

RETAIL PROPERTY // FOR LEASE

# 5,290 SF TURN-KEY RESTAURANT WITH LIQUOR LICENSE IN FARMINGTON CBD

32821 GRAND RIVER AVE  
FARMINGTON, MI 48336



- 5,290 SF Restaurant in Attractive Mixed-use Building
- Fully Equipped Restaurant and Liquor License
- Desirable Farmington CBD Location
- Exposed Brick, Stylish Lighting, and Updated Mechanicals
- Building Signage and Abundant Parking
- 140 Seats Plus Bar and Outdoor Patio Seating
- 4,294 SF basement with walk-in coolers, storage, and elevator access.



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

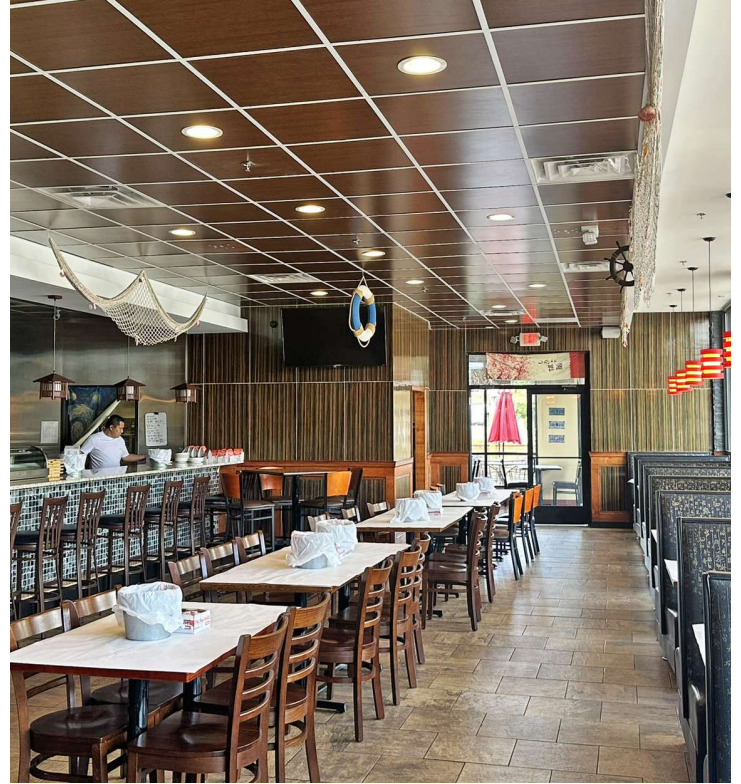
248.358.0100

[pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$24.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	9,584 SF
<b>Available SF:</b>	5,290 SF
<b>Lot Size:</b>	0.76 Acres
<b>Year Built:</b>	2009
<b>Renovated:</b>	2019
<b>Zoning:</b>	CBD - Central Business District
<b>Market:</b>	Detroit
<b>Submarket:</b>	Farmington/Farmington Hills

## PROPERTY OVERVIEW

Step into a turnkey restaurant space in the heart of Downtown Farmington's bustling business district. This beautifully renovated 9,284 SF mixed-use building offers a fully equipped restaurant opportunity with high-end finishes, excellent visibility, and strong surrounding demographics. The ground-floor restaurant space features 140 indoor seats, a 32-seat outdoor patio, and an additional 2,147 SF basement area with walk-in coolers, storage, and elevator access. The space comes with all existing equipment, furniture, and fixtures, plus an available liquor license, making it ideal for an operator ready to open quickly. The property blends historic charm with modern functionality—featuring exposed brick, stylish lighting, and updated mechanicals. The layout includes a full kitchen, prep area, bar, private dining zones, and restrooms, providing a perfect setup for a casual, upscale, or family dining concept.

## LOCATION OVERVIEW

Located along Grand River Avenue, one of Metro Detroit's most traveled and historic corridors, this property benefits from exceptional visibility, steady pedestrian traffic, and 39 dedicated parking spaces — a rare amenity for downtown restaurant locations. Join a thriving downtown community surrounded by boutique retailers, professional offices, and destination restaurants, and capitalize on the growing demand for local dining experiences in Farmington's vibrant city center.

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# ADDITIONAL PHOTOS



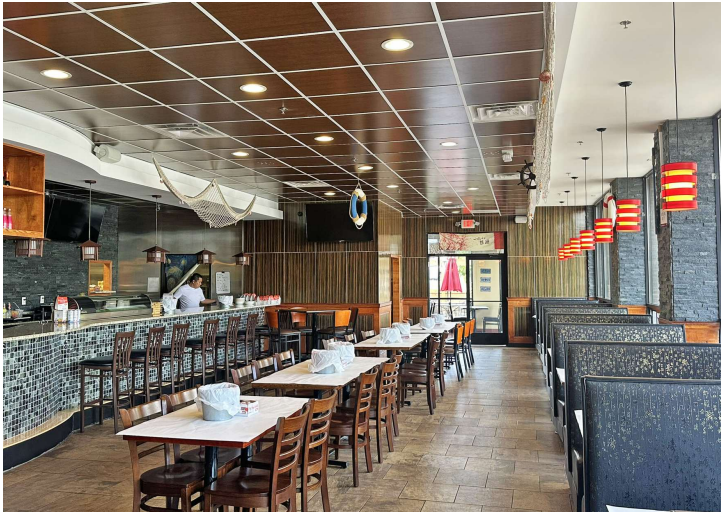
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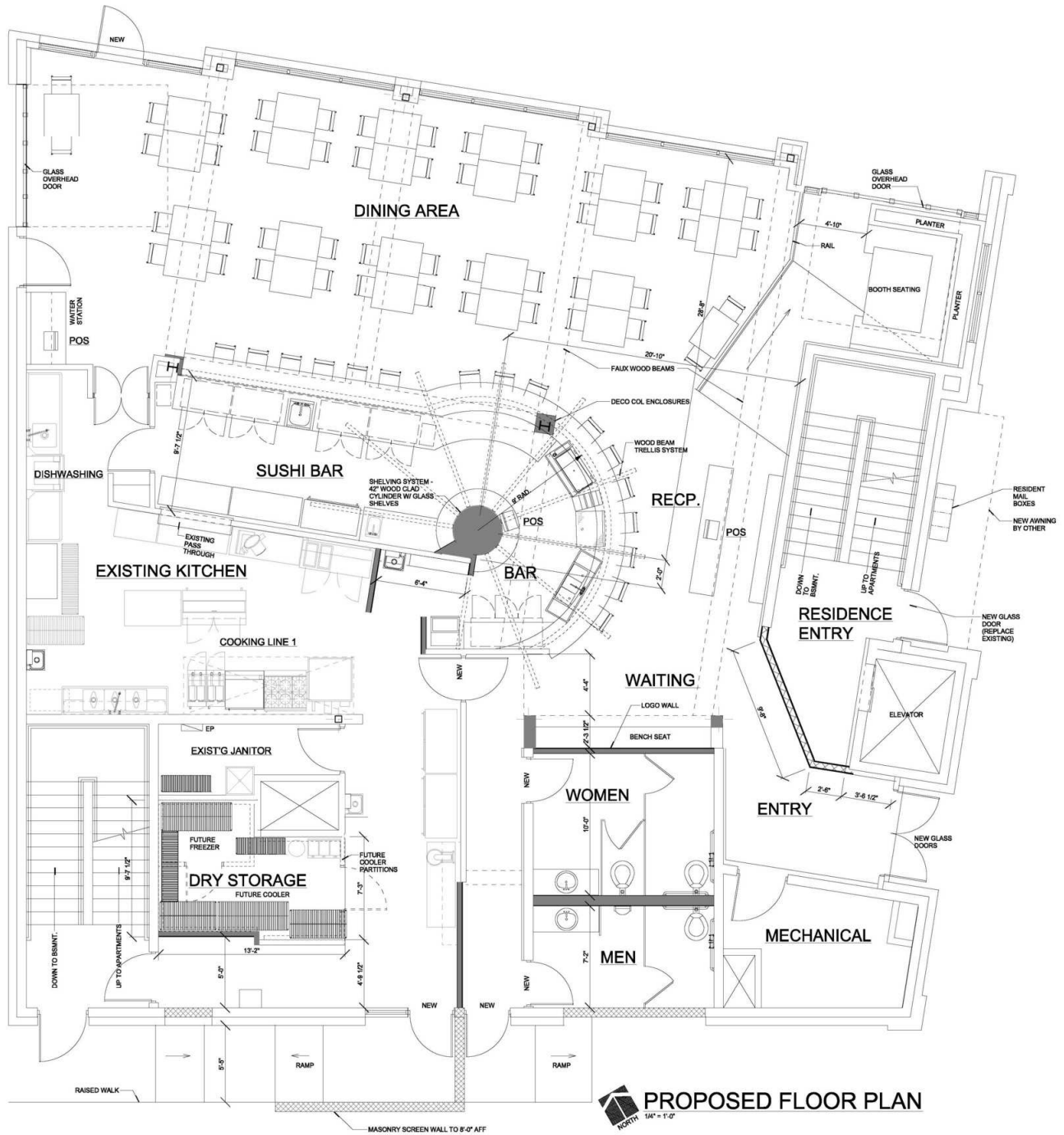
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# FLOOR PLANS

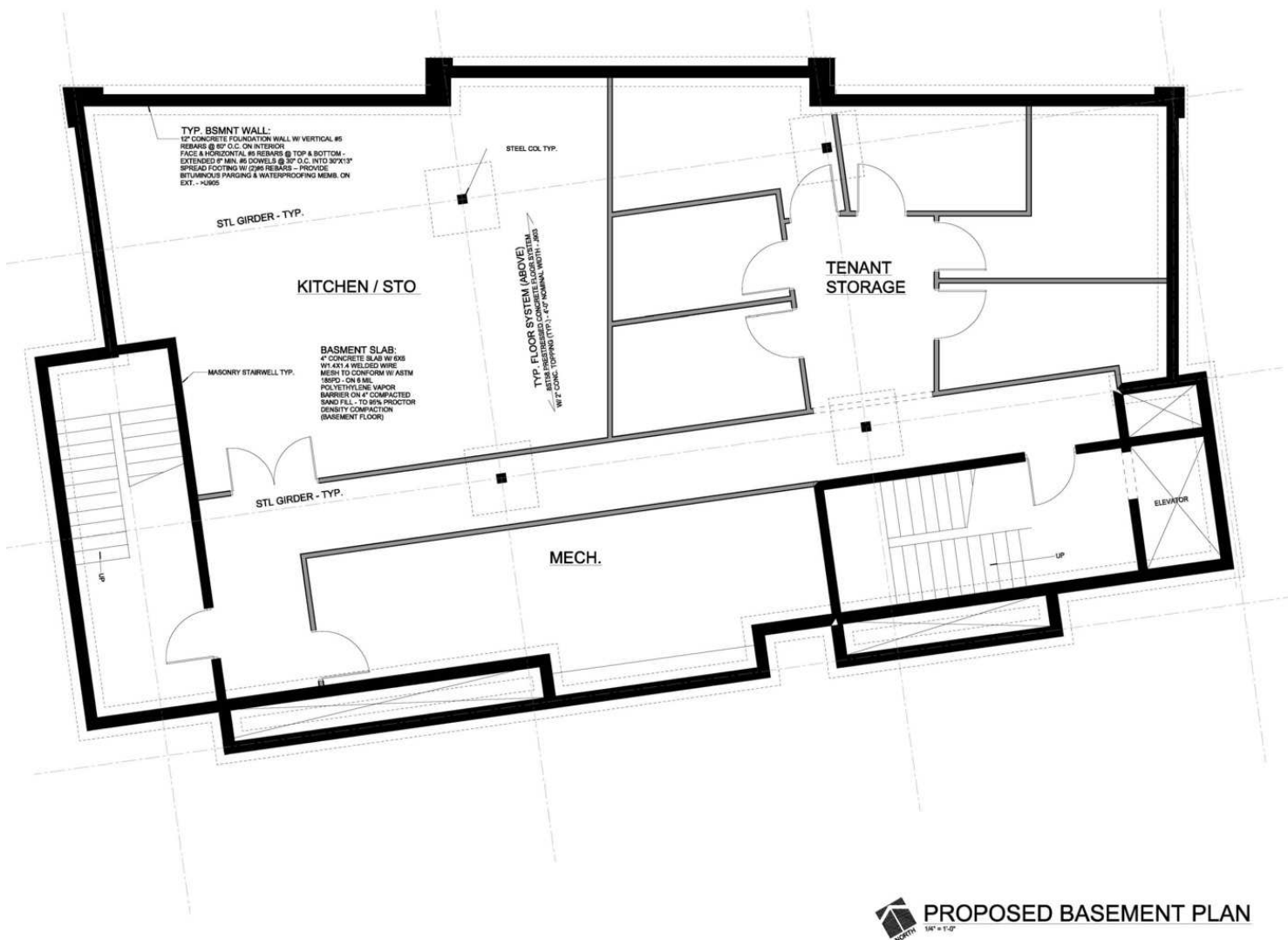


WALL SCHEDULE	
KEY	DESCRIPTION
[Symbol]	EXISTING WALL
[Symbol]	PROP. 2X4 WD STUDS @ 16" OC W/ 1/2" GYP BD ON BOTH SIDES OF WALL - EXTEND TO CEILING HT UNO - SEE WALL SECTIONS ON PAGE A102
[Symbol]	PROP. 2X4 WD STUDS @ 16" OC W/ 5/8" GYP BD ON BOTH SIDES OF WALL - EXTEND TO DECK UNO - 2 LICKS ASSEMBLY - SEE WALL SECTIONS ON PAGE A102
[Symbol]	PROP. CMU WALL TO MATCH EXISTING

Restaurant Floor Plan

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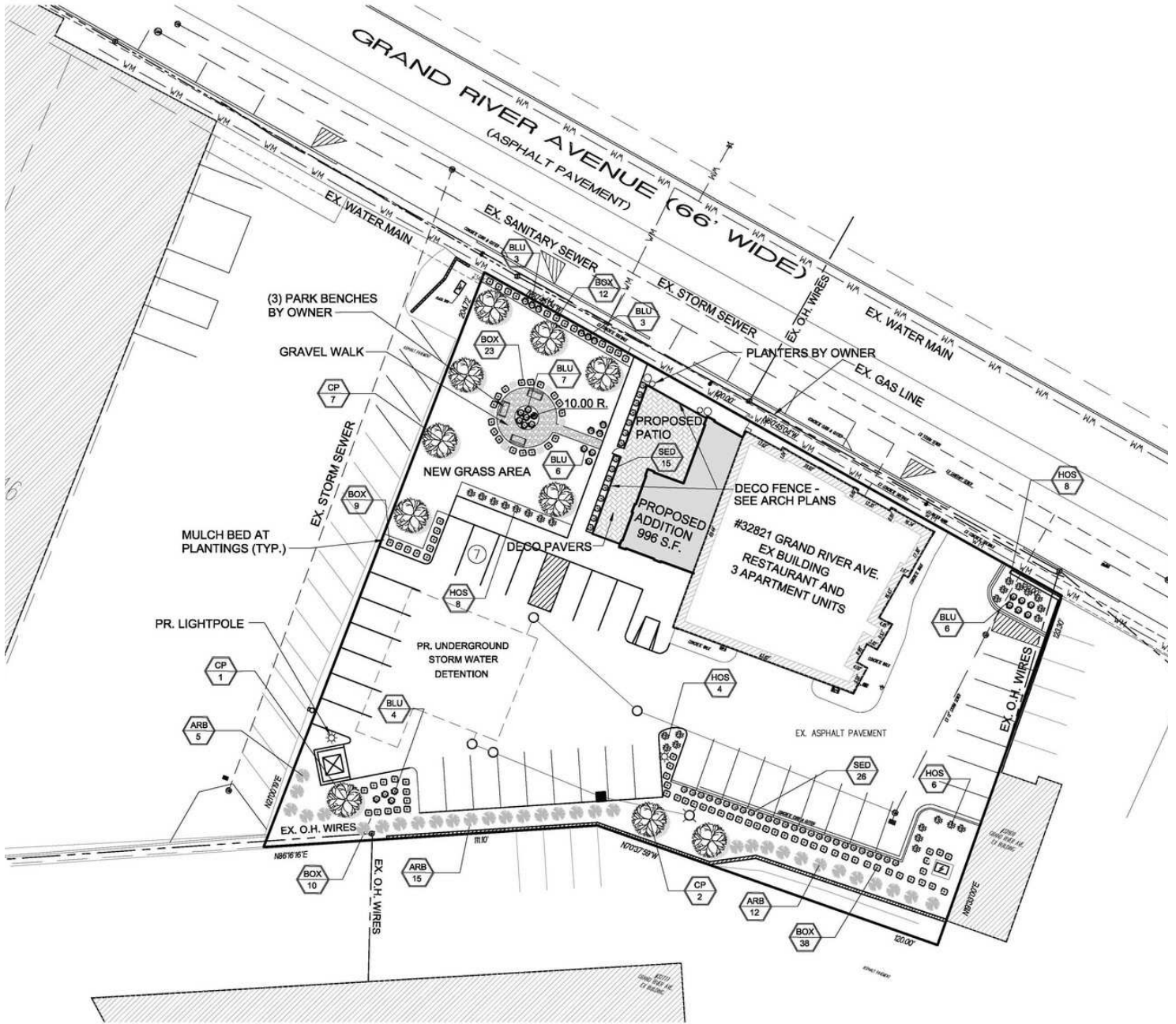


Basement Floor Plan

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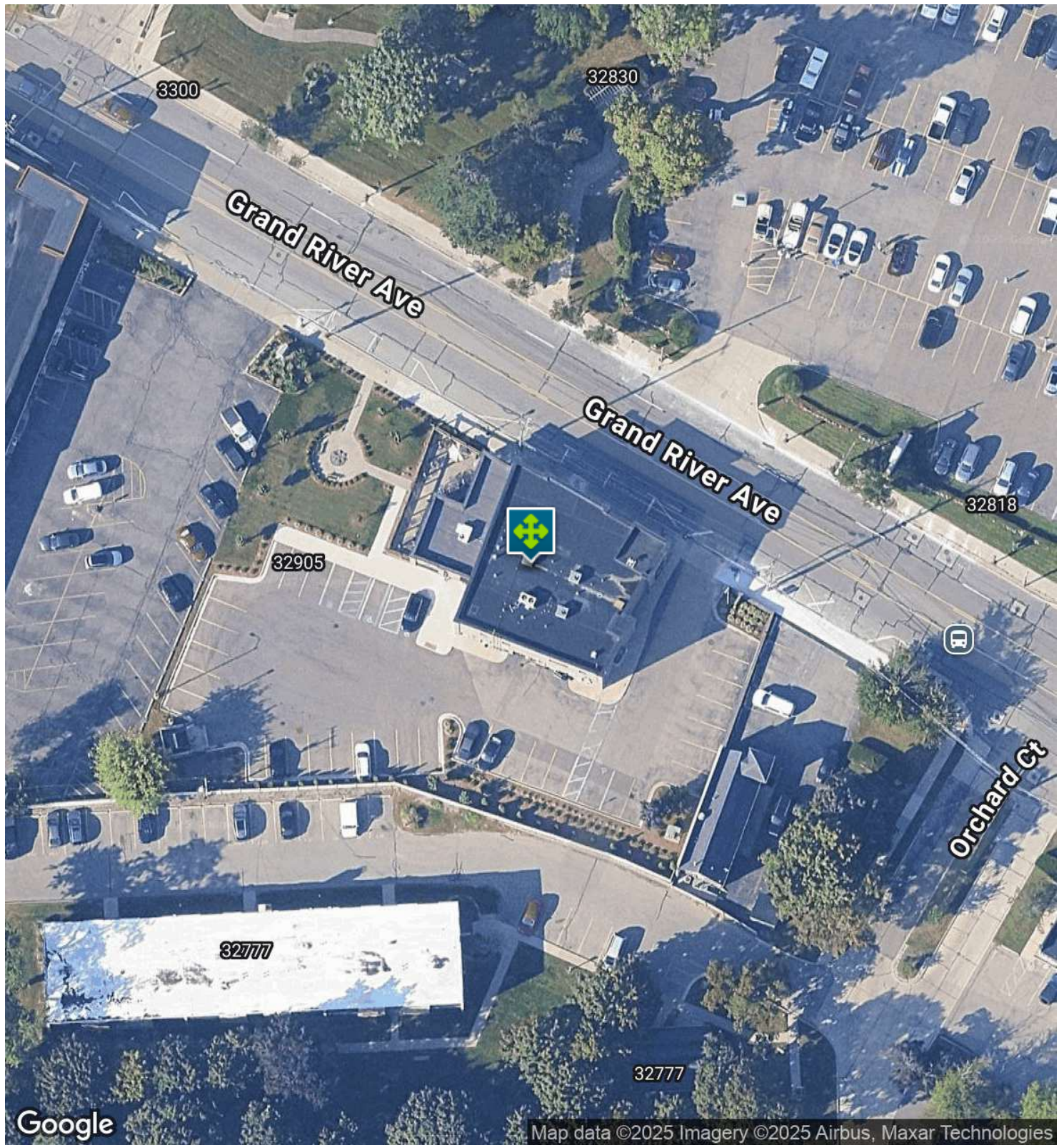
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# SITE PLANS



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# AERIAL MAP





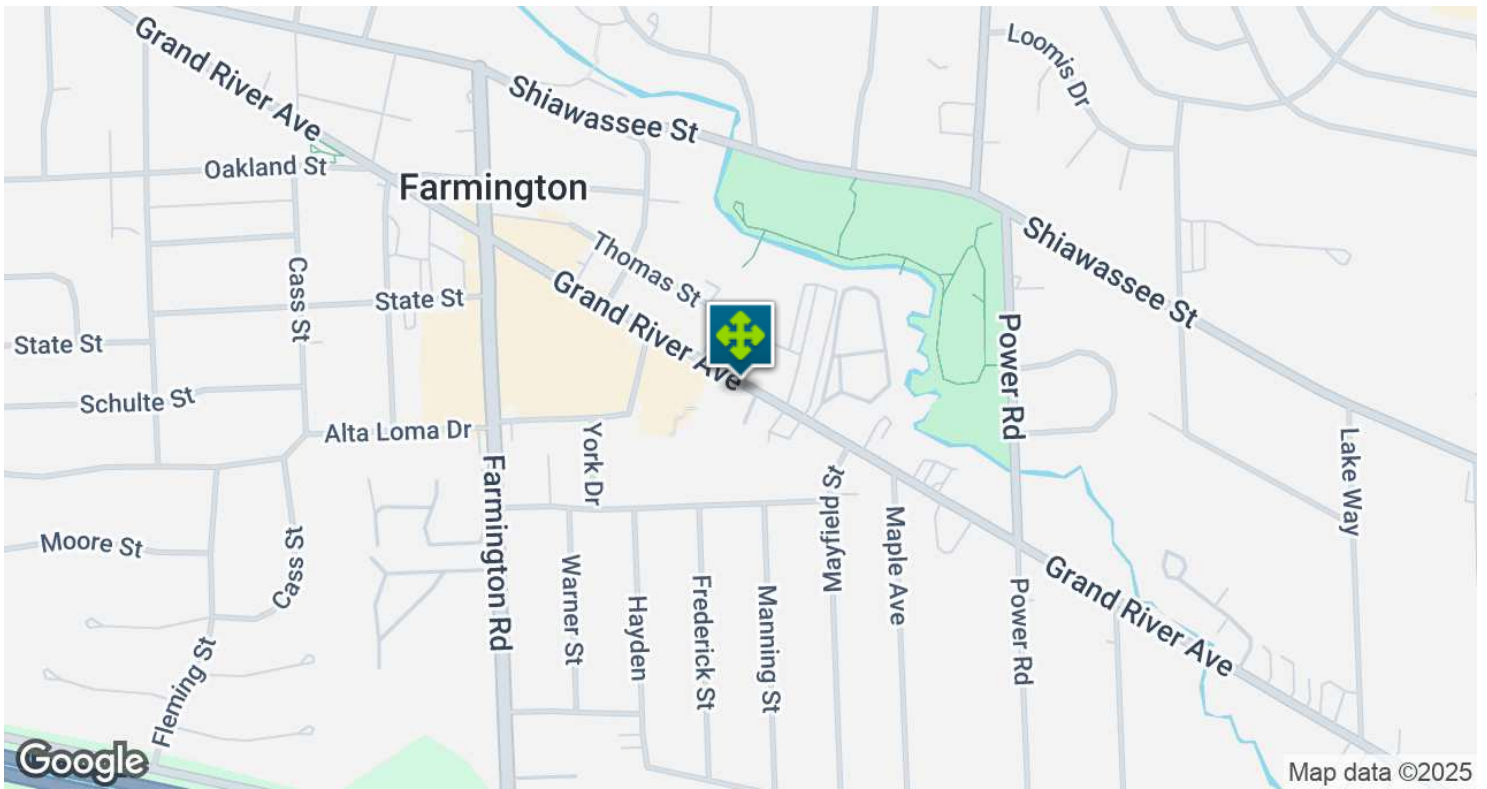
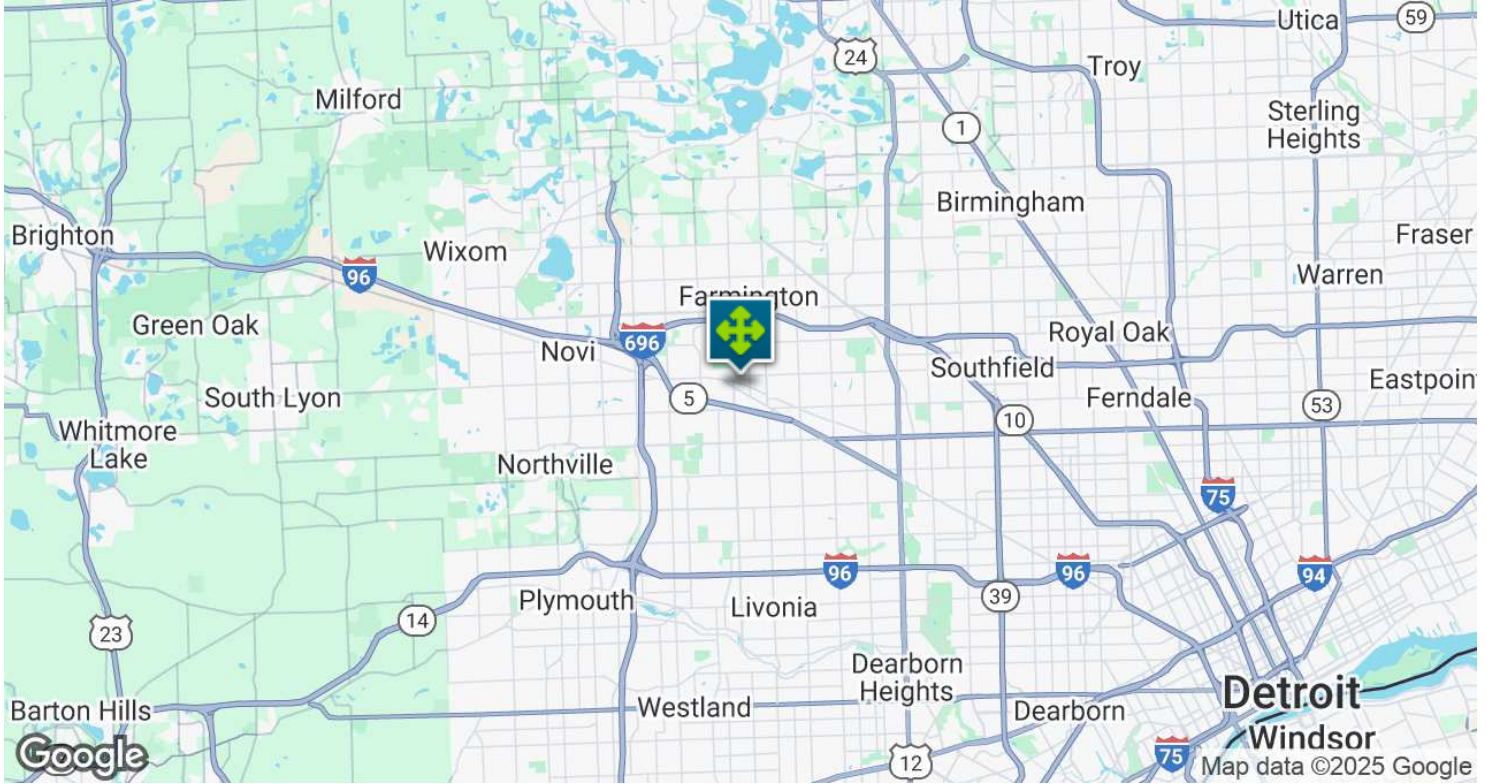
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# RETAILER MAP



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# LOCATION MAP

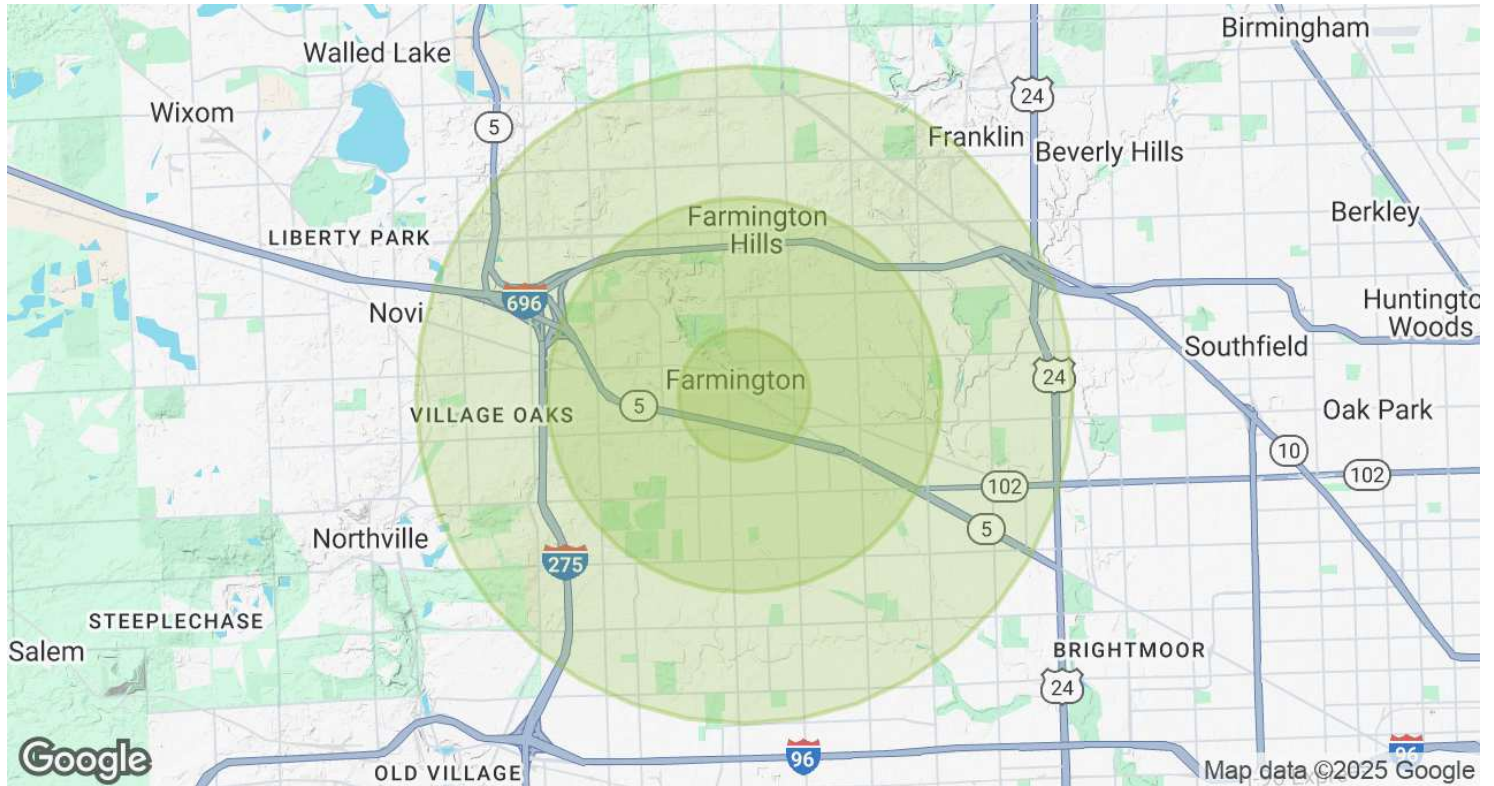


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,649	79,513	198,680
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	4,591	34,783	85,916
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$118,216	\$120,349	\$115,804
Average House Value	\$296,116	\$298,468	\$308,285

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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