



## WESTMARKET SQUARE

**47440-47950 GRAND RIVER AVE**  
NOVI, MI 48374

**aeres**  
REAL ESTATE

*for* LEASE

# PROPERTY *highlights*

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<b>SIZE //</b>	<b>RENT //</b>	<b>NETS //</b>
1,958 SF/Jewel Gallery 20,388 SF/Staples	1,958 SF: \$24/SF NNN 20,388 SF: \$16/SF NNN	\$8.63

<b>PARCEL //</b>	<b>PARKING //</b>	<b>YEAR BUILT //</b>
50-22-17-226-005	Phenomenal parking throughout the development	2000

<b>COUNTY //</b>	<b>ZONING //</b>	<b>Traffic Counts //</b>
Oakland	B-2	Grand River Ave: 36,000 Beck Rd: 31,000 I-96: 108,000



# AREA overview



## NOTABLE HIGHLIGHTS //

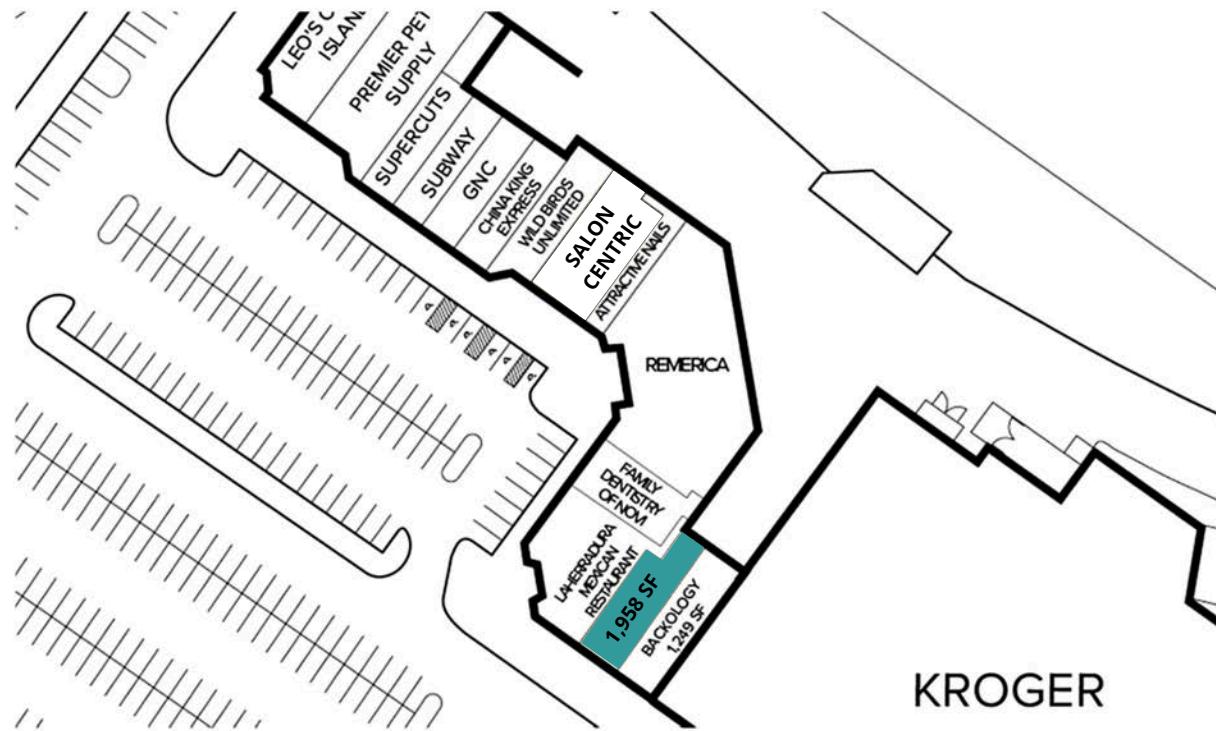
Situated on 65 acres, this grocery anchored shopping center is located at the NWC of Grand River & Beck Rd, directly across from Ascension Providence hospital.

Join Kroger, Home Depot, Leo's Coney Island, Club Pilates, iCode Novi, Olga's, Premier Pet Supplies, Applebee's, and many more!

## AREA OVERVIEW //

Nestled just 30 miles northwest of Detroit, Novi boasts unparalleled connectivity with major highways including I-96, I-275, and M-5. This prime location ensures easy access to the broader Detroit area and the entire southeastern Michigan region, making it an ideal spot for businesses aiming to reach a diverse customer base. Novi is renowned for its robust commercial landscape. The city is home to prominent retail centers like the Twelve Oaks Mall, a hub for high-end shopping and dining, as well as several business parks that attract a range of industries. The Suburban Collection hosts millions of visitors a year and is within a mile of Westmarket Square.

## SITE PLAN - NORTH



# STAPLES *highlights*

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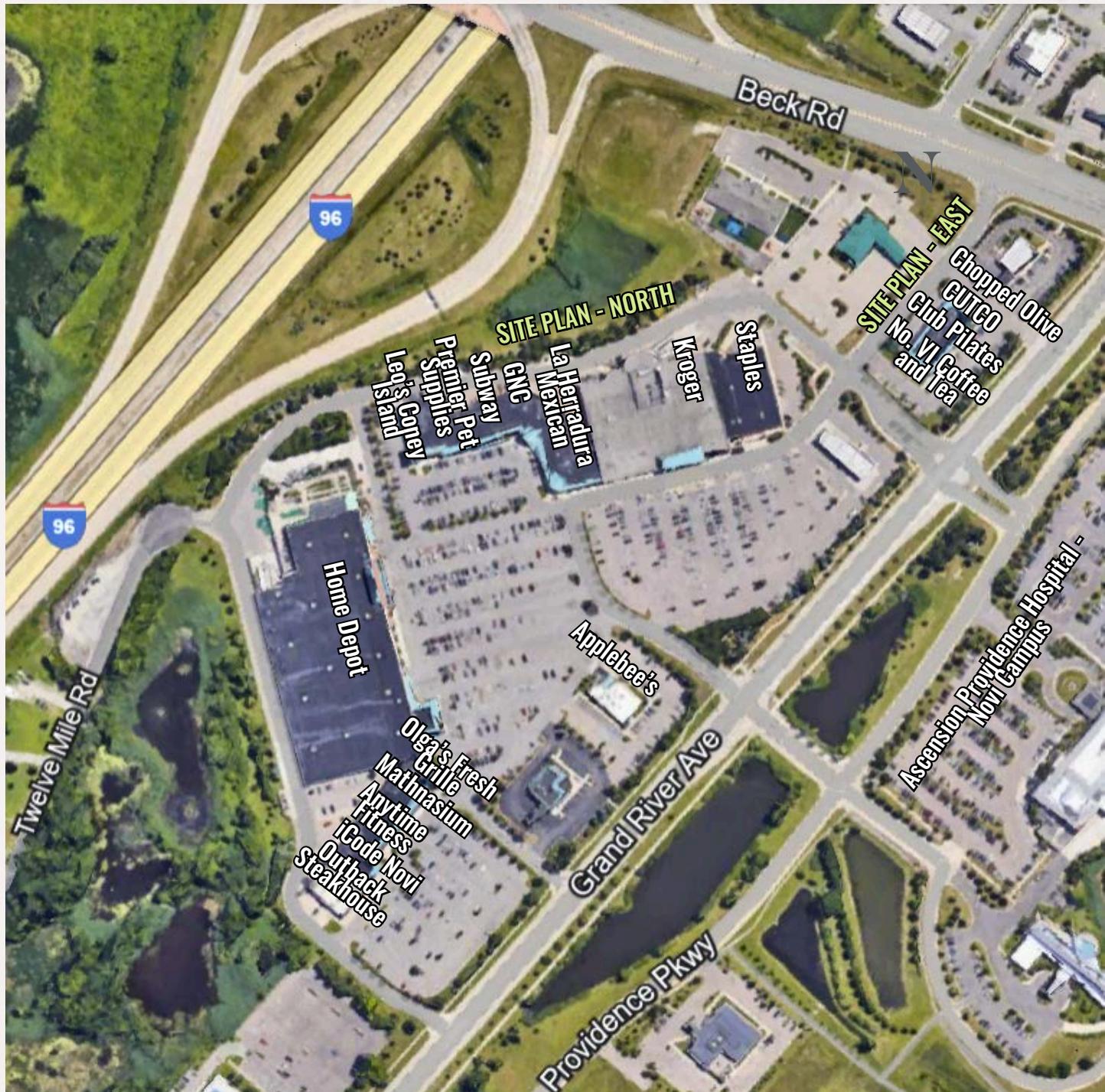
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## OVERVIEW //

- Open floor plan, high ceilings, large display windows, with a large parking lot adjacent to Kroger.
- Private truck well in the back of the space for easy loading/unloading.
- Signage/visibility on I-96; there is an opportunity for a large sign on the rear of the building facing the freeway.
- Average household income within 1 mile: \$157,824 // 3 miles: \$118,511 // 5 miles: \$117,373
- Clear height: 18' to the bottom of the joist



# AERIAL overview



Select tenants are highlighted on the above aerial, several more are located here.  
Please reach out for details.

# WHO WE ARE

## AERES

(ANGELA + ERICA  
REAL ESTATE  
SERVICES) IS MORE  
THAN A NAME

IT'S A BLEND OF  
VISION, HUSTLE,  
AND HEART.



From office to retail to industrial, we bring sharp instincts, bold ideas, and a no-nonsense approach to every deal. We don't just check boxes, **we move the needle for our clients.**

**OUR ETHOS: ETHICS,  
CREATIVITY, AND  
DRIVE GUIDES  
EVERYTHING WE DO.**

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### BRANDS WE'VE WORKED WITH //

**Ferrari**

**BAKEHOUSE 46**  
NEIGHBORHOOD CAFÉ & BAKERY

**OmnicomGroup**

**SERENA & LILY**

**H E A R S T**

**SLATE**



**CARVANA**



**HEIRLOOM  
HOSPITALITY**