

EST. **TD** 1978

THOMAS DUKE
COMMERCIAL REAL ESTATE

FORMER MONGOLIAN BBQ- NOVI

43155 Main Street, Novi, MI 48375



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 43155 Main Street | Novi, MI 48375



PROPERTY OVERVIEW

Fully equipped former restaurant space available for lease at the Atrium of Novi

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross + Utilities)
Available SF:	6,465 SF
Year Built:	1998
Zoning:	TC-1

PROPERTY HIGHLIGHTS

- Fully equipped former restaurant space available for lease at the Atrium of Novi
- Great visibility from Grand River
- The complex features surface, street-side, and underground parking
- Mixed-use 151,000 SF building with 75,000 SF of well-occupied office space on the 2nd floor



BUILDING/PROPERTY INFORMATION: 43155 Main Street | Novi, MI 48375

BUILDING INFORMATION

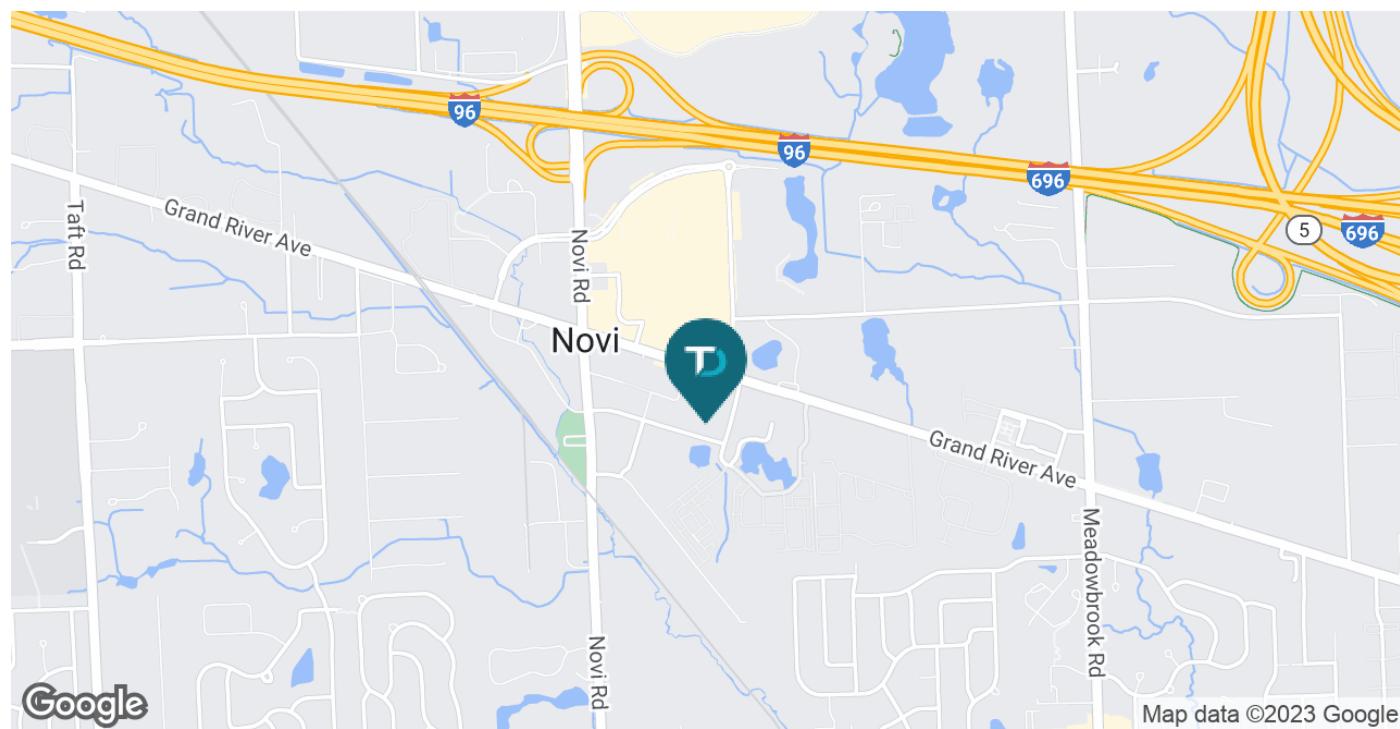
Building Size:	151,000 SF
Year Built:	1998
Number of Floors:	2
Utilities:	City Water and Sewer
Parking Spaces:	Surface, Street, and Underground parking

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Restaurant
Zoning:	TC-1
Traffic Count:	27,463 VPD on Novi Road 23,919 VPD on Grand River
APN:	22-23-176-030

LOCATION INFORMATION

Located on the west side of Main Street, just south of Grand River, and just east of Novi Road in Novi, Michigan.





LEASE SPACES: 43155 Main Street | Novi, MI 48375



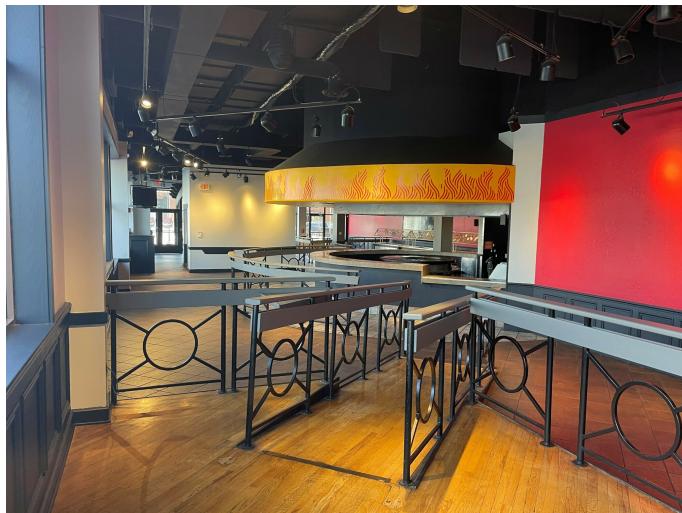
LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Rate:	\$24.00 SF/yr
Total Space:	6,465 SF		

AVAILABLE SPACES

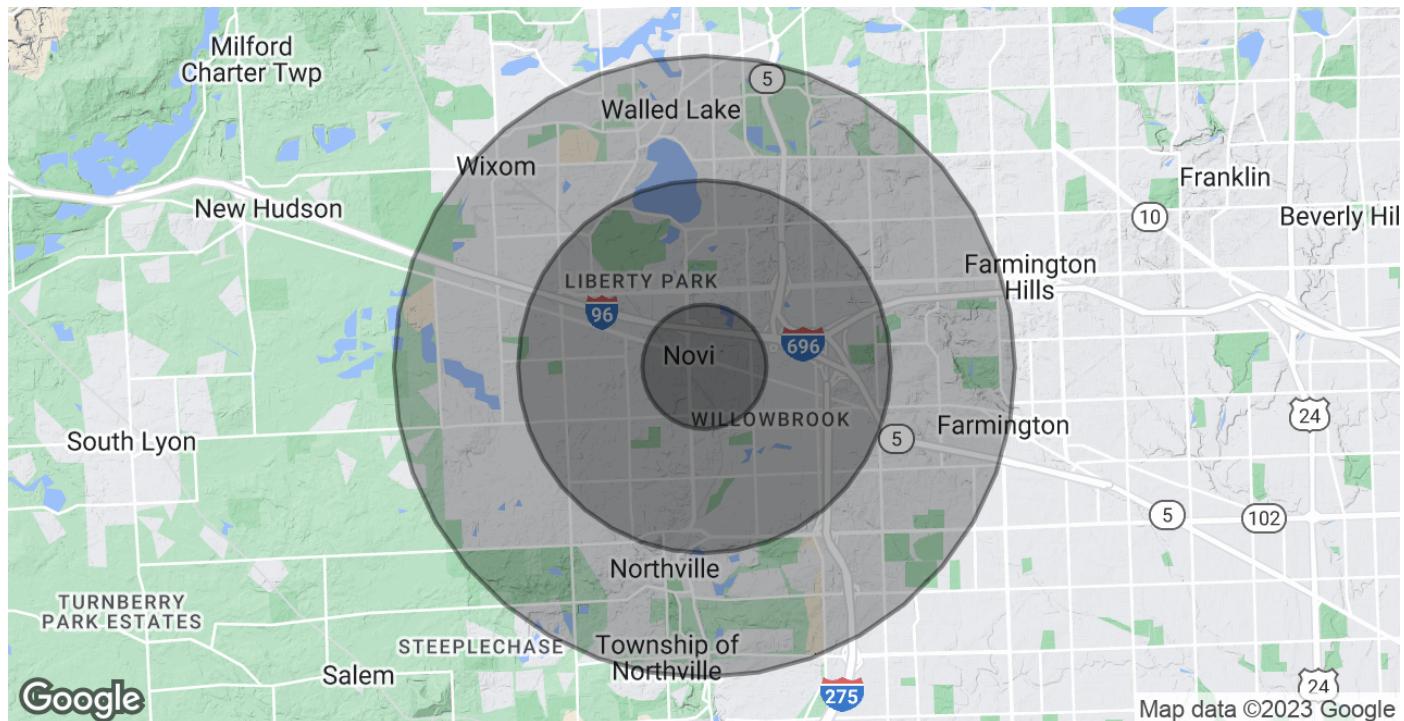
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
43155	Available	6,465 SF	Gross + Utilities	\$24.00 SF/yr	-

INTERIOR PHOTOS: 43155 Main Street | Novi, MI 48375



RETAILER MAP: 43155 Main Street | Novi, MI 48375



DEMOGRAPHICS MAP & REPORT: 43155 Main Street | Novi, MI 48375

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,253	54,487	158,137
Average Age	41.8	43.0	42.8
Average Age (Male)	41.1	41.4	41.7
Average Age (Female)	40.7	43.8	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,291	23,560	70,557
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$119,434	\$122,353	\$118,436
Average House Value	\$252,814	\$278,663	\$278,459

* Demographic data derived from 2020 ACS - US Census