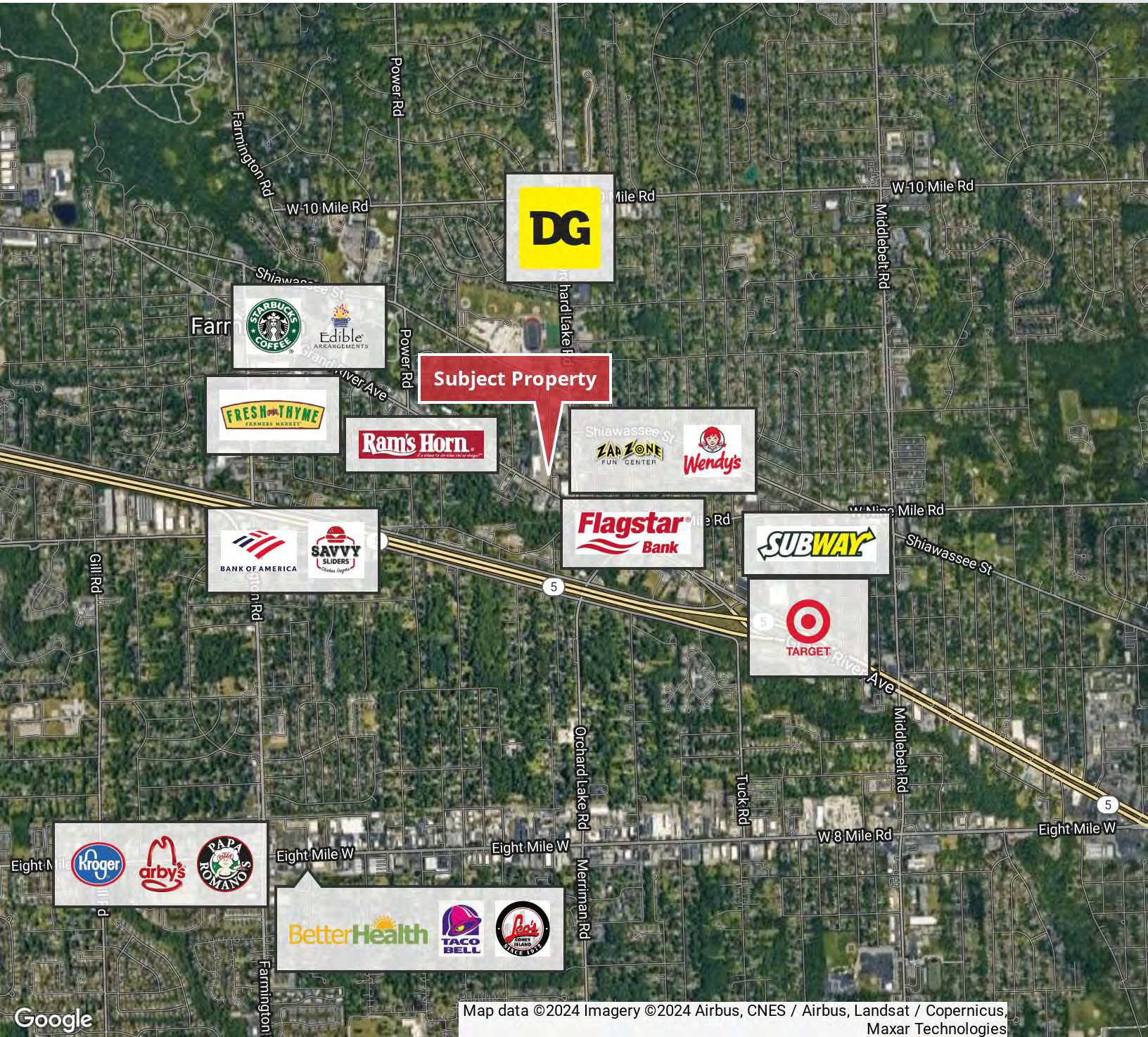
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Google

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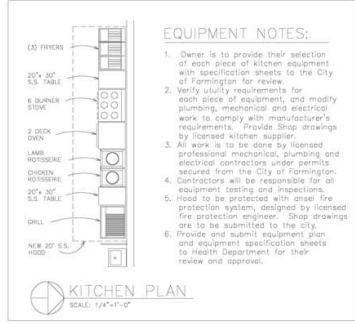
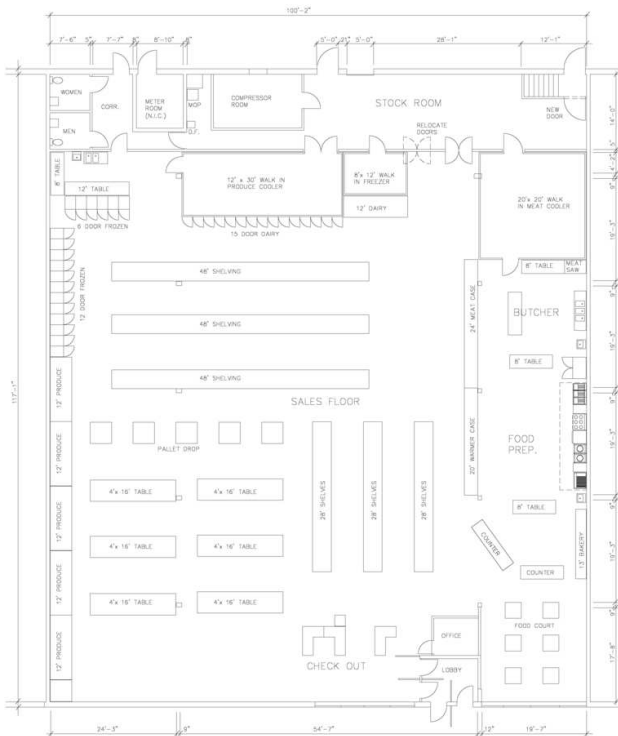
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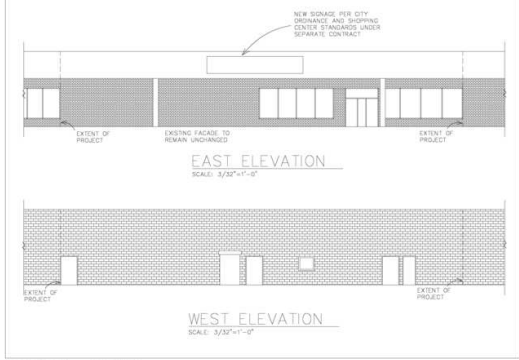
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SUPERMARKET-BUILD OUT PLANS 31580 GRAND RIVER, FARMINGTON, MI 48336



EQUIPMENT NOTES:

1. Owner is to provide their selection of each piece of kitchen equipment with specification sheets to the City of Farmington for review.
2. Verify utility requirements for each piece of equipment, and modify plumbing, mechanical and electrical work to comply with manufacturer's requirements. Provide Shop drawings by licensed kitchen supplier.
3. All work is to be done by licensed professional mechanical, plumbing and electrical contractors under permits secured from the City of Farmington.
4. Contractors will be responsible for all equipment testing and inspections.
5. Hood to be protected with on-site fire protection system, designed by licensed fire protection engineer. Shop drawings are to be submitted to the city.
6. Provide and submit equipment plan and equipment specification sheets to Health Department for their review and approval.



USE GROUP
GROUP M - MERCANTILE

CONSTRUCTION TYPE
TYPE III-B

SQUARE FOOTAGE
100'-0" x 117'-0" = 11,700 S.F.

OCCUPANCY LOAD
MERCANTILE 10250 S.F.
@ 1/60 S.F. = 170.83 PERSONS
STOCK 1450 S.F.
@ 1/300 S.F. = 4.83 PERSONS
TOTAL: 175.66 PERSONS

LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE REMOVED
- NEW STUD PARTITIONS

FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. Contractor shall field verify sizes, locations, elevations, and details of all existing conditions that may affect the work.
2. All work shall be in accordance with all Federal, State and City Codes, Ordinances and requirements.
3. Contractor and Subcontractors shall be licensed as required by law in the performance of their work.
4. Should existing conditions other than those indicated on the drawings be encountered, the Architect shall be notified immediately in writing.
5. The Architect will not have control, or charge of, and will not be responsible for construction means, methods, techniques, sequences, or procedures, or for the safety precautions and programs in connection with the work.

10-28-14 FOR CITY REVIEW	DATE	BY	REVISION

MARKET-BUILD OUT PLANS
31580 GRAND RIVER AVENUE
FARMINGTON, MI 48336

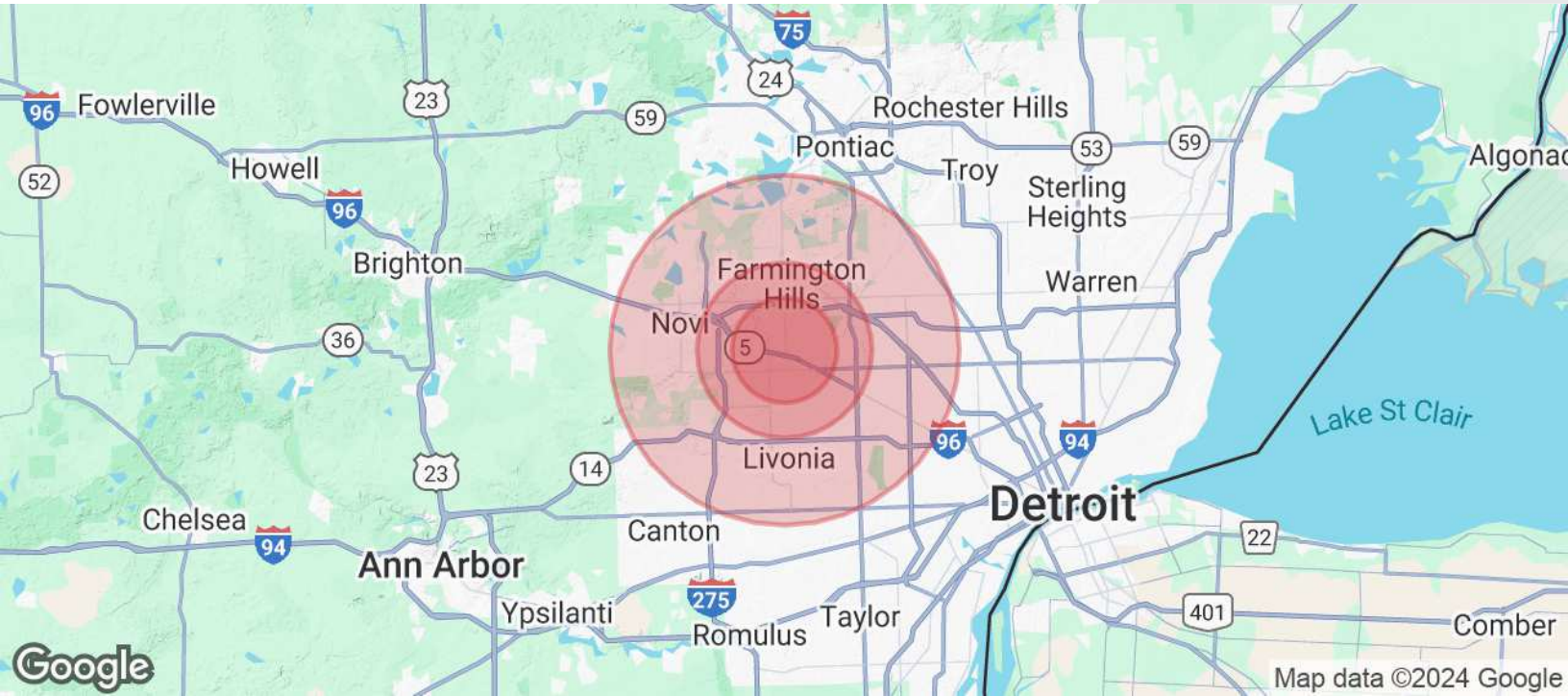
Architects/Planners/Engineers
ARCHITECTS INTERNATIONAL INC.
17000 Plymouth
Detroit, Michigan 48221
Phone: 313-541-7930
Fax: 313-541-6844

DESIGNED	BY	CHECKED	BY	PROJECT NO.
DESIGNED	SLB	CHECKED	SLB	1446
APPROVED	SLB	DATE	10-27-14	SHEET NO.
SHEET TITLE				A-1

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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	80,872	210,817	210,260
Average Age	41.4	41.9	41.9
Average Age (Male)	40.0	40.5	40.5
Average Age (Female)	42.5	43.0	43.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	35,173	90,913	86,211
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$92,669	\$94,974	\$81,409
Average House Value	\$225,541	\$227,225	\$227,225

2020 American Community Survey (ACS)



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