

OFFICE PROPERTY // FOR LEASE

# NEW CONSTRUCTION OFFICE IN DOWNTOWN NORTHVILLE

342 E MAIN ST  
NORTHVILLE, MI 48167

New Constuction Office



Existing Historic Building



- New Construction Two-Story Office
- Private Balcony
- Premier Northville Location

- On-Site Parking
- 2,135 SF Available
- Adjacent to two new mixed-use developments



**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY

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<b>Lease Rate</b>	<b>\$30.00 SF/YR (GROSS)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	4,144 SF
<b>Available SF:</b>	2,135 SF
<b>Lot Size:</b>	0.318 Acres
<b>Number of Units:</b>	2
<b>Year Built:</b>	2024
<b>Zoning:</b>	CBD
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor
<b>Traffic Count:</b>	5,830

## PROPERTY OVERVIEW

Step into modern sophistication at the newly constructed 2,135 SF two-story office building on 342 E Main St. This premier property, located in the heart of Northville, features a basement, a private balcony that overlooks the new Northville Downs Mixed-use Development, and ample on-site parking, elevating the work environment to new heights. The suite also features a kitchenette and bathroom on both floors. Whether it's to impress clients with the contemporary aesthetic or to provide employees with an inviting atmosphere, this property offers a blend of functionality and elegance for the discerning tenant.

## LOCATION OVERVIEW

Located in the vibrant and historic downtown of Northville, the area surrounding the property offers a perfect blend of small-town charm and modern amenities. With quaint boutiques, cozy cafes, and a thriving arts scene, tenants can enjoy a welcoming community feel while still being within easy reach of the Haggerty Corporate Corridor. Tenants at the property can also take advantage of a variety of dining options, from trendy eateries to casual bistros, all within close proximity. There is also quick access to 8 Mile Rd and I-275 Corridor.



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# LOCATION INFORMATION



## LOCATION DESCRIPTION

The City of Northville is a distinctive community of approximately 6,000 residents located on the western edge of metro Detroit in a 2.2 square-mile area. Northville has the highest median household income in Michigan and was also voted one of the best places to live and raise a family in the state.

This property is located across the street from "The Downs" Mixed-use Development that will transform the former Northville Downs Racetrack into a thriving area consisting of single-family homes, high-end apartments, condos, commercial space, and public parks.

The property is also within walking distance to "The Foundry" Redevelopment which will turn the former Foundry Flask Manufacturing site into a \$20M three-story development that will include residential amenities and commercial space on the ground floor and 79 upscale residential units on the upper floors.

## LOCATION DETAILS

<b>Market</b>	Detroit
<b>Sub Market</b>	Southern I-275 Corridor
<b>County</b>	Wayne
<b>Cross Streets</b>	E Main St & S Griswold St
<b>Street Parking</b>	Yes   South Side of Street
<b>Signal Intersection</b>	Yes
<b>Road Type</b>	Paved
<b>Market Type</b>	Medium
<b>Nearest Highway</b>	I-275
<b>Nearest Airport</b>	DTW



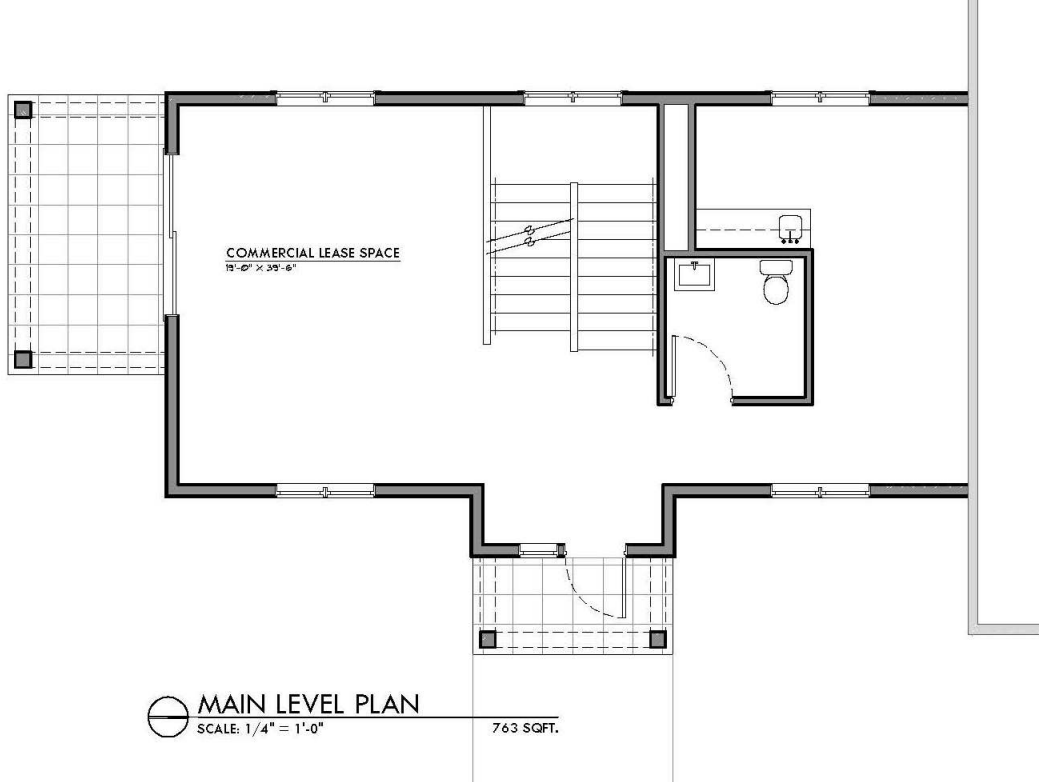
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# FLOOR PLANS



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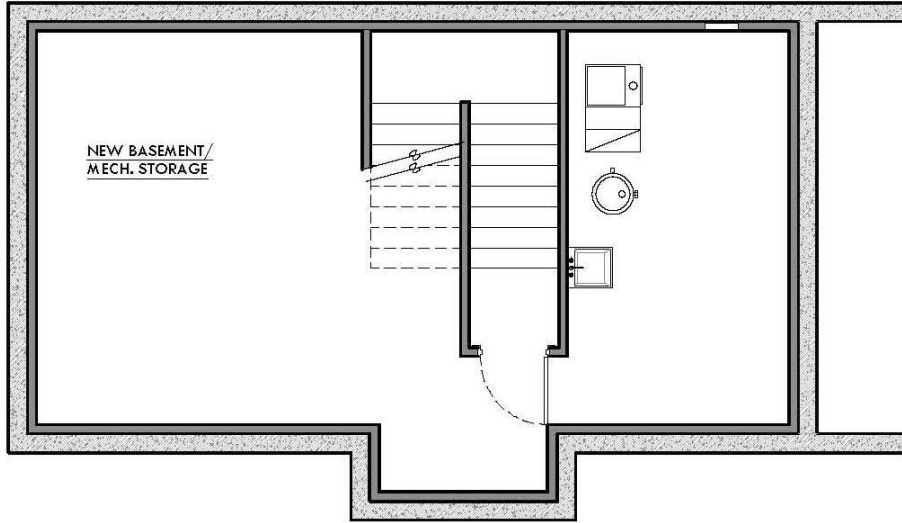
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# FLOOR PLANS



LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0" 609 SQFT.



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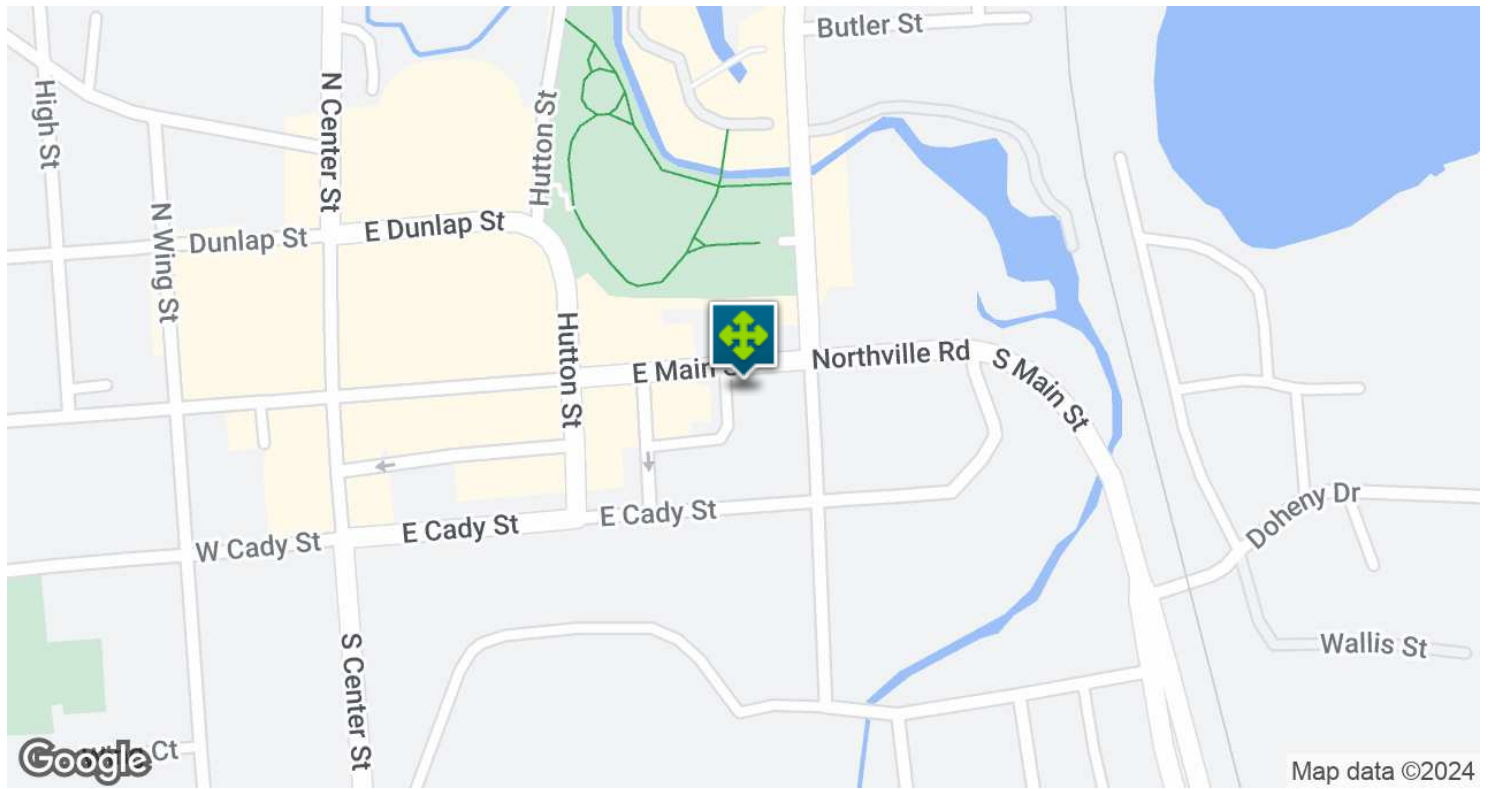
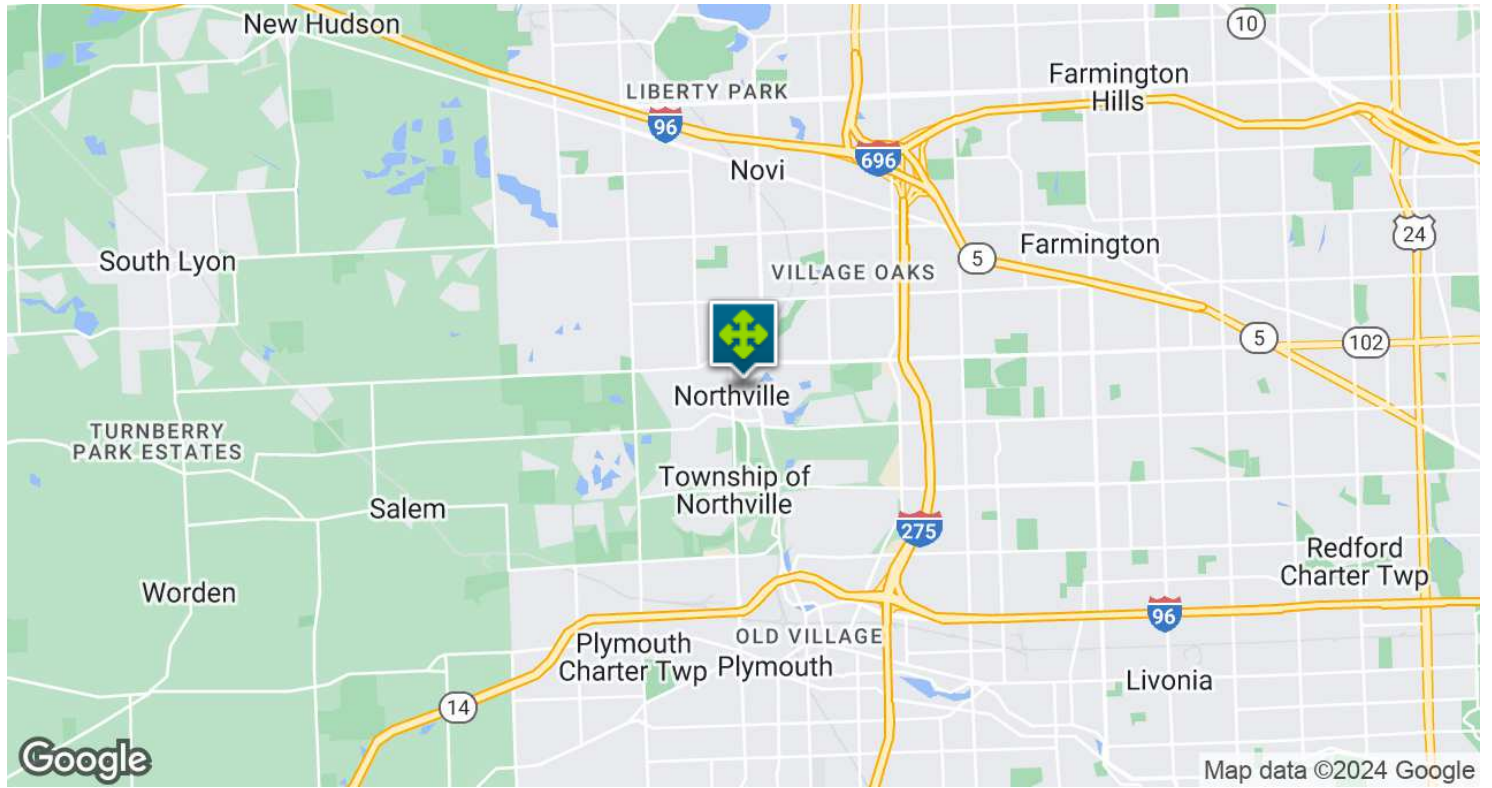
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# LOCATION MAP



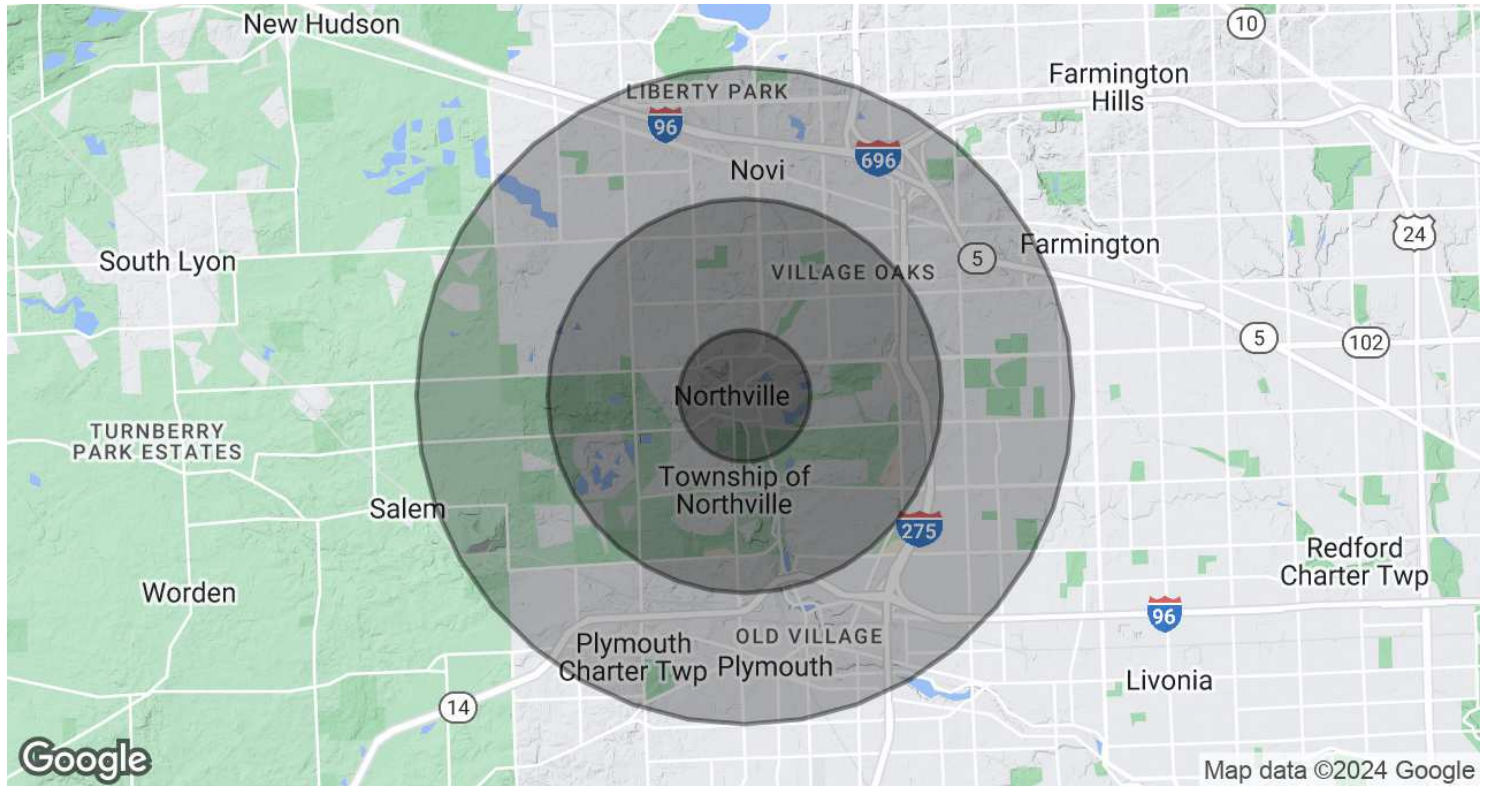
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,181	64,416	156,861
Average Age	45	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,268	25,484	63,728
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$156,988	\$188,229	\$167,844
Average House Value	\$506,100	\$534,467	\$472,598

Demographics data derived from AlphaMap

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