

GRAND RIVER & BECK MIXED USED DEVELOPMENT FOR SALE

47350 GRAND RIVER, NOVI, MI 48374



STAPLES

USA 2 GO

Tim Hortons

CHASE

Providence Park Hospital Emergency Services

EXCLUSIVELY LISTED BY:

MARK SZERLAG

Partner

mszerlag@thomasduke.com

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: Grand River & Beck Mixed Used Development | Novi, MI 48374



OFFERING SUMMARY

Sale Price:	\$8,900,000.00
Price / Acre:	\$400,180.00
Lot Size:	22.24 Acres
Location Description:	Northeast quadrant of Beck Road and Grand River.
APN:	22-16-176-017, 026, 028, 030 & 036
Zoning:	Currently OST-Office Service Technology. (Proposed OSC - Office Service Commercial and Retail)
Utilities:	City Water & Sanitary Sewer
Surrounding Businesses:	St. John Providence Hospital, Suburban Collection Showplace, Hyatt, Kroger, Home Depot and others.

PROPERTY HIGHLIGHTS

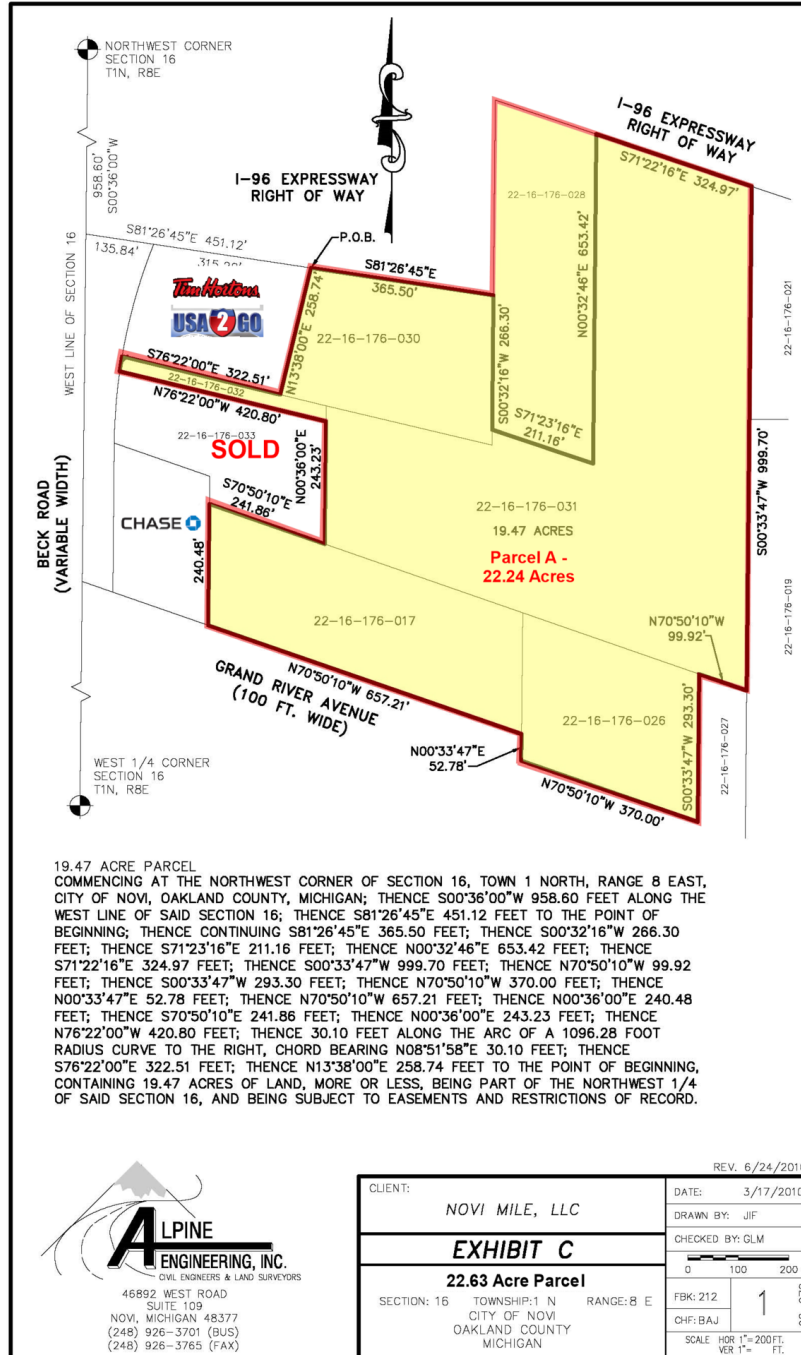
- Frontage on Grand River & on I-96;
- Across from St. John Providence Hospital;
- Retail, Office, Restaurant & Hotel uses permitted;
- Will divide.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,519	16,948	46,026
Total Population:	3,918	40,059	112,740
Average HH Income:	\$107,313	\$93,965	\$96,383

PROPERTY DETAILS: Grand River & Beck Mixed Used Development | Novi, MI 48374

PROPERTY NAME:	Grand River & Beck Mixed Used Development
PROPERTY ADDRESS:	47350 Grand River Novi, MI 48374
APN:	22-16-176-017, 22-16-176- 026 22-16-176-028, 22-16-176-031 and 22-16-176-036
ZONING:	Currently OST - Office Service Technology Proposed OSC - Office Service Commercial and Retail
SURROUNDING BUSINESSES:	St. John Providence Hospital, Suburban Collection Showplace, Hyatt, Kroger, Home Depot and others.
UTILITIES DESCRIPTION:	City Water & Sanitary Sewer
TRAFFIC COUNTS:	Beck = 31,970; Gr. River = 17,594 and I-96 = 105,447
COMMENT:	Will divide. Will build to suit.

SURVEY: Grand River & Beck Mixed Used Development | Novi, MI 48374



CONCEPTUAL SITE PLAN A: Grand River & Beck Mixed Used Development | Novi, MI 48374

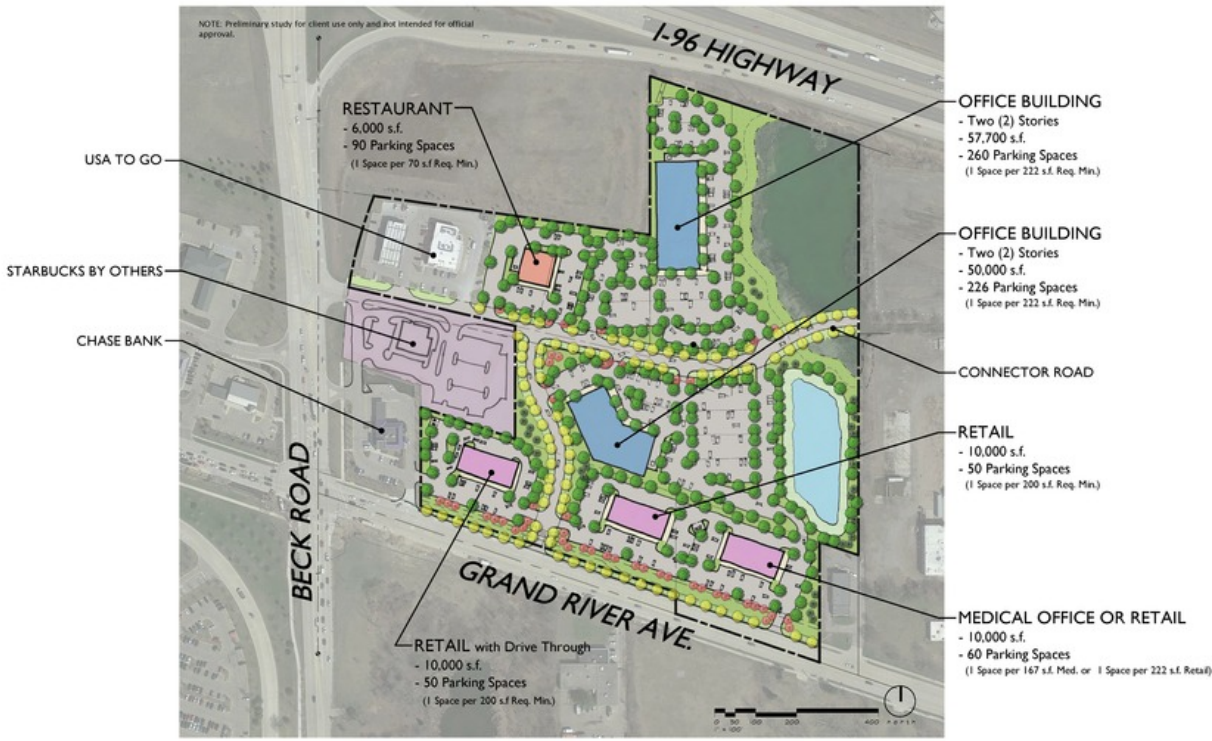


Conceptual Site Plan: Option A
Mixed Use Development - Novi, Michigan

August 8, 2017



CONCEPTUAL SITE PLAN B: Grand River & Beck Mixed Used Development | Novi, MI 48374



Conceptual Site Plan: Option B
Mixed Use Development - Novi, Michigan

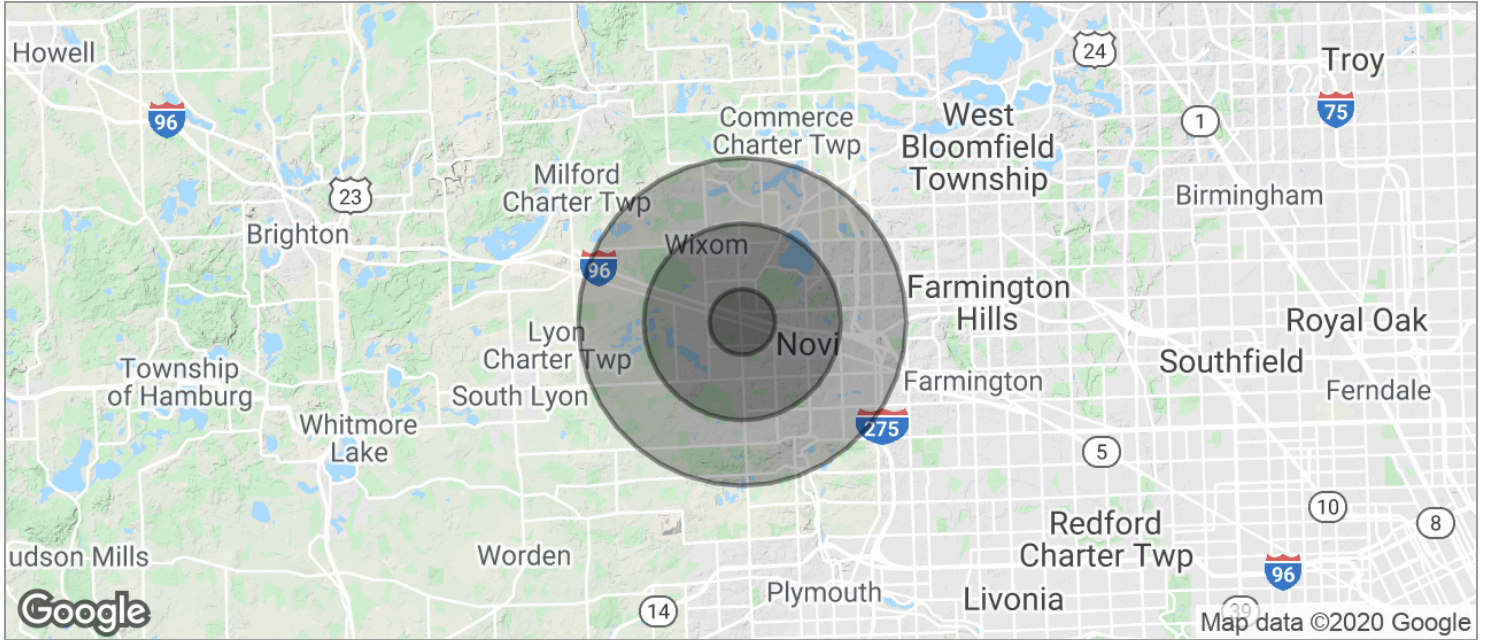
August 8, 2017



LOCATION MAPS: Grand River & Beck Mixed Used Development | Novi, MI 48374



DEMOGRAPHICS MAP: Grand River & Beck Mixed Used Development | Novi, MI 48374



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,918	40,059	112,740
MEDIAN AGE	37.5	35.5	38.3
MEDIAN AGE (MALE)	37.6	35.0	37.3
MEDIAN AGE (FEMALE)	37.4	35.8	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,519	16,948	46,026
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$107,313	\$93,965	\$96,383
AVERAGE HOUSE VALUE	\$297,878	\$259,884	\$268,354

* Demographic data derived from 2010 US Census