



OFFICE PROPERTY // FOR LEASE

1,665 SF FREE-STANDING MEDICAL BUILDING NEAR DOWNTOWN FARMINGTON

34415 GRAND RIVER AVE
FARMINGTON, MI 48335



- Former vet clinic
- The landlord will provide a new buildout to a qualified tenant
- Excellent visibility from Grand River Rd
- Monument signage available
- Ample private parking for staff and clients
- 16,500 vehicle views per day
- Convenient access from main thoroughfares



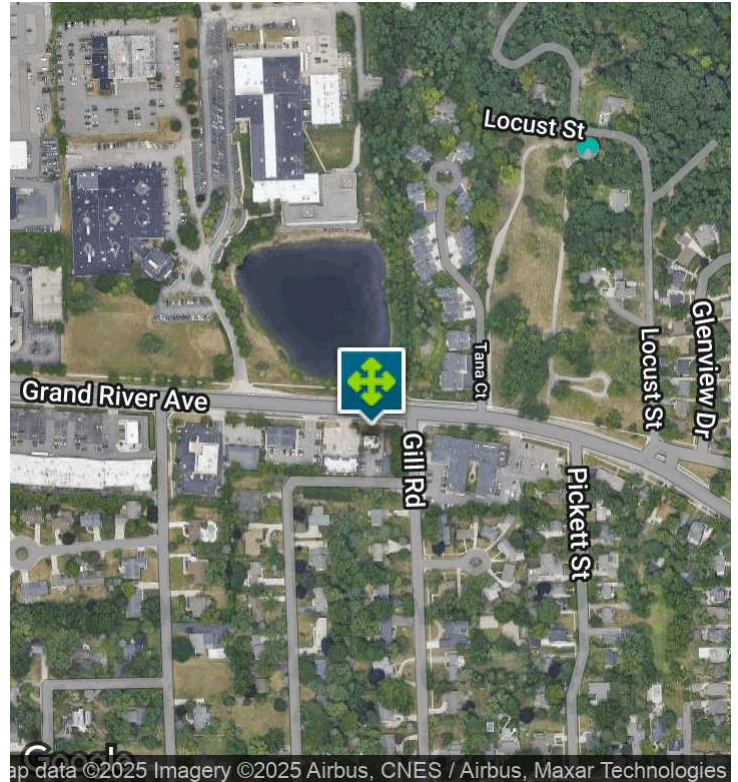
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate	\$18.00 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	1,665 SF
Available SF:	1,665 SF
Lot Size:	0.21 Acres
Year Built:	1960
Zoning:	C2
Market:	Detroit
Submarket:	Farmington / Farmington Hills
Traffic Count:	16,481

PROPERTY OVERVIEW

Discover the ideal location for your medical/office practice at 34415 Grand River Ave. This property was a former veterinary clinic and the landlord is willing to work with a new tenant to get creative on a new buildout/renovations to make the space your own! The property features abundant parking in the rear for staff and clients, monument signage for excellent visibility, and easy access from major roads, the property provides. Elevate your business in this dynamic location that offers both convenience and functionality, setting the stage for your future success.

LOCATION OVERVIEW

Located on the south side of Grand River Ave, just east of Drake Rd. Grand River Ave is the "Main St" for the Farmington/Farmington Hill Communities. Situated within reach of prominent medical centers and top-tier professional services, the area offers accessibility and opportunity for your practice. Embrace the convenience of nearby dining destinations and retail venues, providing an inviting atmosphere for your clientele and staff. This location also receives significant exposure of over 16,000 vehicles per day.



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PROPERTY DETAILS

Lease Rate	\$18.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	C2
Lot Size	0.21 Acres
APN #	23-28-128-017
Lot Depth	1,300 ft
Traffic Count	16,481
Traffic Count Street	Grand River Ave at Gill Rd E
Amenities	Monument Sign Located Near Bus Route
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	12

UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	1
Gas / Propane	Yes

LOCATION INFORMATION

Street Address	34415 Grand River Ave
City, State, Zip	Farmington, MI 48335
County	Oakland
Market	Detroit
Sub-market	Farmington / Farmington Hills
Cross-Streets	Grand River Ave & Drake Rd
Side of the Street	South
Road Type	Paved
Market Type	Medium
Nearest Highway	I-275
Nearest Airport	Detroit Metro Airport (27 Miles)

BUILDING INFORMATION

Building Size	1,665 SF
Building Class	B
Tenancy	Single
Number of Floors	1
Year Built	1960
Gross Leasable Area	1,665 SF
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1



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ADDITIONAL PHOTOS



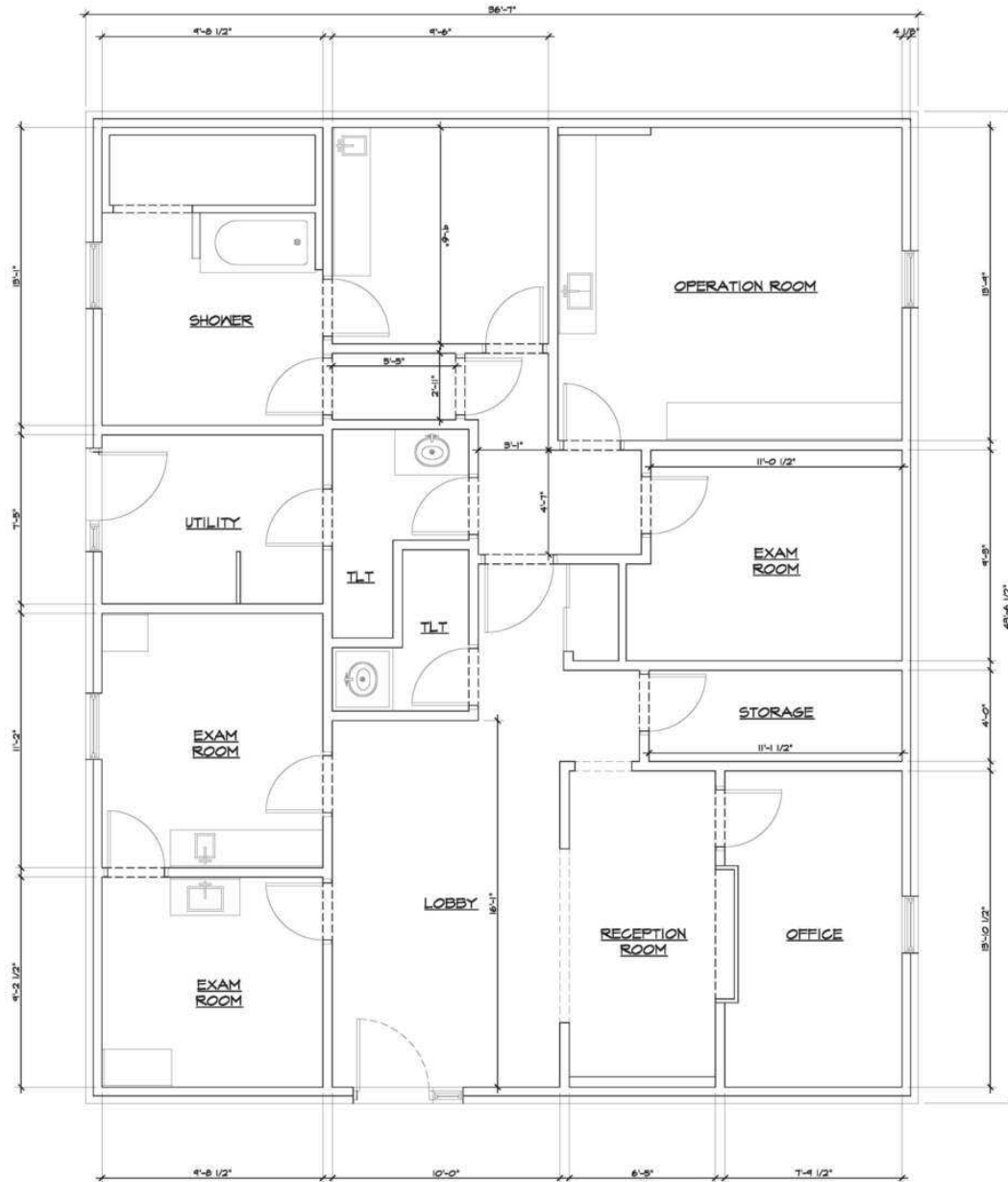
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34415 GRAND RIVER AVE, FARMINGTON, MI 48335 // FOR LEASE
FLOOR PLANS



EXISTING FLOOR PLAN
SCALE: 3/8" = 1'-0"

1/4" 1956 GRCSB 5/1



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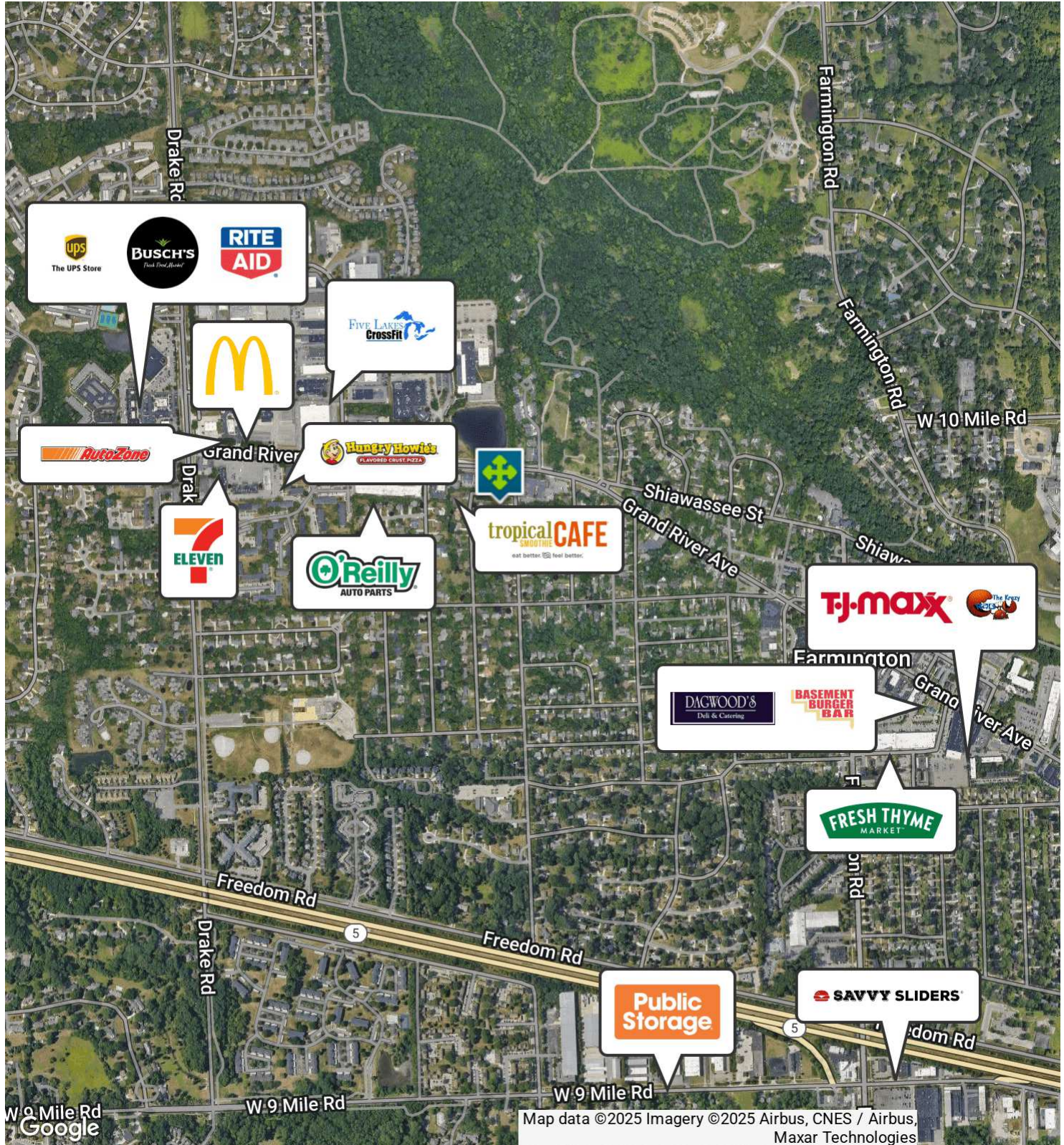
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RETAILER MAP



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LOCATION MAP



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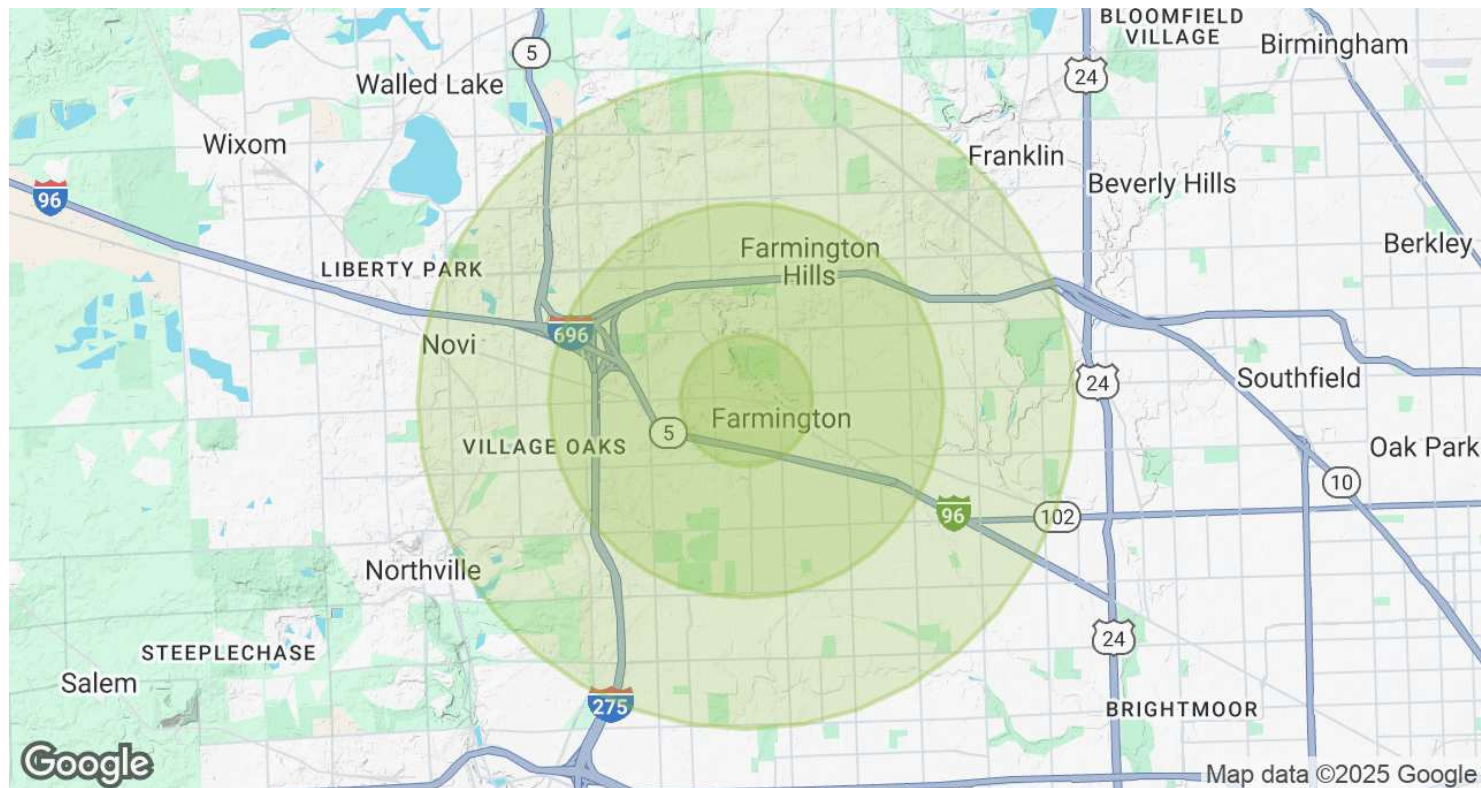
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,340	76,185	217,530
Average Age	41	43	44
Average Age (Male)	39	41	42
Average Age (Female)	42	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,250	33,229	92,969
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$116,145	\$123,721	\$123,281
Average House Value	\$260,281	\$315,119	\$329,843

Demographics data derived from AlphaMap



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