

RETAIL PROPERTY // FOR SALE

THREE DISTINCT VISIONS. ONE REMARKABLE ADDRESS.

32315 GRAND RIVER AVE
FARMINGTON, MI 48334



- 11,736 SF Commercial Building on Grand River Ave
- Prominent Grand River frontage with excellent exposure, connectivity, and accessibility for future users and residents
- Immediate Occupancy with Future Redevelopment Potential
- Adjacent ownership has expressed willingness to sell, creating a potential 1.37-acre development site
- Properties are located within the Grand River Corridor Overlay District
- Zoning supports a variety of residential, commercial, and mixed-use concepts
- Eligible redevelopment projects may qualify for Tax Increment Financing



P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price

\$1,500,000
- \$3,000,000

OFFERING SUMMARY

Building Size:	11,736 SF
Lot Size:	0.86 - 1.37 Acres
Price / SF:	\$127.81
Year Built:	1946
Renovated:	1980
Zoning:	C-2
Market:	Detroit
Submarket:	Farmington/Farmington Hills
Traffic Count:	17,540

PROPERTY OVERVIEW

Positioned along the highly visible Grand River corridor and just steps from the heart of Downtown Farmington, 32315 Grand River Avenue presents one of the few opportunities to acquire, reposition, or redevelop a strategically located property within a mature and highly desirable suburban downtown district:

PLAN A: For owner-users, the existing 11,736 SF commercial building offers an immediate occupancy opportunity well-suited for retail, medical, showroom, or service-oriented uses. Previously occupied by a furniture retailer, the property benefits from an established building footprint and access to approximately 100 shared parking spaces through an easement agreement with the neighboring office property.

PLAN B: For developers seeking a transformative project, the 0.8-acre site is located within the Grand River Corridor Overlay District, providing enhanced development flexibility including increased density and building heights of up to four stories. The zoning framework supports a variety of mixed-use, residential, and commercial concepts, while eligible projects may qualify for valuable economic incentives, including Tax Increment Financing (TIF), helping improve overall project feasibility.

PLAN C: An even greater opportunity exists through the potential acquisition of the adjacent property at 32323 Grand River Avenue. Combined, the assemblage expands the site to approximately 1.37 acres, encompassing the full Grand River frontage and existing parking field. With access to Corridor Improvement Authority (CIA) incentives, flexible zoning allowances, and a walkable location near Downtown Farmington's restaurants, shops, and amenities, the property offers a compelling infill development opportunity in one of metro Detroit's most desirable and established suburban downtown districts.



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PROPERTY PHOTOS



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REDEVELOPMENT POTENTIAL



AI Rendering Showing Medical Use Potential



AI Rendering Showing Wellness Center Potential



AI Rendering Showing Mixed-use Redevelopment Potential



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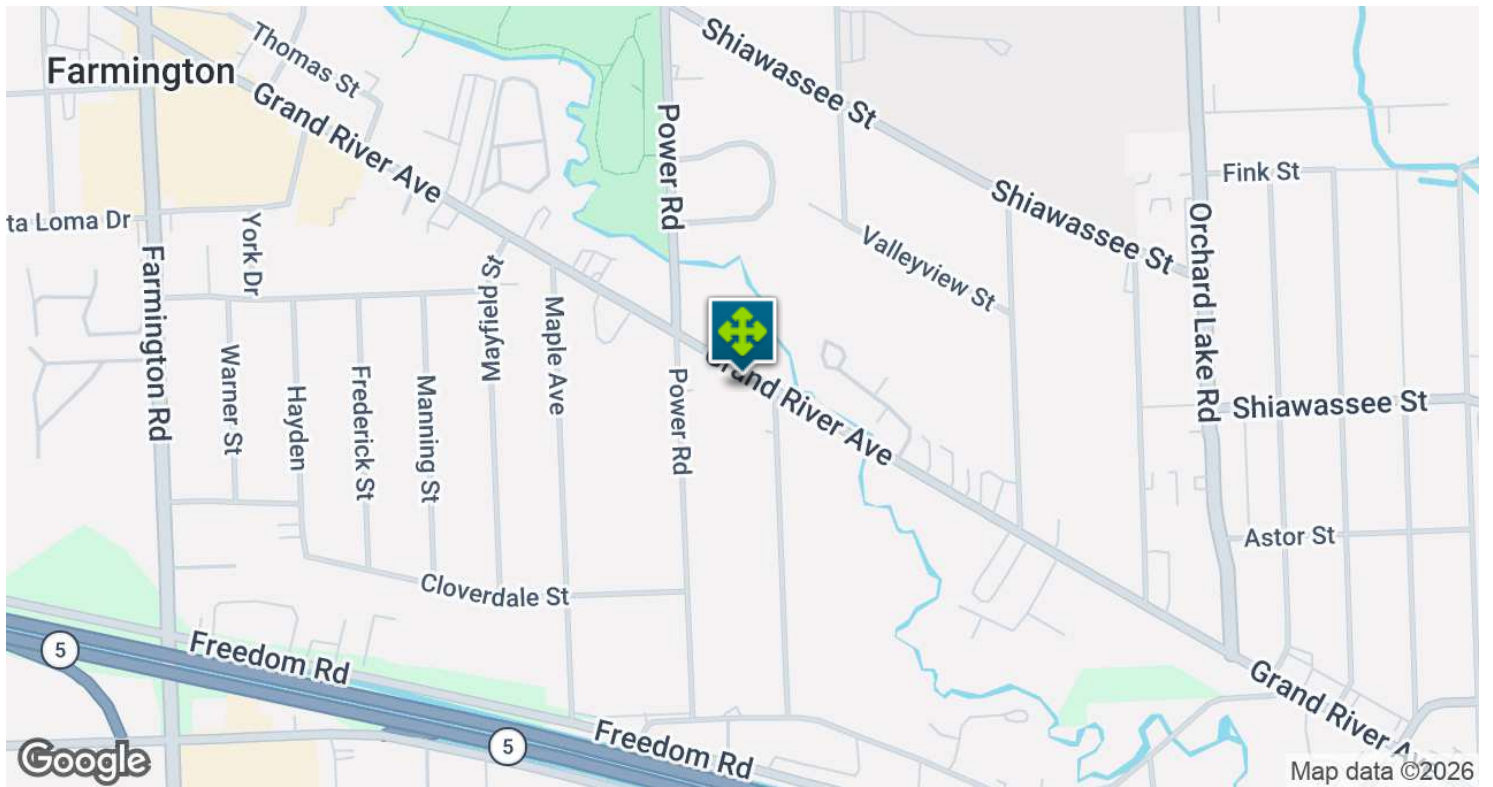
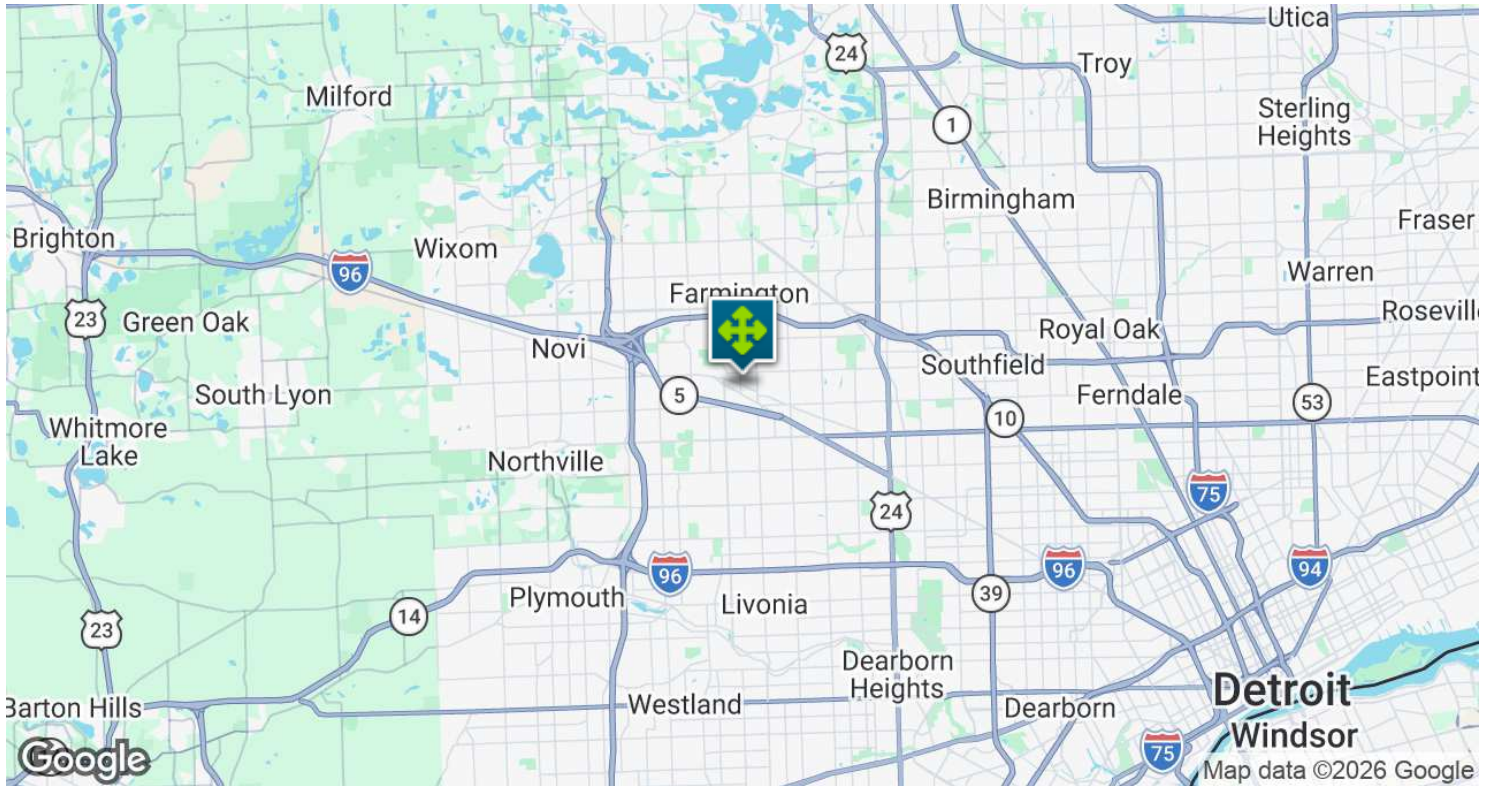
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RETAILER MAP



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LOCATION MAP



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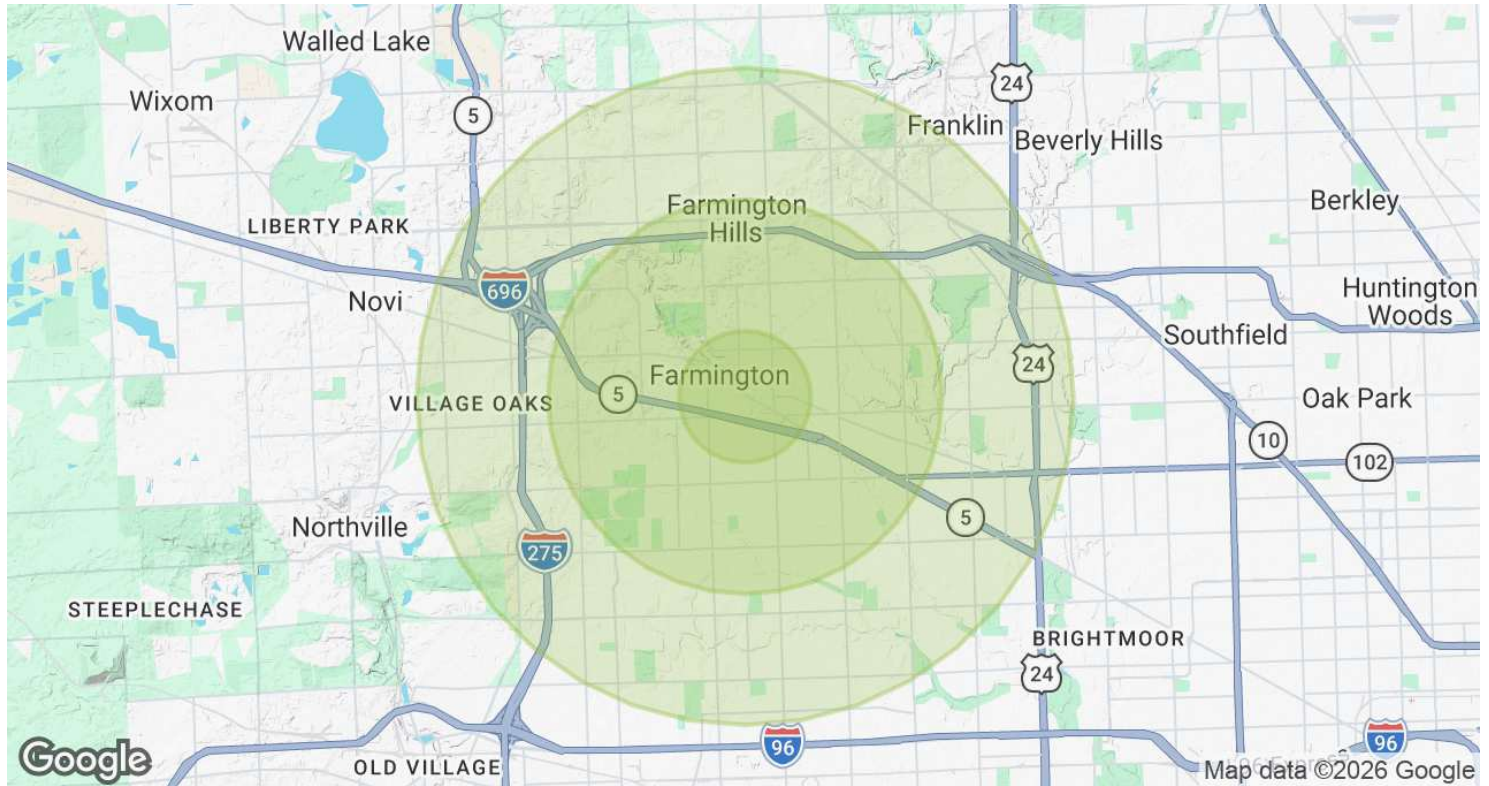
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,694	80,868	212,449
Average Age	44.1	43.5	44.6
Average Age (Male)	40.2	40.8	42.8
Average Age (Female)	48.7	45.5	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,450	35,218	91,688
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$113,742	\$115,478	\$111,449
Average House Value	\$258,007	\$292,954	\$291,728

2023 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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