

REDEVELOPMENT OPPORTUNITY PROPERTY // FOR SALE

PRIME MIXED-USE REDEVELOPMENT OPPORTUNITY IN FARMINGTON CBD

33224 GRAND RIVER AVE
FARMINGTON, MI 48336



- 14,000 SF free-standing building on 0.69 acres in the heart of Farmington's CBD
- Market study and appraisal support a 40,000 SF four-story mixed-use building
- Best use is 5,000 SF of ground-floor retail and 40 multifamily units on three upper floors
- Opportunity to transform an underutilized site into a vibrant mixed-use destination
- Excellent visibility with 150 feet of frontage along Grand River Ave
- Limited new residential supply in this CBD has been delivered in recent years
- High renter demand ensures new units will be quickly absorbed
- Walkable downtown location surrounded by shops, dining, and amenities



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$2,500,000
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OFFERING SUMMARY

Building Size:	14,210 SF
Lot Size:	0.689 Acres
Price / SF:	\$175.93
Year Built:	1911
Renovated:	1970
Zoning:	CBD
Market:	Detroit
Submarket:	Farmington / Farmington Hills
Traffic Count:	11,468

PROPERTY OVERVIEW

14,000 SF free-standing retail building on 0.69 acres presents a rare and highly attractive redevelopment opportunity. Backed by a market study and appraisal confirming its highest and best use, the site is ideally suited for a mixed-use project that enhances both community vibrancy and long-term investment value. The highest and best use envisions 5,000 SF of ground-floor retail—split into two highly marketable 2,500 SF suites—paired with 40 modern one- and two-bedroom multifamily units across three upper floors. This project would deliver much-needed housing to downtown Farmington, where demand continues to outpace supply. While numerous residential developments have been proposed in and around the CBD, limited new product has been delivered in recent years. As a result, new, high-quality units in this walkable and amenity-rich location would be exceptionally well-received by prospective renters.

LOCATION OVERVIEW

Located on the north side of Grand River Ave, just east of Farmington Rd in walkable downtown Farmington. Neighbors nearby include Fresh Thyme, CVS, Starbucks, and 200+ downtown Farmington businesses.

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ADDITIONAL PHOTOS



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PARCEL OUTLINE



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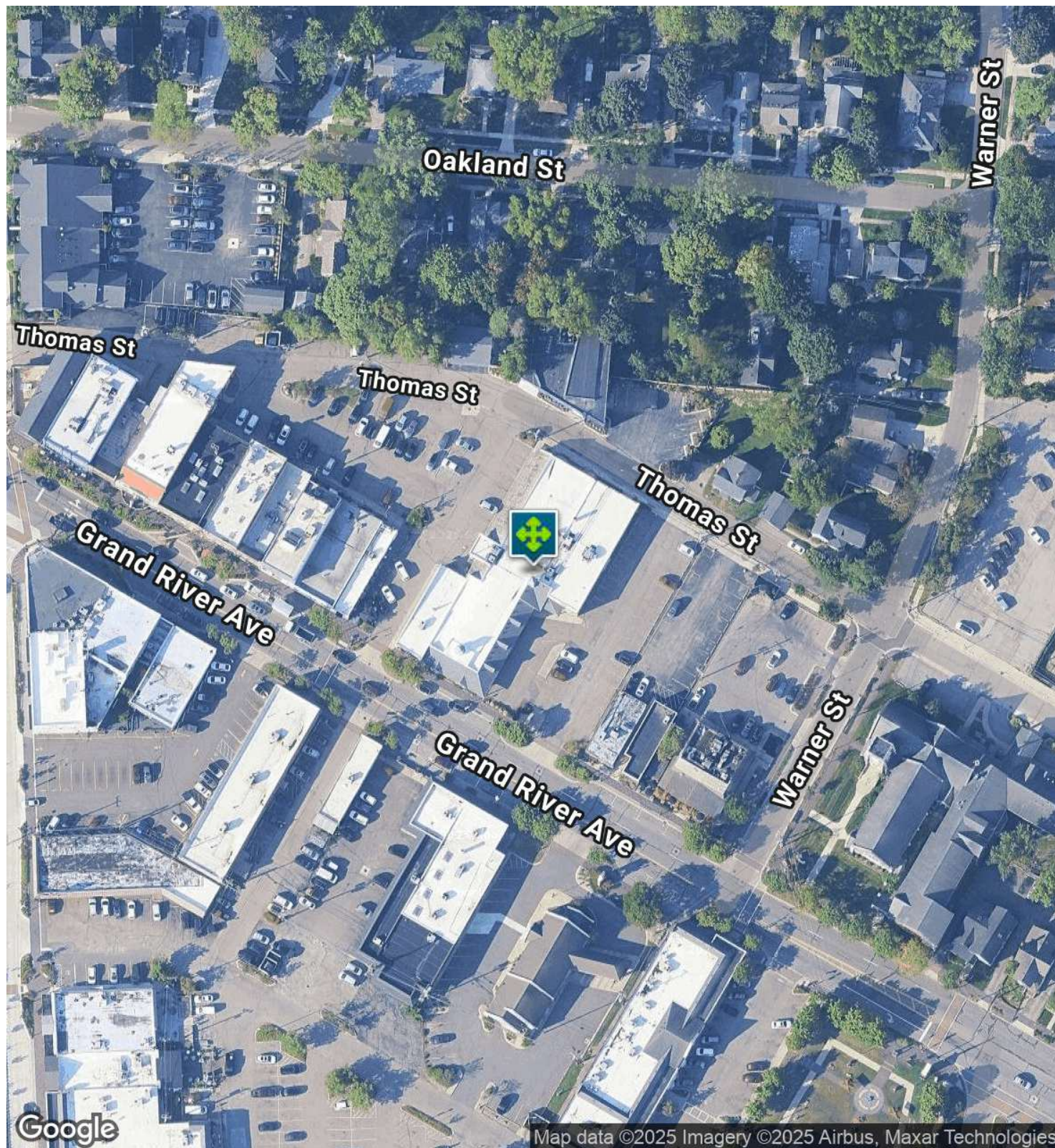
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RETAILER MAP



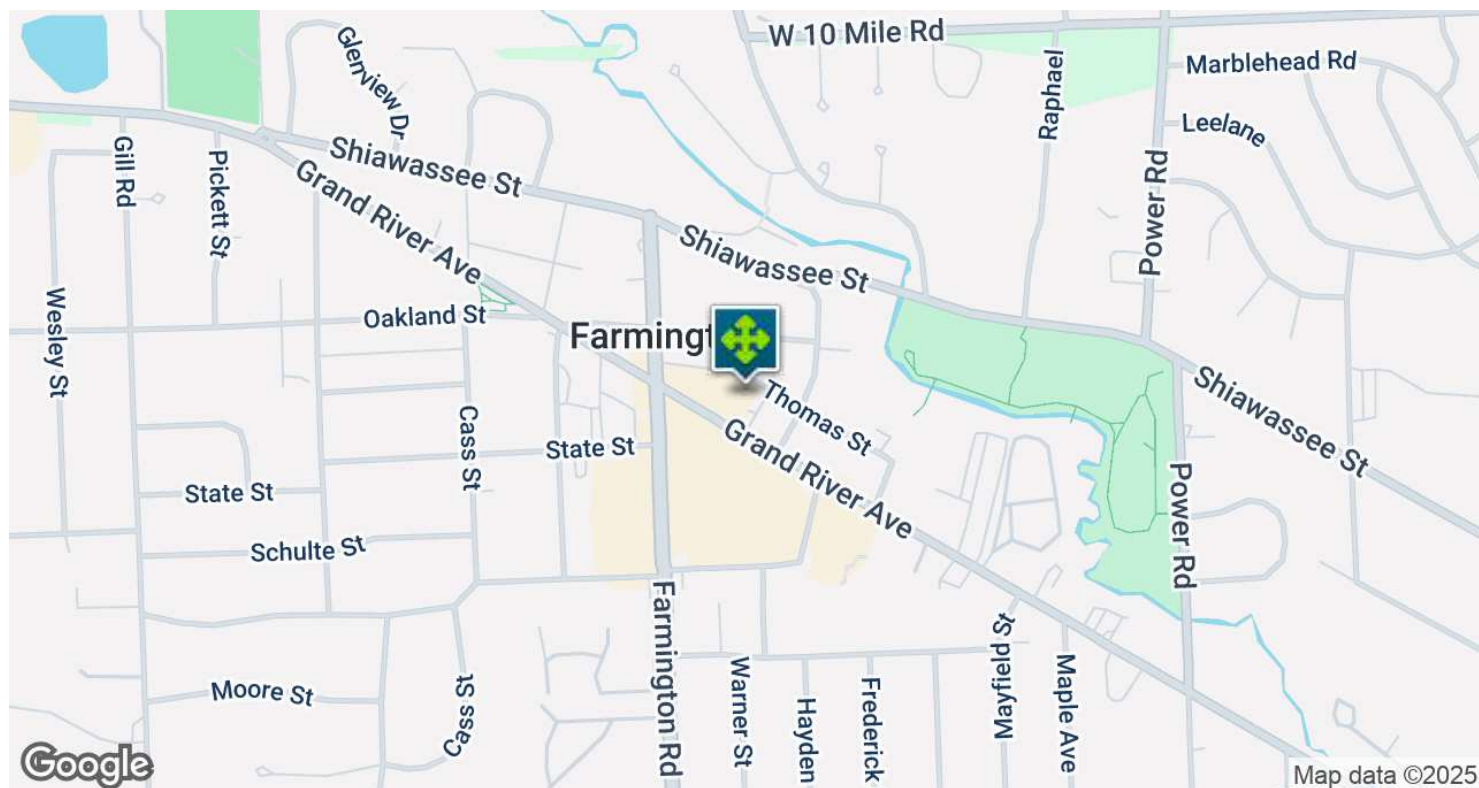
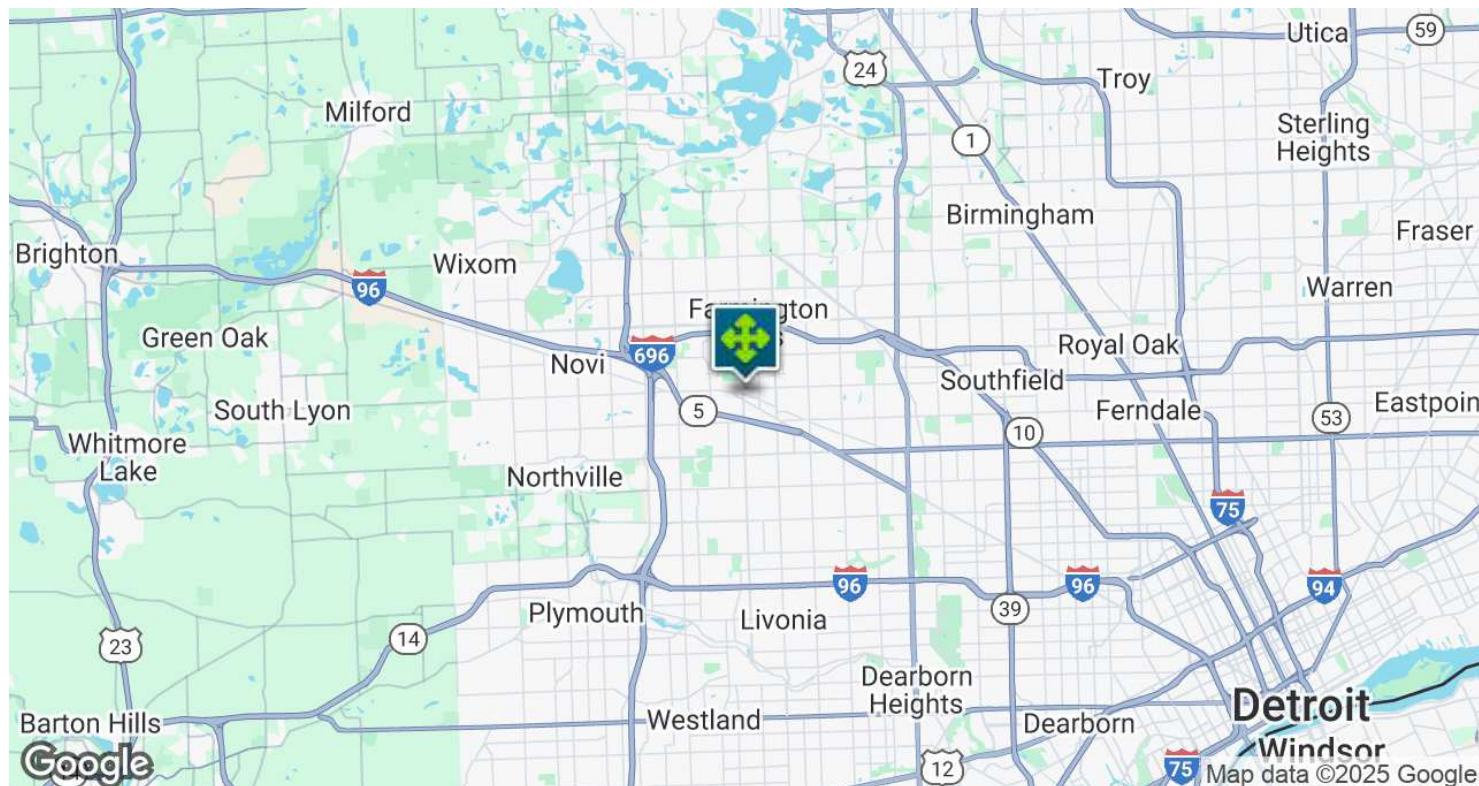
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AERIAL MAP



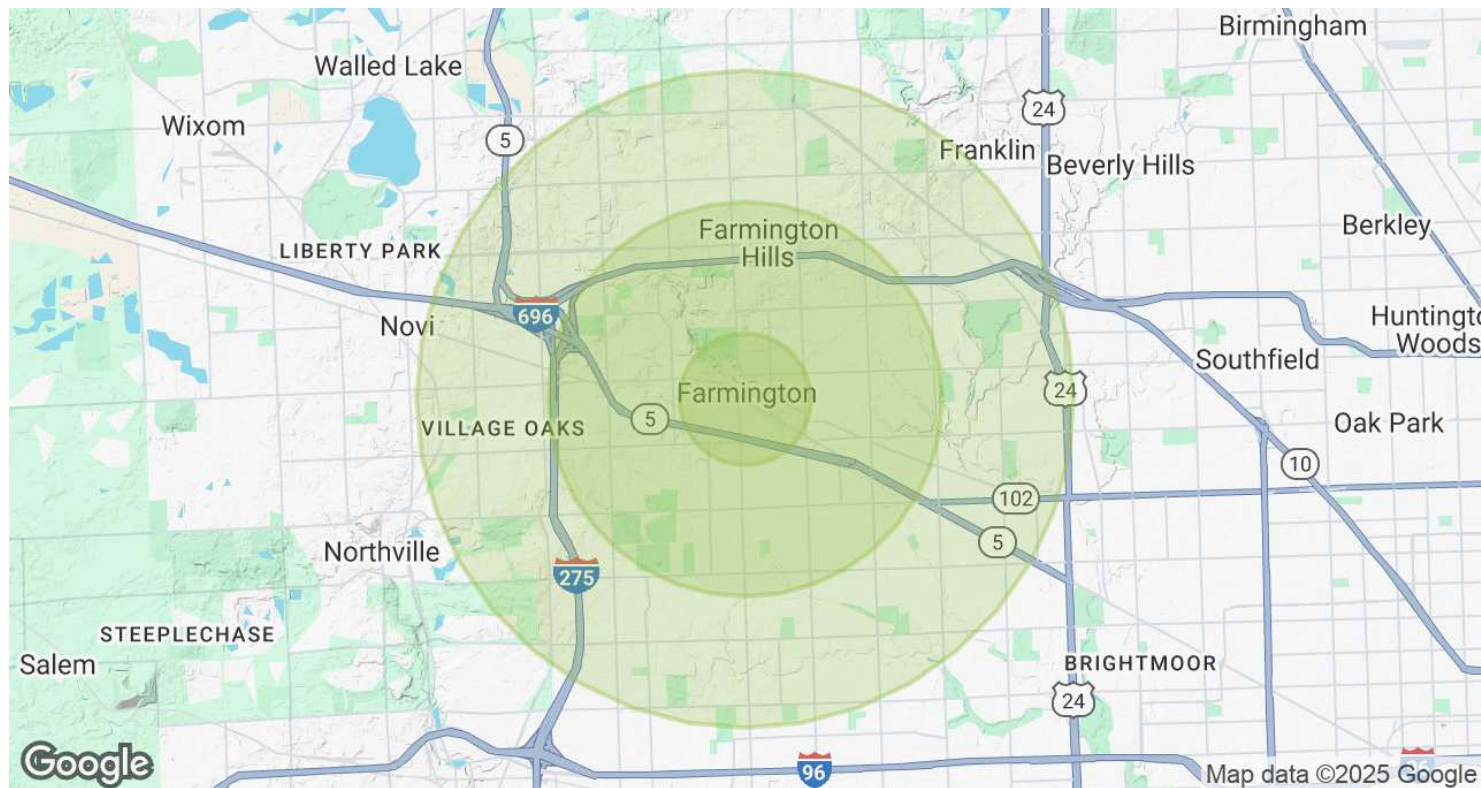
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,519	80,552	204,671
Average Age	45	43	44
Average Age (Male)	43	41	42
Average Age (Female)	47	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,526	35,250	87,521
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$118,959	\$121,009	\$119,170
Average House Value	\$309,964	\$302,124	\$314,673

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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