

**RETAIL PROPERTY // FOR SALE**

# PRIME BANK OR CREDIT UNION BRANCH OPPORTUNITY IN THE HEART OF NOVI

23890 NOVI RD

NOVI, MI 48375



- 2,976 SF Former Bank Branch in Novi's thriving retail and residential district
- High-Visibility corner location with over 20,269 vehicles per day
- 1.06-acre lot with two curb cuts and ample parking
- Bright, Modern Lobby with floor-to-ceiling windows and abundant natural light
- Three-Lane Drive-Thru for maximum customer convenience
- Prominent Monument Signage for strong brand presence
- Affluent Trade Area with 67,900 households within 5 miles
- Strong Demographics, averaging \$130,887 household income



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

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

248.358.0100

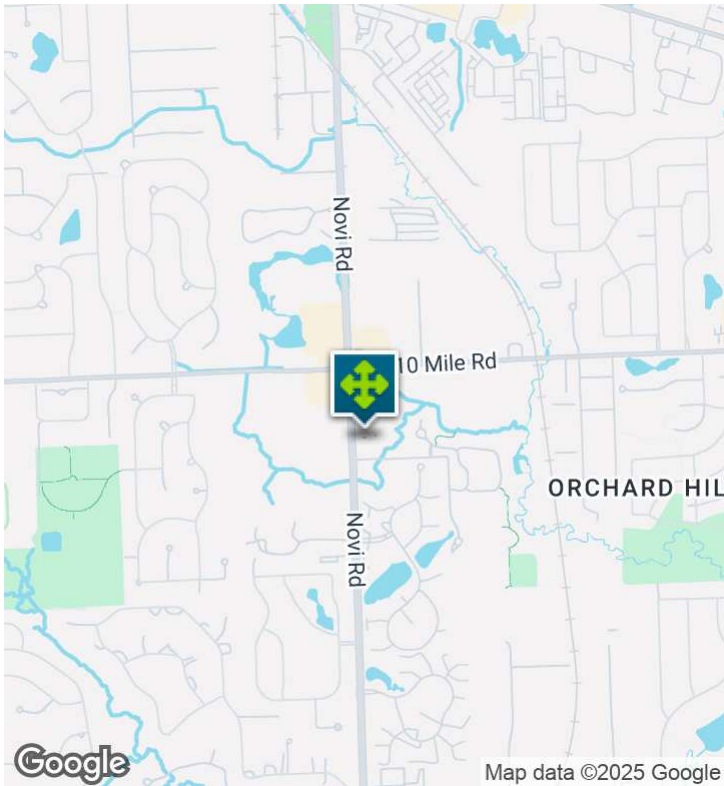
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EXECUTIVE SUMMARY



Sale Price	\$1,315,000
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OFFERING SUMMARY

Building Size:	2,976 SF
Lot Size:	1.067 Acres
Number of Units:	1
Price / SF:	\$441.87
Year Built:	2002
Zoning:	OS-1
Market:	Detroit
Submarket:	Central I-96 Corridor
Traffic Count:	20,269

PROPERTY OVERVIEW

Position your financial institution for success at this high-visibility corner location in thriving Novi, Michigan. This well-maintained 2,976 SF former bank branch offers an ideal combination of functionality, visibility, and modern design. Step into a bright, expansive lobby featuring floor-to-ceiling windows that flood the space with natural light—perfect for creating a welcoming customer experience. The building also includes a private manager's office, a spacious break room, and an efficient teller counter layout designed for smooth operations. The property features a three-lane drive-thru, a prominent monument sign for branding, and excellent accessibility for both drive-up and in-branch customers.

Note: Use is restricted to the operation of a bank, savings and loan, or similar financial institution

LOCATION OVERVIEW

Novi stands as a hub of economic activity, known for its vibrant commercial developments, thriving businesses, and upscale residential developments. The area's strategic location, coupled with a strong demographic profile, offers unparalleled opportunities for businesses to thrive and expand. With 67,900 households within five miles and an impressive average household income of \$130,887, this location offers built-in demand in one of Metro Detroit's strongest retail and residential markets.



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## EXTERIOR PHOTOS



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

**Matthew Schiffman** CEO/MANAGING MEMBER  
D: 248.281.9907 | C: 248.281.9907  
matt@pacommercial.com

**Peter Ventura, CCIM** FOUNDING MEM  
D: 248.281.9900 | C: 734.751.5600  
peter@pacommercial.com

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## INTERIOR PHOTOS



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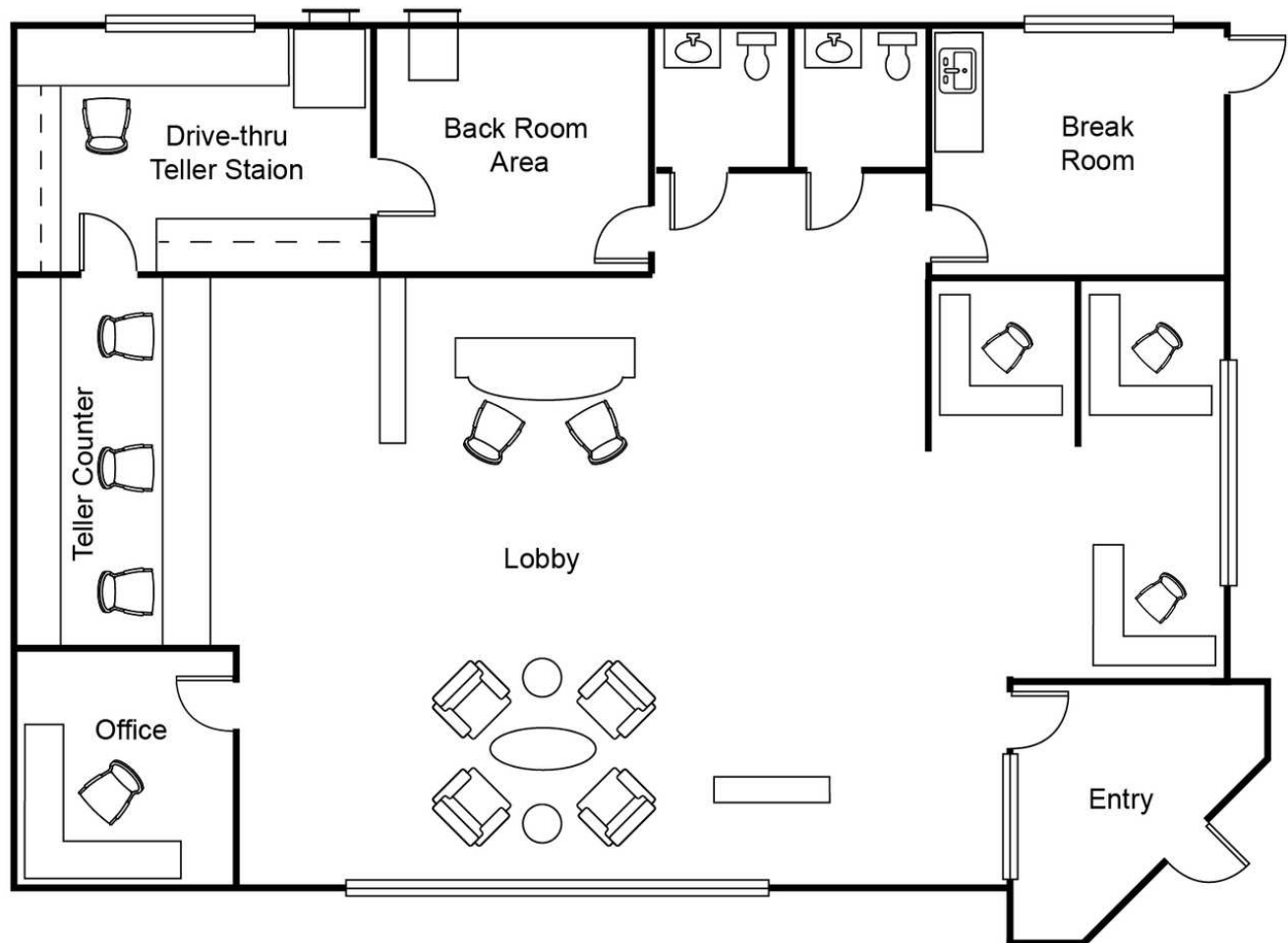
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## FLOOR PLANS



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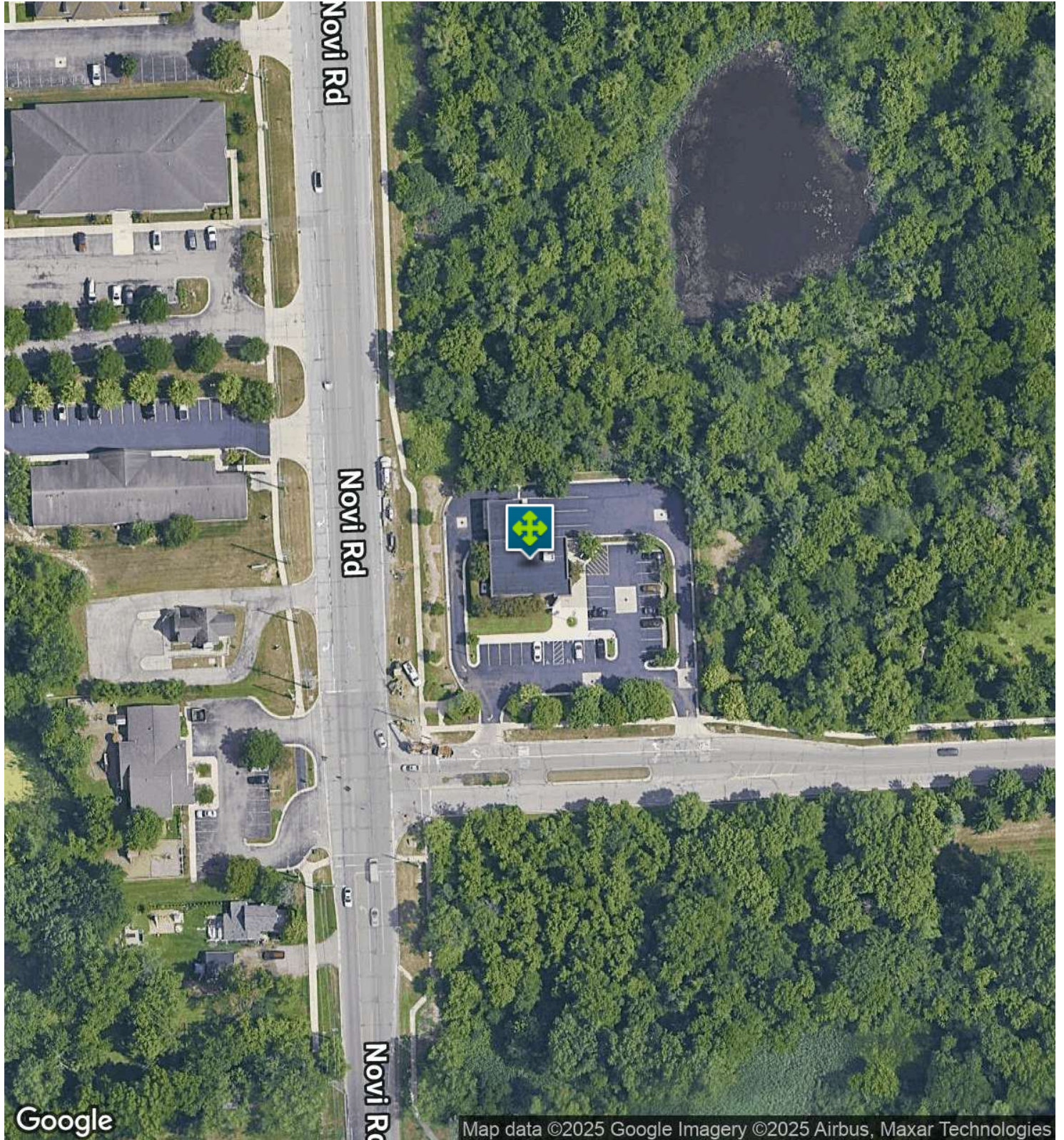
## RETAILER MAP





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## AERIAL MAP



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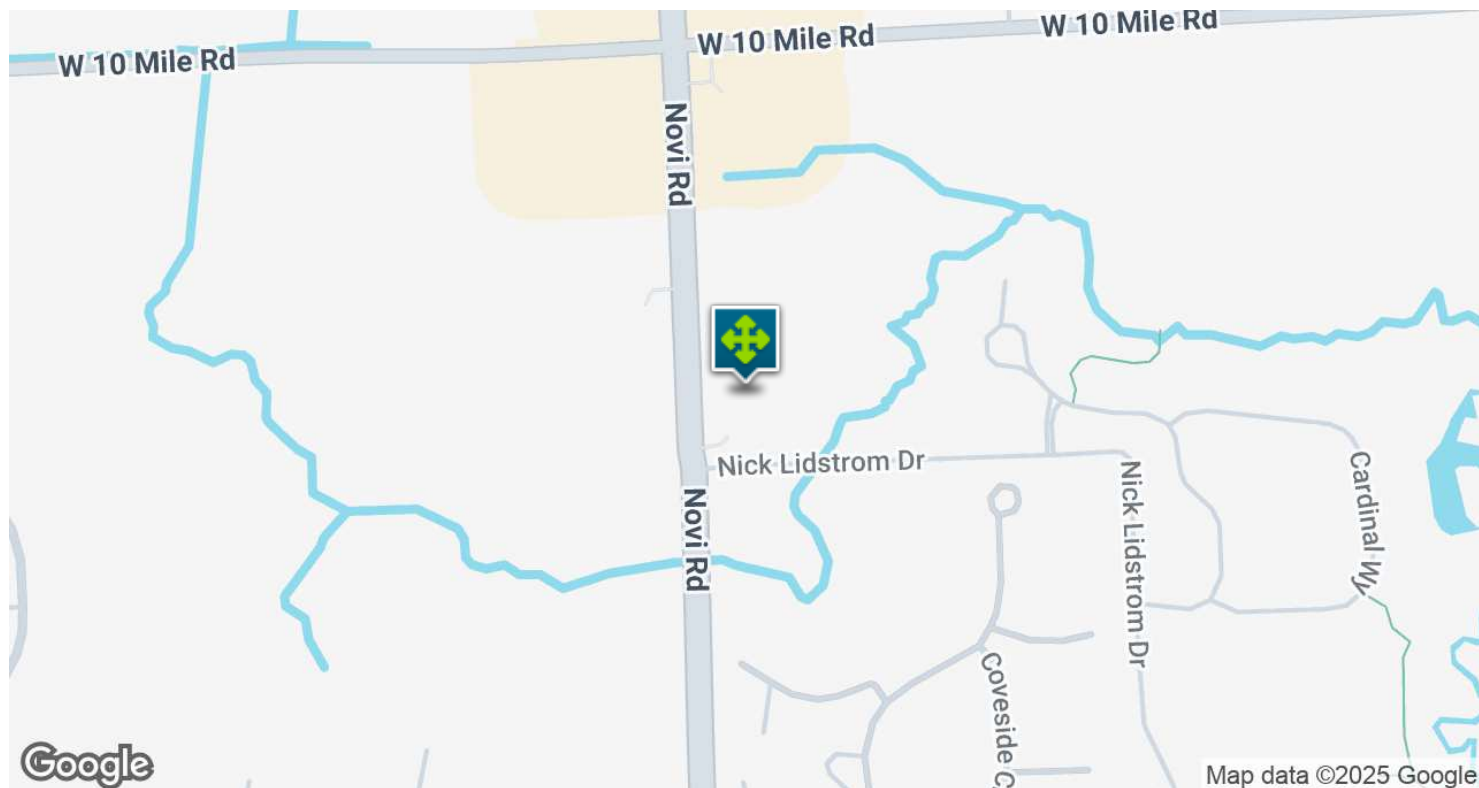
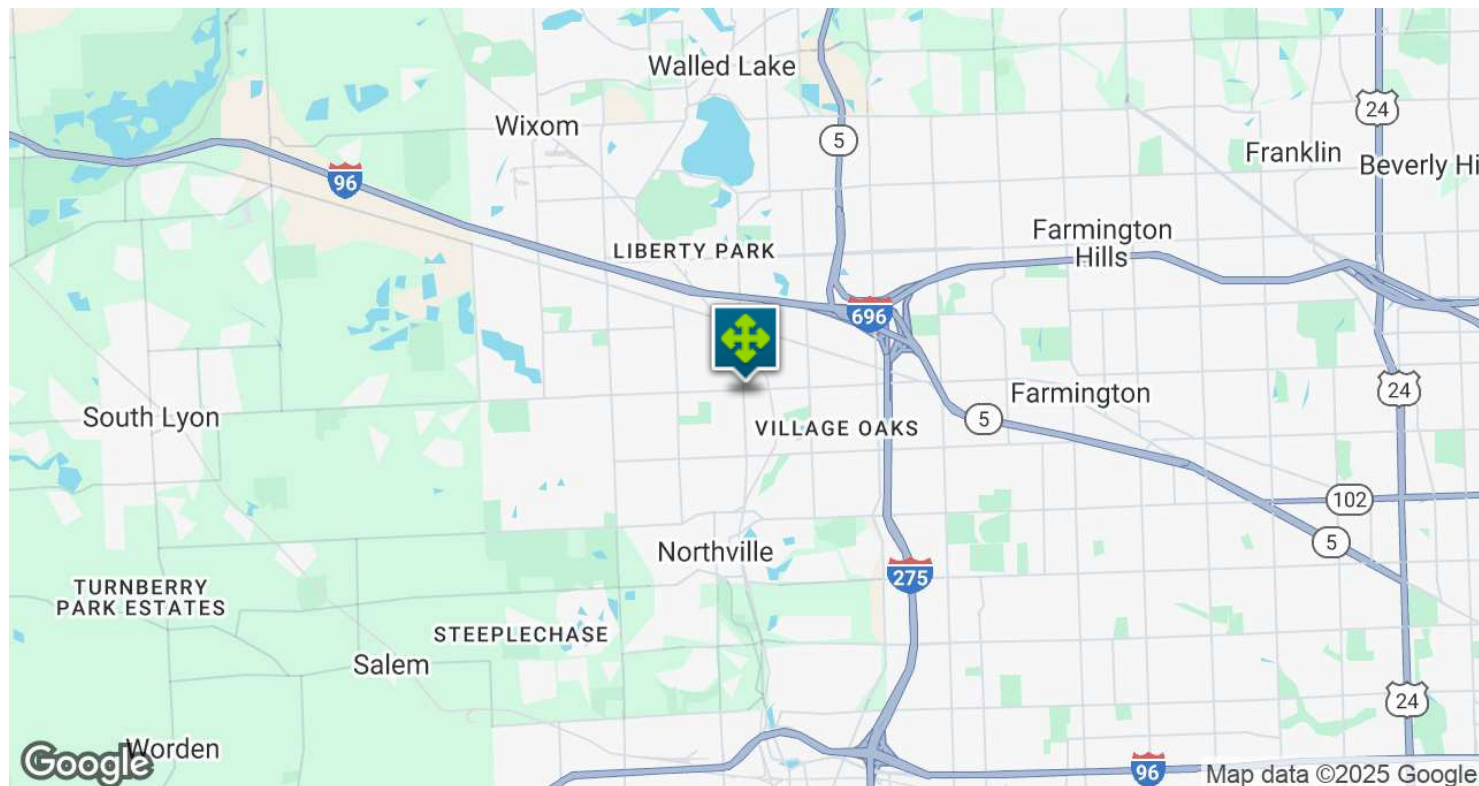
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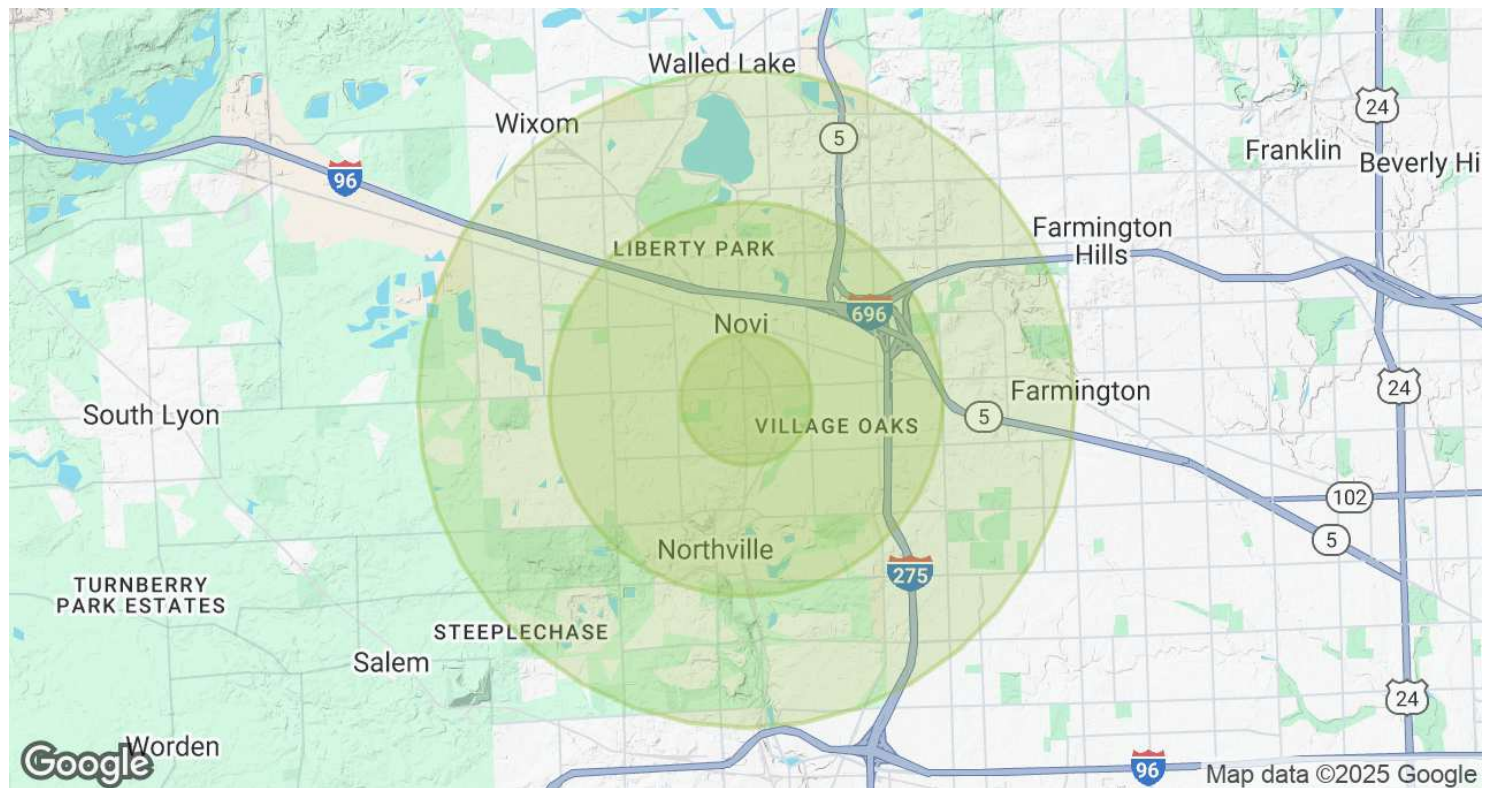
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,365	55,314	154,477
Average Age	41.8	43.4	43.4
Average Age (Male)	43.1	41.8	41.9
Average Age (Female)	39.8	44.0	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,547	23,731	68,751
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$137,654	\$134,232	\$123,816
Average House Value	\$281,609	\$304,592	\$300,828

2020 American Community Survey (ACS)



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**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



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