

OFFICE PROPERTY // FOR LEASE

## 684 SF MOVE-IN READY FIRST FLOOR OFFICE SUITE AVAILABLE IN DOWNTOWN FARMINGTON

33100 GRAND RIVER AVE  
FARMINGTON, MI 48336



- Charming Residential-to-Office Property
- 684 SF First-Floor Office/Retail Suite Available
- Three Private Offices, Kitchenette, and Restroom
- Private Suite Entry & Basement for Storage
- Monument and Building Signage for Brand Visibility
- Private Parking for 4 Vehicles at Rear
- Abundant Public Parking Nearby
- Adjacent to the New 'Art Path' Walkway

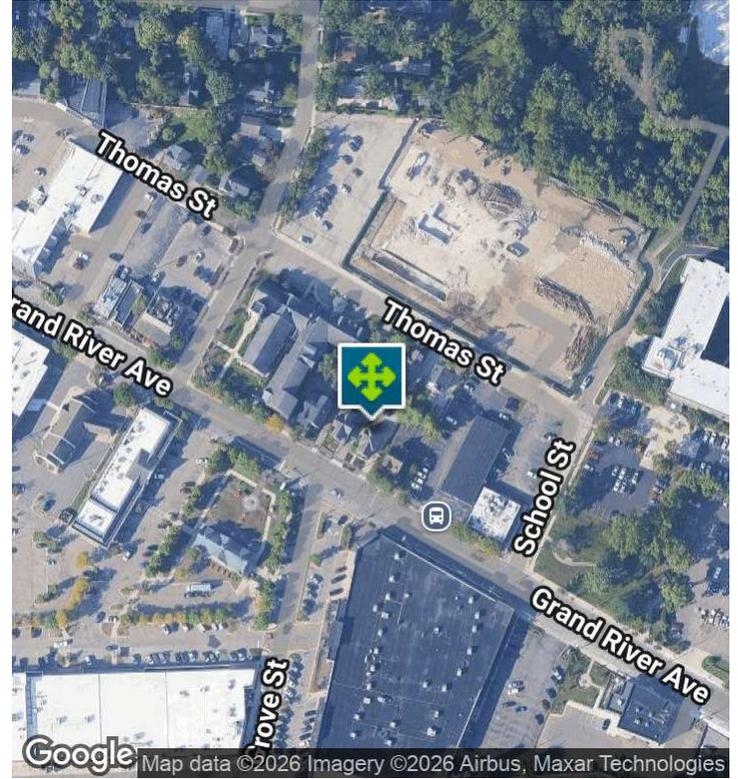


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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$1,500.00 PER MONTH (MG)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	1,369 SF
<b>Available SF:</b>	684 SF
<b>Lot Size:</b>	4,705 SF
<b>Number of Units:</b>	2
<b>Year Built:</b>	1915
<b>Renovated:</b>	2000
<b>Zoning:</b>	CBD
<b>Market:</b>	Detroit
<b>Submarket:</b>	Farmington/Farmington Hills

## PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity right in downtown Farmington! This 684 SF first-floor office/retail suite within a charming free-standing building is an ideal choice for a variety of professional businesses. The layout includes a spacious entry, three private offices, a restroom, and a kitchenette. Tenants also have private entry and basement storage for convenience and functionality. Stand out with monument and building signage, and enjoy the ease of private parking for 4 vehicles at the rear, with abundant public parking nearby. Don't miss this chance to secure a high-visibility location in Farmington with desirable features.

## LOCATION OVERVIEW

Excellent location in Downtown Farmington. This opportunity is located on the north side of Grand River Ave, adjacent to the new "Art Path" project that is currently under construction. Walking distance to everything the Farmington CBD has to offer, including restaurants, cafes, shopping, and local business services.

## PROPERTY HIGHLIGHTS

- Three Private Offices, Kitchenette, and Restroom
- Private Suite Entry & Basement for Storage
- Monument and Building Signage for Brand Visibility

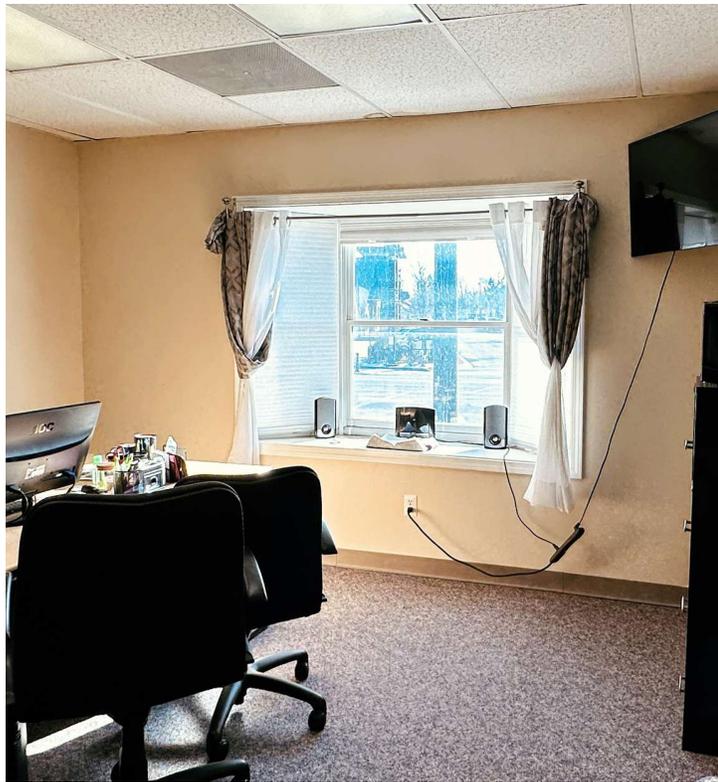


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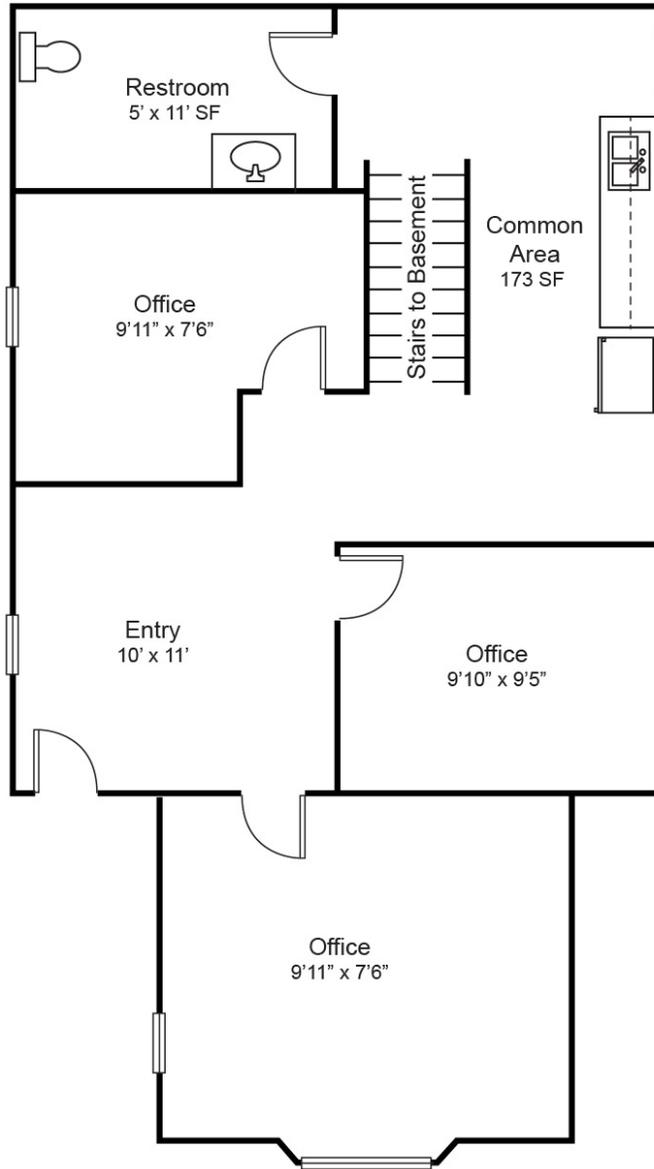
# ADDITIONAL PHOTOS



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# FLOOR PLANS

33100



**P.A. COMMERCIAL**  
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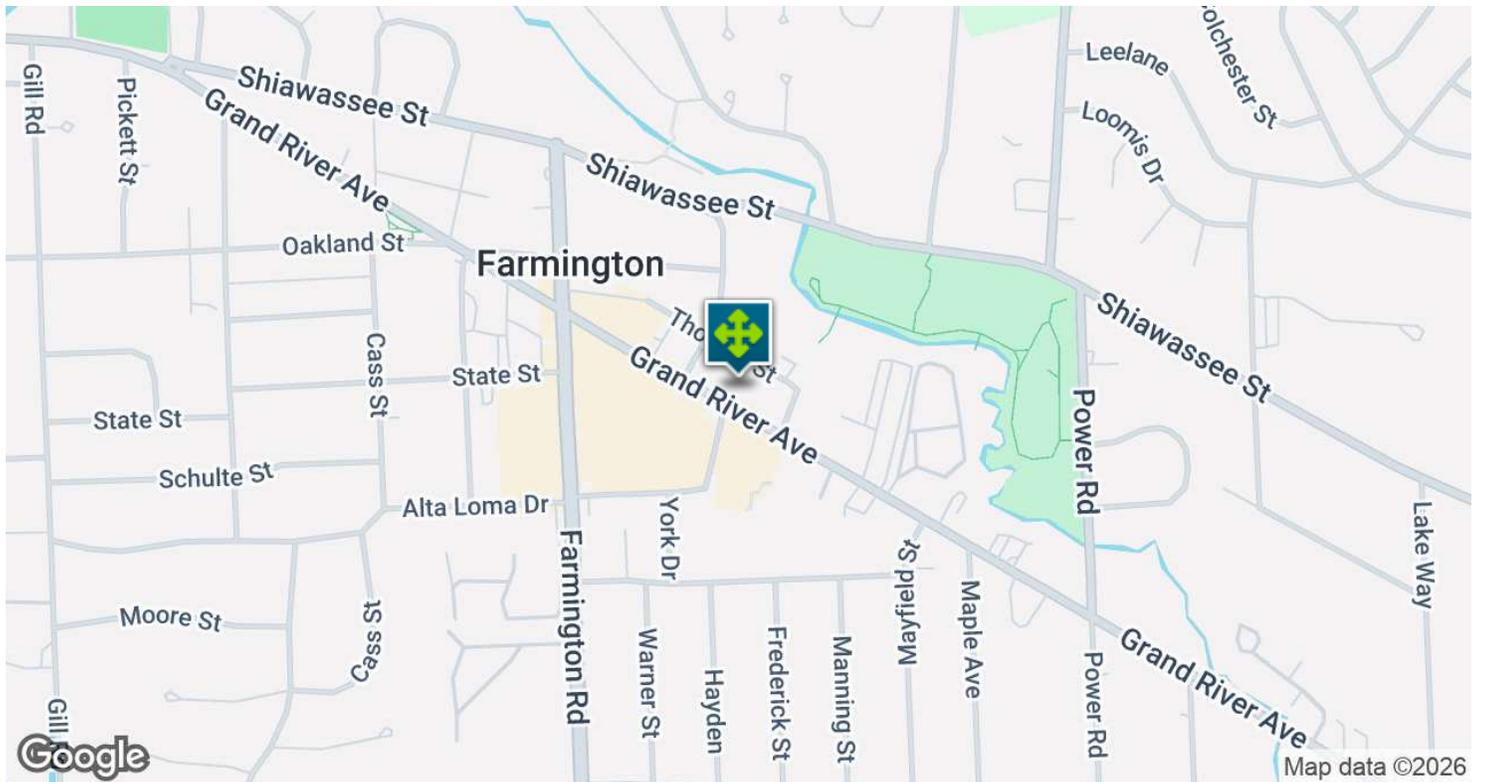
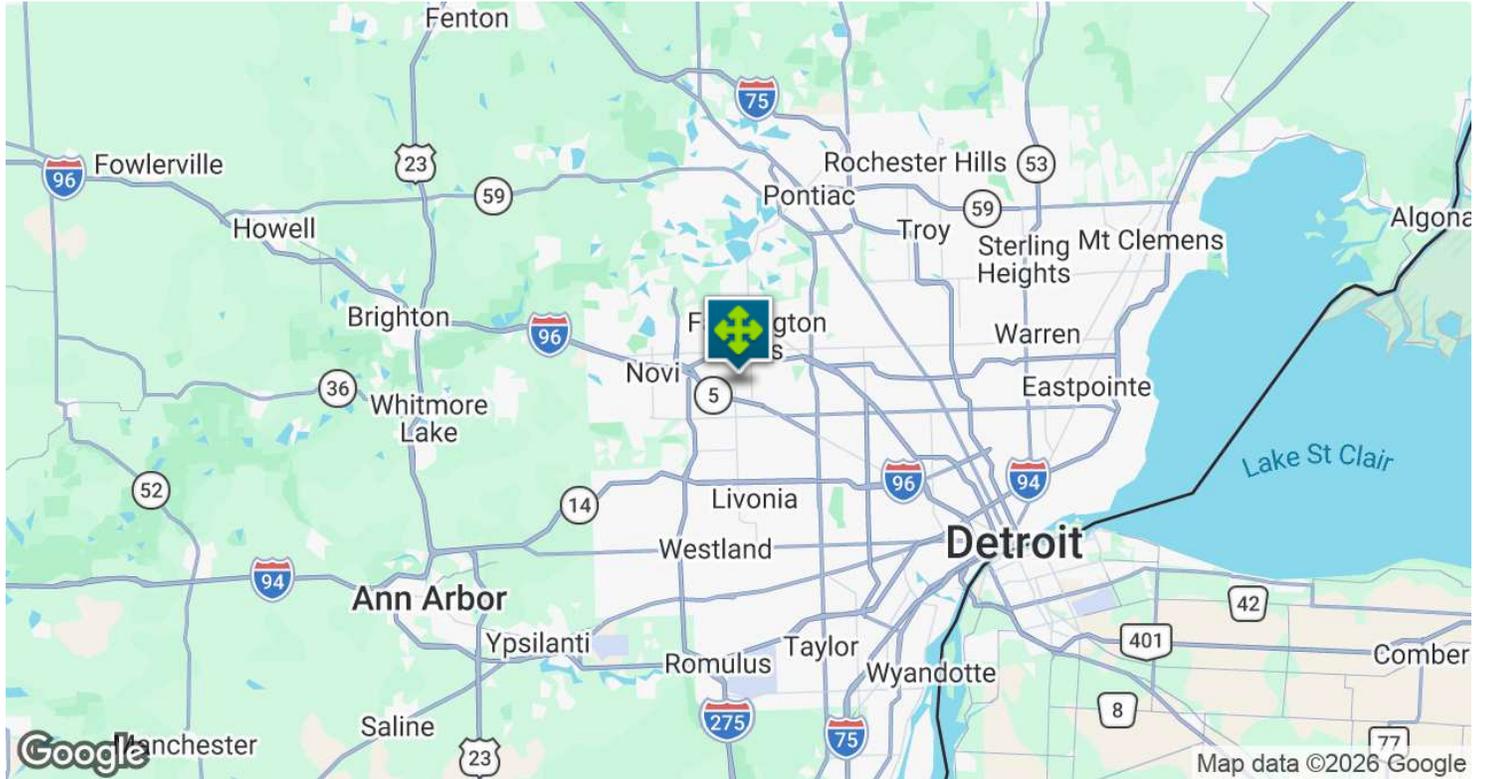
# RETAILER MAP



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# LOCATION MAP

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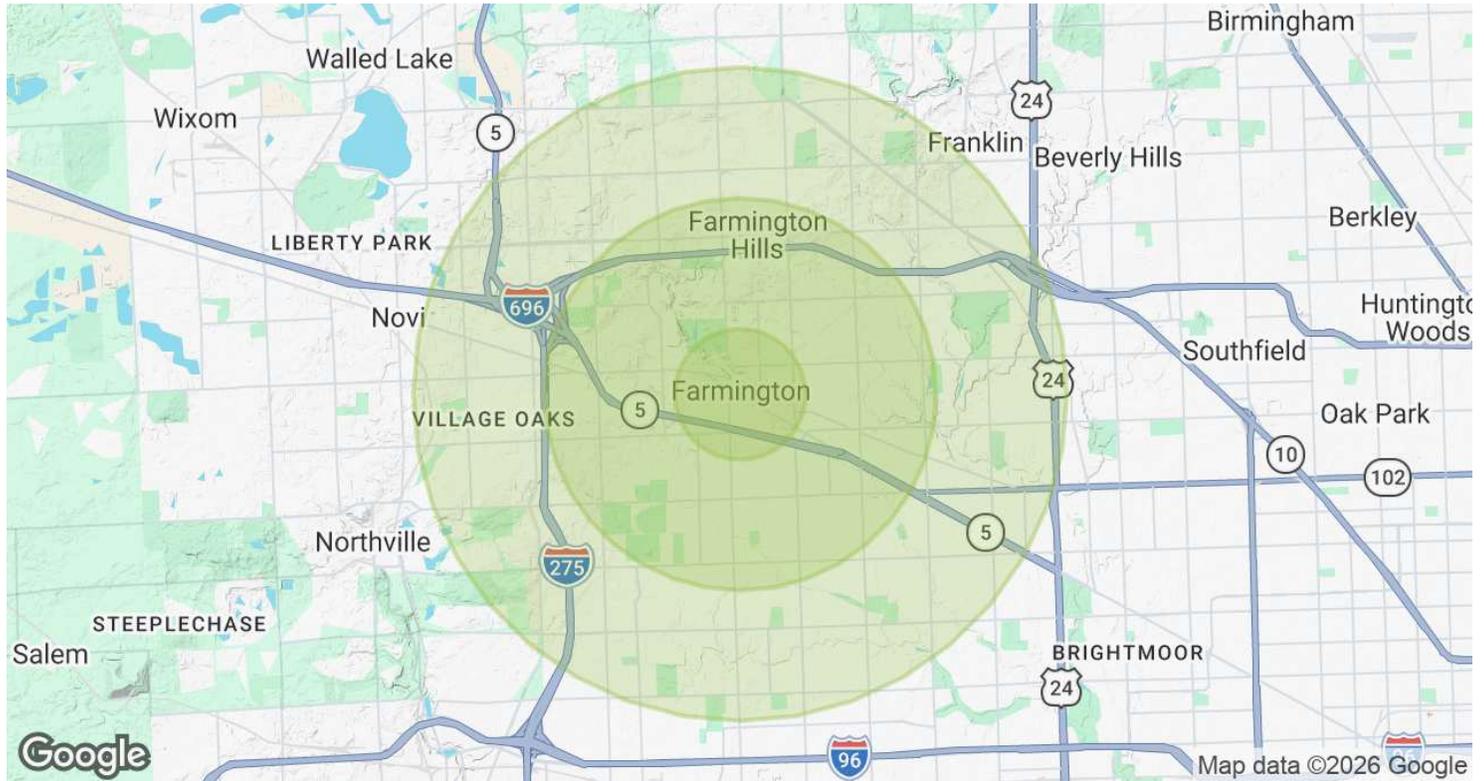


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,294	78,574	206,963
Average Age	46.5	43.4	44.8
Average Age (Male)	43.6	40.6	43.1
Average Age (Female)	50.4	45.3	46.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,379	34,314	89,090
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$119,647	\$119,812	\$115,918
Average House Value	\$275,011	\$305,486	\$303,400

2023 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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