

Retail & Office | For Lease

CBRE

40000 Eight Mile Novi, MI

±21,000 SF Available



[View Drone Video](#)

Excellent Retail or Medical Office Opportunity



Freestanding Building

40000 Eight Mile Rd | Novi, MI 48167

For Lease

Property Highlights

- + ±21,000 SF freestanding building (includes lower level storage) on 2.31 acres
- + Located on Eight Mile Road, with traffic counts exceeding 30,000 vehicles per day
- + Close proximity to major thoroughfares such as I-275, I-96, and I-696
- + Previously owner/occupied by Henry Ford Health (Laboratory Services/Physical Therapy/Integrative Medicine)
- + Nearby retailers include Meijer, Target, Costco, Home Depot, Whole Foods (coming soon), Chick-fil-A, Total Wine, and many more!
- + OSC zoning allows for a variety of uses including retail, medical office, daycare, financial institutions, and fitness (link to zoning)
- + **Lease Rate: Contact Broker**

Macro Aerial



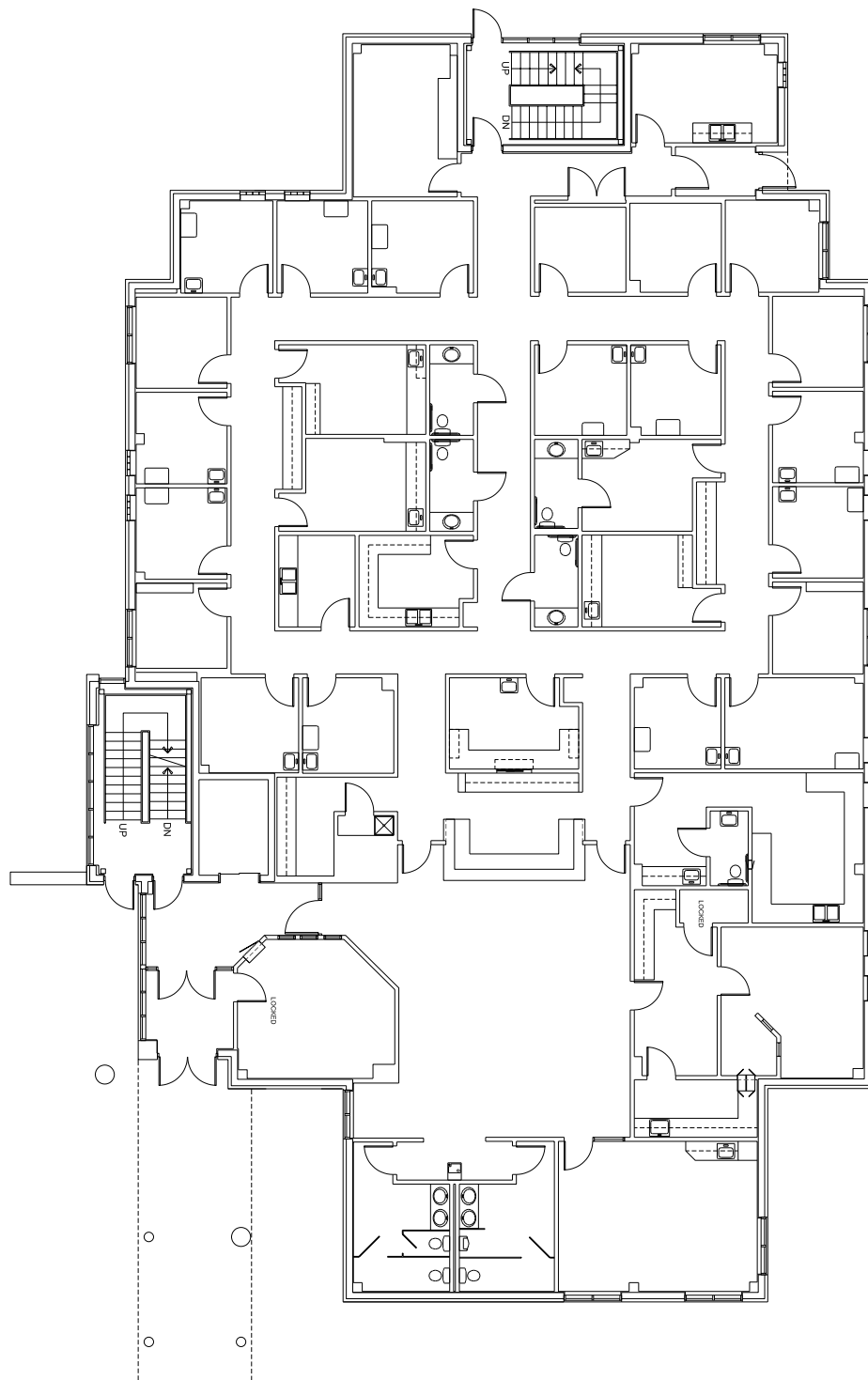
Micro Aerial



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	5,631	79,218	181,919
Number of Households	2,475	36,075	79,645
Average Household Size	2.34	2.31	2.37
Average Household Income	\$144,638	138,608	146,261
Daytime Population	16,740	96,955	241,069

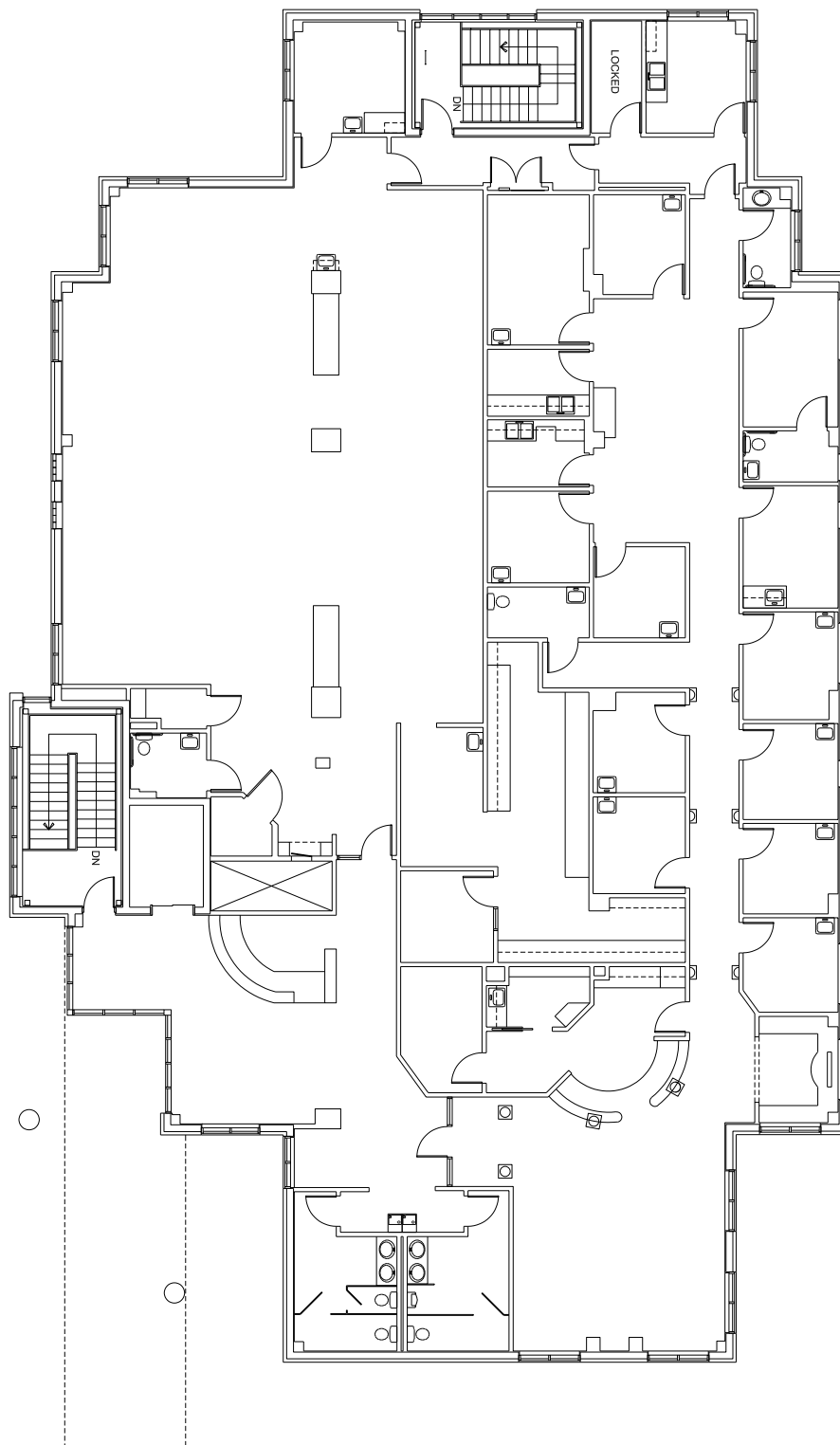
Floor Plan: First Floor

First Floor
9,094 SF



Floor Plan: Second Floor

Second Floor
Up to 9,005 SF



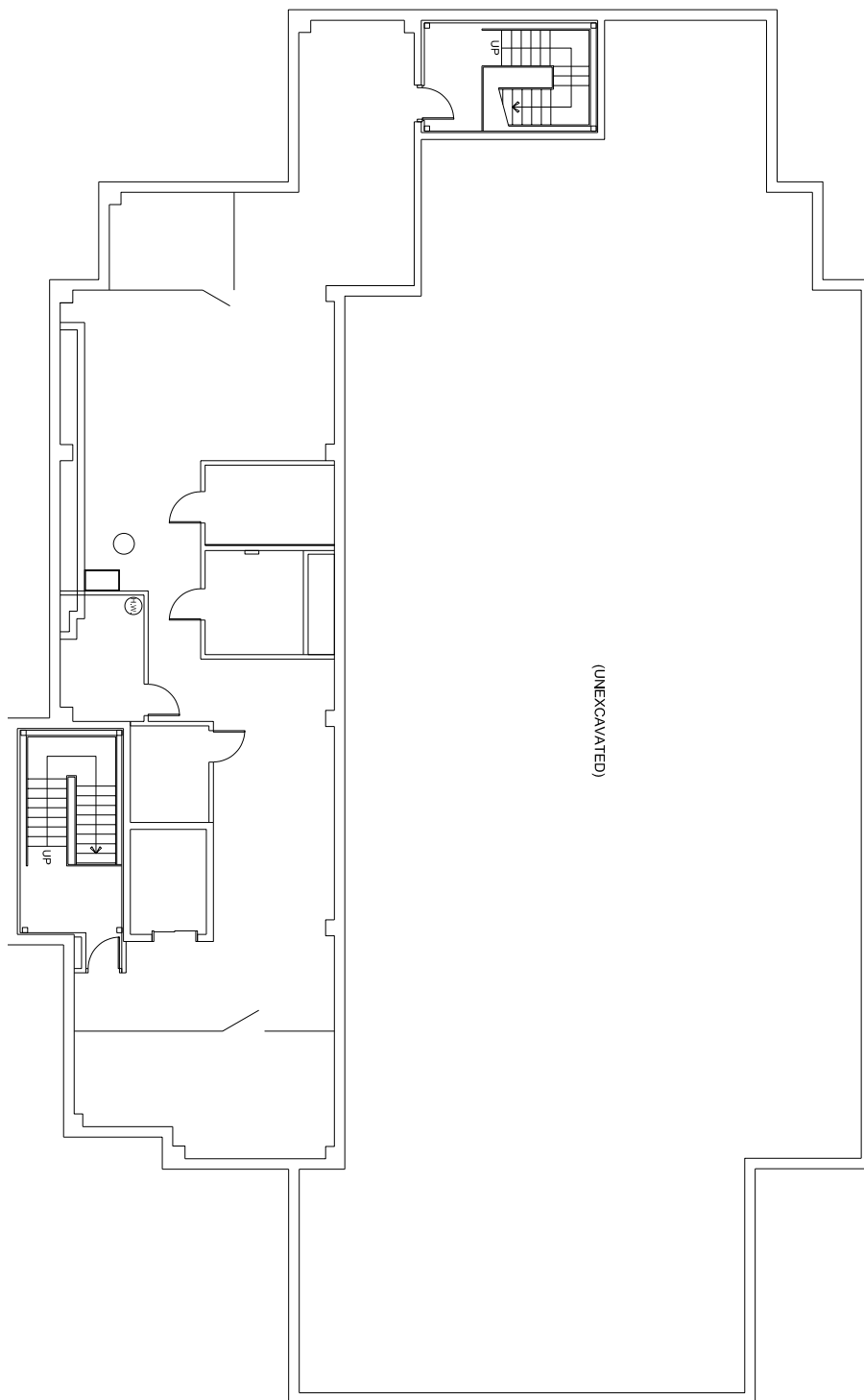
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Floor Plan: Lower Level

Lower Level
3,045 SF



Freestanding Building

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Property Photos



Contact Us

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