

RETAIL PROPERTY // FOR LEASE

# NEW CONSTRUCTION: RETAIL/OFFICE/MEDICAL SPACE AVAILABLE IN NORTHVILLE

40820 W 7 MILE RD  
NORTHVILLE, MI 48167



- Versatile layout to accommodate various business needs
- High visibility with an inviting exterior
- Ample parking for customers and employees
- Strategically located for easy access
- Prime commercial space in a thriving Northville location
- Opportunity to elevate business presence and drive growth



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$26.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	12,000 SF
<b>Available SF:</b>	2,810 SF
<b>Lot Size:</b>	1.68 Acres
<b>Number of Units:</b>	4
<b>Year Built:</b>	2023
<b>Zoning:</b>	OS
<b>Market:</b>	Detroit
<b>Submarket:</b>	Northville
<b>Traffic Count:</b>	15,544
<b>Estimated NNN Changes:</b>	\$7.00 p/SF

## PROPERTY OVERVIEW

With its contemporary design, customizable layout, and attractive exterior, this property offers unparalleled potential to elevate your business presence. The spacious interior features versatile floor plans that can be built to suit your business's unique needs, making it perfect for a wide range of business ventures. There is currently a 2,810 SF suite for lease. Neighboring tenants include Athletico Physical Therapy and Maybury Dental. Take advantage of the opportunity to lease this remarkable space, and position your brand for success in this thriving Northville location.

## LOCATION OVERVIEW

This prime location in Northville offers excellent demographics/clientele, quick freeway access, and great visibility. The property is minutes from Northville Park Place, a mixed-use development comprised of 275,000 SF with additional land to accommodate future growth. The surrounding area is a shopper's paradise with a variety of retail centers and restaurants, including Trader Joes, Granite City Food & Brewery, Rusty Bucket, Home Depot, J. Alexanders, and Bahama Breeze, making it an ideal destination for retail, medical, or office users. With its strategic placement in the Detroit market, the property presents an exciting opportunity for businesses looking to capitalize on the thriving local community and its steady flow of visitors.



**Matthew Schiffman** CEO/MANAGING MEMBER  
D: 248.281.9907 | C: 248.281.9907  
matt@pacommercial.com

**Mike Gunn** SENIOR ASSOCIATE  
D: 248.331.0202 | C: 248.924.7499  
mike@pacommercial.com

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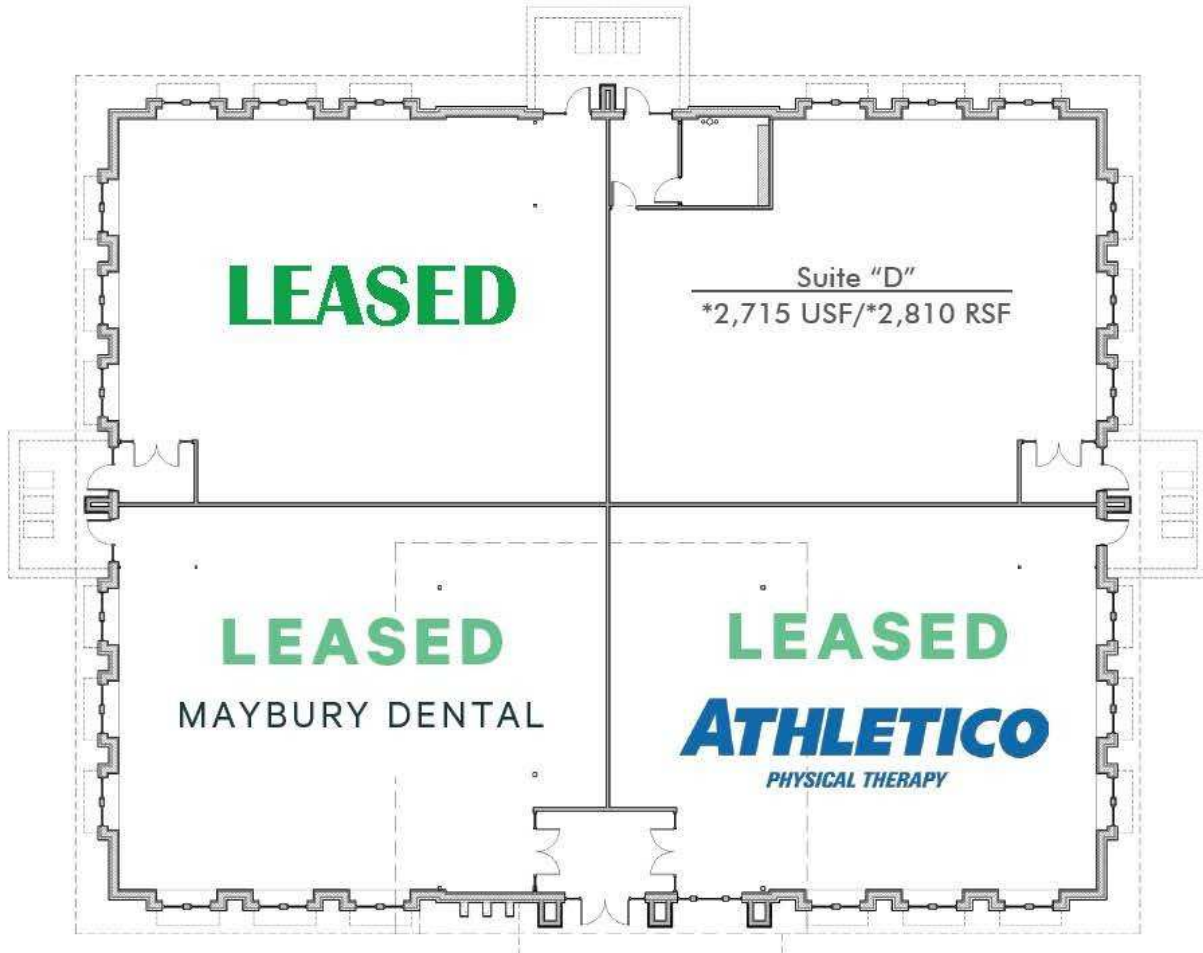
# FLOOR PLANS

MAYBURY  
DENTAL SPA

ATHLETICO

PHYSICAL

THE



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# ADDITIONAL PHOTOS



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# RETAILER MAP

MAYBURY  
DENTAL SPA

ATHLETICO

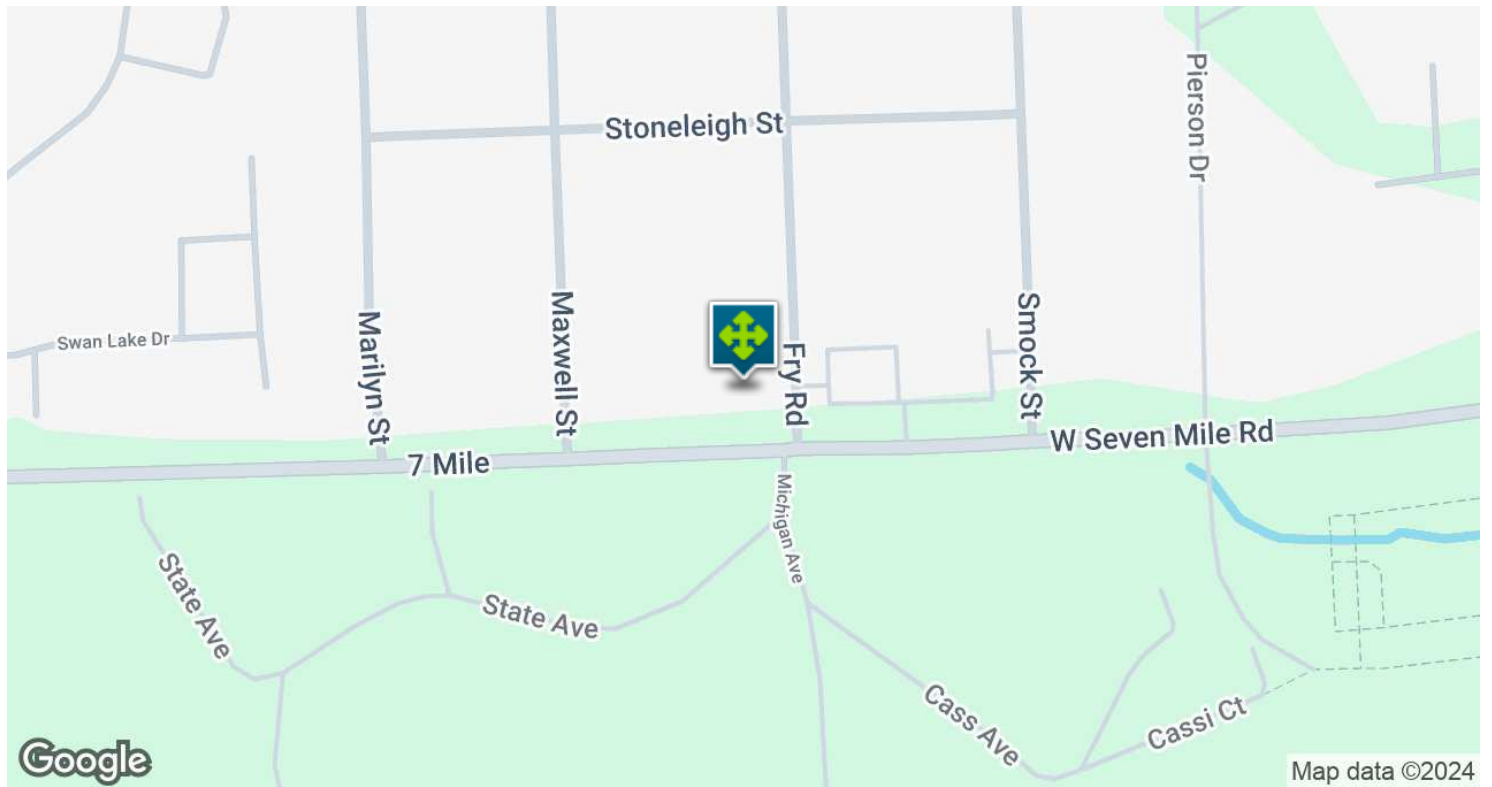
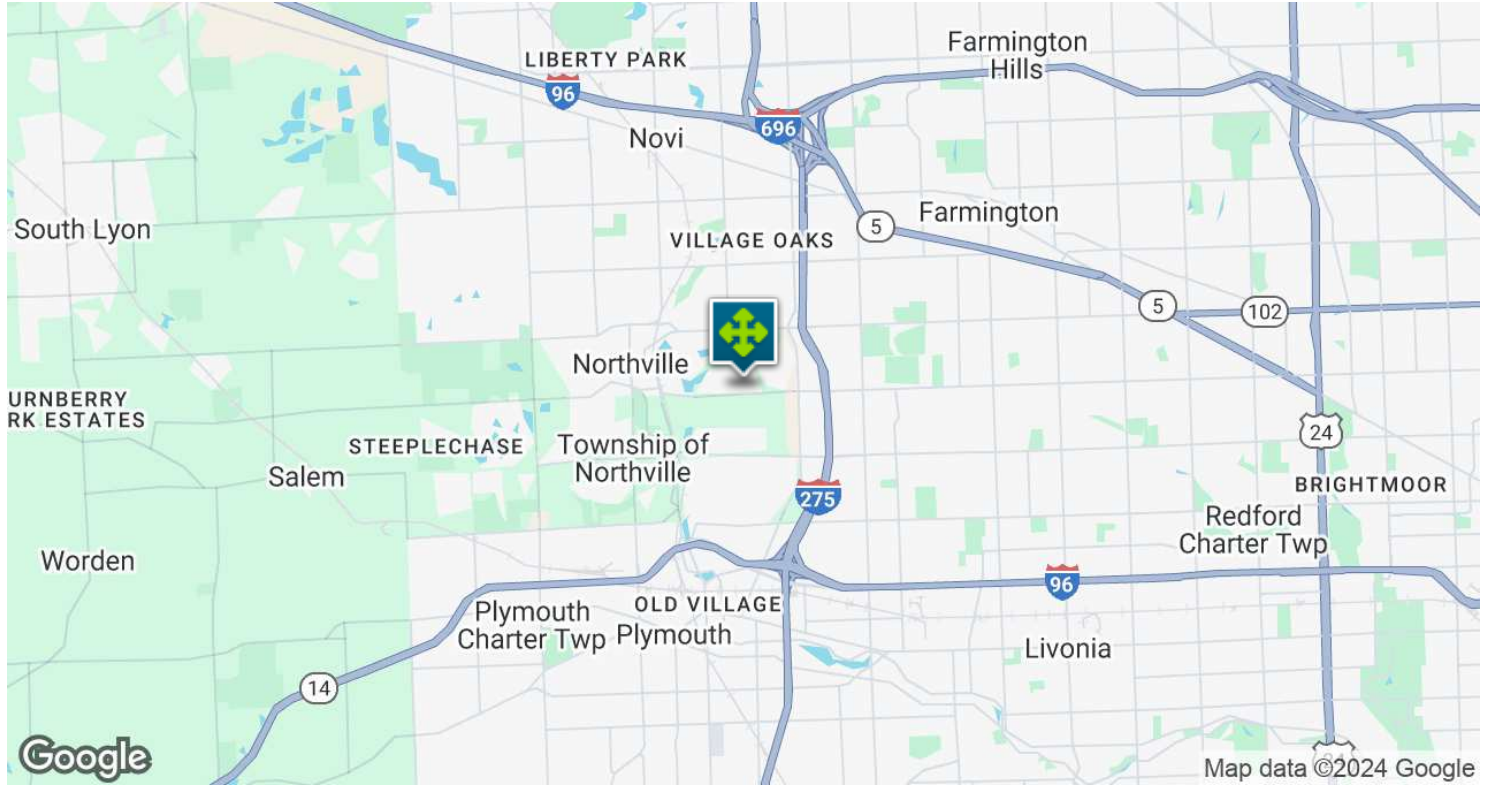
PHYSICAL

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# LOCATION MAP

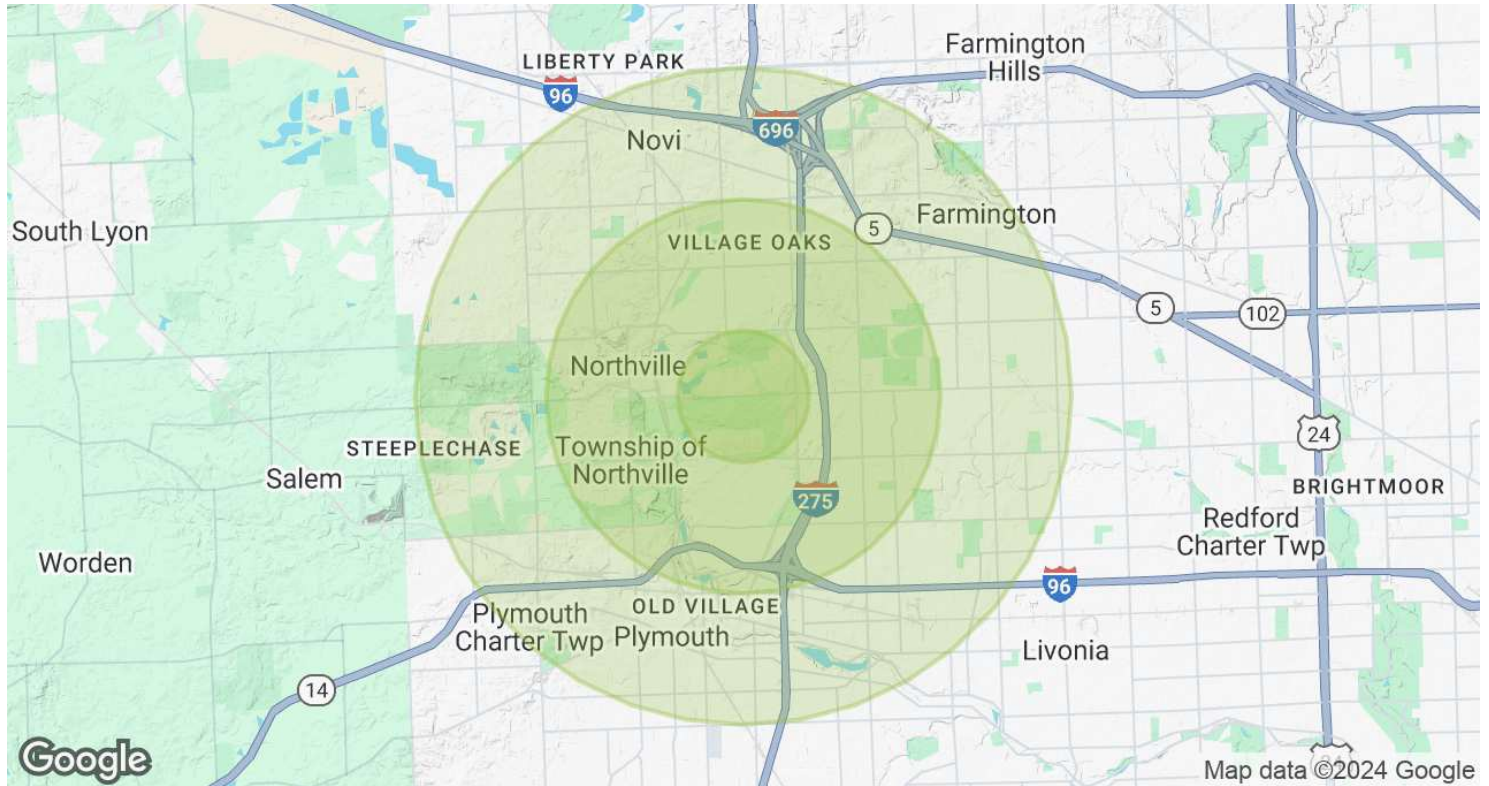


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,605	68,367	174,258
Average Age	47.2	46.9	45.2
Average Age (Male)	45.3	45.1	43.2
Average Age (Female)	48.0	48.1	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,612	29,927	75,861
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$109,950	\$133,409	\$121,793
Average House Value	\$347,883	\$313,917	\$299,559

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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